

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-014**

**AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE
VERNON HILLS VILLAGE CODE, FOR US BANK 175 N. MILWAUKEE AVENUE**

WHEREAS, Design Group Signage, on behalf of US Bank, has submitted a petition for a variation from Chapter 19, Signs, of the Vernon Hills code, to permit a freestanding multi-tenant sign on the property located at 175 N. Milwaukee Avenue, legally described herein; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on January 21, 2026; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report discussing the standards listed in Section 21.5 of the Zoning Ordinance, with a motion making findings of fact and recommending approval of the petition failing to pass (2-2, with 2 absent and 1 vacancy), as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole, at its meeting on February 3, 2026, reviewed the recommendation of the Planning and Zoning Commission, and made findings of fact in support of the petition provided the tenant panels are limited to units within the subject property; and

WHEREAS, the President and Board of Trustees, having reviewed the recommendation of the Committee, finds that sufficient facts have been presented which, in its judgment, justify approval of the sign code variations referenced herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION 1. Incorporation. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Variation Approval. The following variations from the requirements of Chapter 19, Signs, of the Vernon Hills Village Code, Section 19-3 Sign Standards by Zone or District, to permit a multi-tenant monument sign, for the property located at 175 N. Milwaukee Avenue, Vernon Hills, Illinois, legally described below, in accordance with Section 21 (Variations) of the Zoning Code, as described in the application by Design Group Signage, on behalf of US Bank, dated November 12, 2025, are hereby approved:

1. Subsection 6(c), to allow a sign area of 67.336 sf (maximum 50.0 sf permitted by code)
2. Subsection 7(b)1, to allow more than one business to advertise on a sign (one permitted).
3. Subsection 9(b), to allow a sign with a total height of 8.417 ft (8.0 ft permitted).

SECTION 3. Legal Description

The variation granted in Section 2 of this Ordinance shall apply to the following parcel:

PARCEL 1

LOT 5 IN THE SOUTH MARKETPLACE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 AND PART OF LOT 1 IN THE MARKETPLACE AT VERNON HILLS, AND ALSO LOT 1 AND PART OF LOT 2 IN PERCY WILSON'S RIVERVIEW ACRES, ALL IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS SHOWN ON THE PLAT THEREOF RECORDED ON JANUARY 28, 2000, AS DOCUMENT NO. 4484763, WITH THE LAKE COUNTY RECORDER OF DEEDS.

Commonly known as 175 N. Milwaukee Avenue

PIN: 15-03-301-041

SECTION 4. Plans

The variation granted in Section 2 of this Ordinance is described in the application by Design Group Signage, on behalf of US Bank, dated November 12, 2025, with the sign to be constructed substantially in accordance with the following plans, attached hereto in **Exhibit B:**

- Sign Location Exhibit, DeSign Group Signage, dated May 11, 2021
- Sign Specification Package, Stratus, dated May 23, 2025

SECTION 5. Conditions of Approval

The variation granted in Section 2 of this Ordinance is subject to the following conditions of approval:

1. Landscaping is required and shall be configured to ensure visibility of the address numbers.
2. The sign location may be shifted to improve visibility, subject to setback requirements.
3. The existing sign shall be removed.

SECTION 6. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION 7. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 8. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

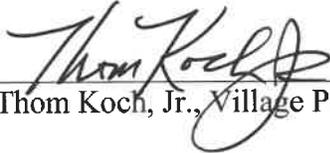
SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-014.

Adopted by roll call vote as follows:

AYES: 6 – Marquardt, Forster, Oppenheim, Schenk, Lundeen, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka


Thom Koch, Jr., Village President

PASSED: 02/17/2026

APPROVED: 02/17/2026

ATTEST: 02/17/2026


Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission
Findings of Fact and Recommendation

Case 2026-01: Sign Variation

US Bank
175 N. Milwaukee Avenue

EXHIBIT B

Plans and Exhibits

Case 2026-01: Sign Variation

US Bank
175 N. Milwaukee Avenue

DG Design Group
Signage Corp.
 2155 S. Fremont Rd. - Des Plaines, IL 60018
 847-390-0350 - Fax: 847-390-9231
 mariz@designgroupsignage.com

JOB # 250315

JOB NAME US Bank
 Vernon Hills

Location ATTN: Kelsey Rozales
 US Bank - Vernon Hills
 175 N. Milwaukee Ave.
 Vernon Hills, IL

Sign Specifications TDD: 50. FT.
 Interior Exterior
 Single Face Double Face
 Non-Illuminated
 Illuminated - 120v / 70 Amps

Colors

Approved
 Approved As Noted
 Revise & Resubmit
 Date / /
 By
 Drawn By: MA Checked By: JG

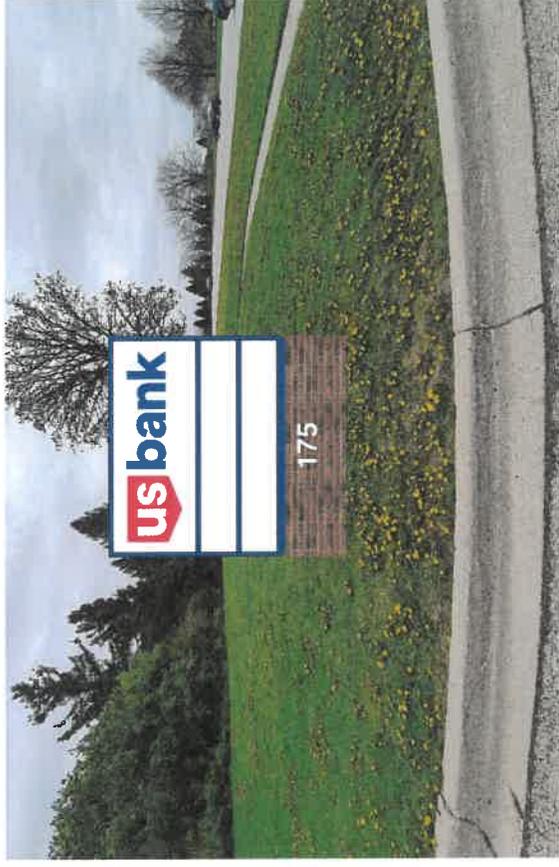


PROPOSED SIGN LOCATION: 75 N. Milwaukee Ave. Vernon Hills, IL

Name	Date	Notes
MA	05/14/11	INITIAL SALES DRAWING

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED \$500.00 IN COMPENSATION FOR TIME AND EFFORT EXPENDED IN CREATING THESE PLANS.



EXISTING MONUMENT TO BE REMOVED &
REPLACED; NEW MONUMENT TO BE MOVED
TO THE RIGHT OF WAY, OUT BY MILWAUKEE AVENUE

PROPOSED SIGNAGE
Scaled proportionally

Stratus
 onestratus.com
 8229 Tyler Boulevard
 Mentor, Ohio 44060
 888-503-1569

CLIENT: US Bank	ORDER NUMBER: 187186
ADDRESS: 175 N Milwaukee Ave Vernon Hills, IL 60061	PROJECT NUMBER: 4129
PAGE NO: 1	PROJECT MANAGER: Kelsey Rossles

Rev #	Date:	Designer	Description
Original	05-23-2025	JRG	

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2026-014

AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE
VERNON HILLS VILLAGE CODE, FOR US BANK 175 N. MILWAUKEE AVENUE

THE 17th DAY OF FEBRUARY 2026

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
17th day of February, 2026

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2026-014 AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE VERNON HILLS VILLAGE CODE, FOR US BANK 175 N. MILWAUKEE AVENUE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 17, 2026 TO FEBRUARY 27, 2026.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th DAY OF FEBRUARY, 2026



Notary Public

