

VILLAGE OF VERNON HILLS

ORDINANCE 2017 – 015

AN ORDINANCE AMENDING ORDINANCE 2006-51 AND 2006-57 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND AMEND THE FINAL ARCHITECTURAL PLANS AND SITE PLAN FOR PROPERTY COMMONLY KNOWN AS PORT CLINTON PLACE PUD LOCATED ON ROUTE 45, WEST OF MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 7th DAY OF FEBRUARY 2017

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 15th Day of February 2017

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

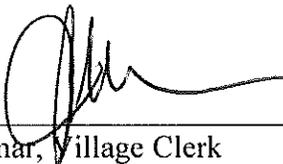
I, JOHN M. KALMAR, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON FERBRUARY 7, 2017, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2017 – 015 AN ORDINANCE AMENDING ORDINANCE 2006-51 AND 2006-57 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND AMEND THE FINAL ARCHITECTURAL PLANS AND SITE PLAN FOR PROPERTY COMMONLY KNOWN AS PORT CLINTON PLACE PUD LOCATED ON ROUTE 45, WEST OF MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2017-015, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 7, 2017, AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 15th DAY OF FEBRUARY 2017



SEAL

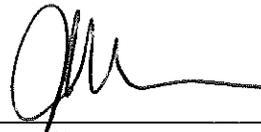


John M. Kalmar, Village Clerk

AFFIDAVIT OF SERVICE

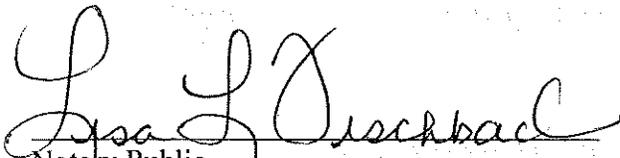
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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 2017 - 015 – AN ORDINANCE AMENDING ORDINANCE 2006-51 AND 2006-57 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND AMEND THE FINAL ARCHITECTURAL PLANS AND SITE PLAN FOR PROPERTY COMMONLY KNOWN AS PORT CLINTON PLACE PUD LOCATED ON ROUTE 45, WEST OF MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 15, 2017 TO FEBRUARY 25, 2017.

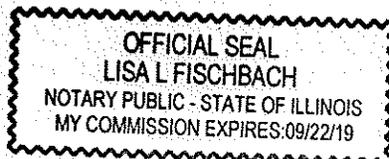


John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 15th DAY OF FEBRUARY 2017



Notary Public



ORDINANCE NO. 2017-015

AN ORDINANCE AMENDING ORDINANCE 2006-51 AND 2006-57 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND AMEND THE FINAL ARCHITECTURAL PLANS AND SITE PLAN FOR PROPERTY COMMONLY KNOWN AS PORT CLINTON PLACE PUD LOCATED ON ROUTE 45, WEST OF MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Ordinance 2006-51 approved a Special Use Permit for Port Clinton Place, a Planned Unit Development consisting of 47 townhomes and 132 condominiums located on Route 45, West of Milwaukee Avenue to Opus Development Company.

WHEREAS, Ordinance 2006-57 amended Ordinance 2006-51 to amend the final architectural plans for the Port Clinton Place PUD.

WHEREAS, Margie Georgopulous, representing The Taxman Corporation in regards to property commonly known as Port Clinton Place PUD, has petitioned the Village of Vernon Hills for the following:

1. Approval to amend the Special Use Permit for a Planned Unit Development to allow for the increase in density for the residential building from 66 units to 80 along with certain departures, including but not limited to parking requirements.
2. Preliminary and final site plan approvals
3. Preliminary and final approval of the architectural elevations

WHEREAS, the requested approvals would be in general compliance with the following plans:

1. The Commons Phase II packet dated January 10, 2017 totaling 29 pages and prepared by The Taxman Corporation.
2. Site Plan as approved herein

Said Plans are attached hereto as Exhibit B; and

WHEREAS, the Taxman Corporation has requested the following departures as a part of the petition:

1. To allow 304 parking spaces for a parking ratio of 2.08

WHEREAS, upon due notice and after public hearings held November 9 and November 30, 2016 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

WHEREAS, it has been determined that the granting of approval of the requested zoning relief will have no serious or depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood,

public utility facilities or other matters pertaining to the public health, public safety and general welfare; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that address the conditions in Section 18.3 of the Zoning Ordinance.

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 THAT ORDINANCE 2006-51 AND ORDINANCE 2006-57 ARE HEREBY AMENDED AS FOLLOWS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations as setforth in Exhibit B are hereby granted subject to the conditions listed in Section V.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary site improvement plans as setforth in Exhibit B are hereby approved subject to the conditions listed below in Section V.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the terms and conditions as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

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

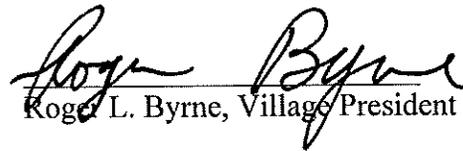
SECTION VIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2017-015.

Adopted by roll call vote as follows:

AYES: 6 – Koch, Grieb, Schultz, Marquardt, Williams, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

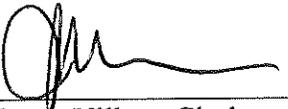

Roger L. Byrne, Village President

PASSED: 02/07/2017

APPROVED: 02/07/2017

PUBLISHED IN PAMPHLET FORM: 02/15/2017

ATTEST:



John Kalmar, Village Clerk

Exhibit A
Legal Description

TOWER 11 PARCEL
Vernon Hills, IL

THAT PART OF LOT 2 IN TOWN CENTER RESIDENCES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2007 AS DOCUMENT NUMBER 6174795, IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN SAID TOWN CENTER RESIDENCES; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 FOR THE NEXT TWO COURSES:

THENCE NORTH 12 DEGREES 34 MINUTES 46 SECONDS WEST, 168.56 FEET, TO A POINT OF CURVATURE; THENCE NORTHERLY, 69.79 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 113.50 FEET, A CHORD BEARING OF NORTH 30 DEGREES 11 MINUTES 38 SECONDS WEST AND A CHORD DISTANCE OF 68.69 FEET; THENCE NORTH 48 DEGREES 08 MINUTES 18 SECONDS EAST, 156.01 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 10 SECONDS EAST, 77.59 FEET, TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH-SOUTH ROAD PER SAID TOWN CENTER RESIDENCES; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR THE NEXT FIVE COURSES:

THENCE SOUTHERLY 85.67 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 320.00 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 25 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 85.42 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 15 DEGREES 05 MINUTES 13 SECONDS EAST, 53.62 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY, 86.39 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 14 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 86.05 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 35 MINUTES 26 SECONDS WEST, 78.63 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 41.21 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 26.50 FEET, A CHORD BEARING OF SOUTH 47 DEGREES 08 MINUTES 43 SECONDS WEST AND A CHORD DISTANCE OF 37.18 FEET, TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER

ROAD PER SAID TOWN CENTER RESIDENCES; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO COURSES :

THENCE NORTH 88 DEGREES 18 MINUTES 00 SECONDS WEST, 72.10 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY 54.12 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 320.00 FEET, A CHORD BEARING OF SOUTH 86 DEGREES 51 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 54.05 FEET, TO THE POINT OF BEGINNING.

PIN: 15-15-107-096

**Exhibit B
Plans**



Exhibit C
Terms and Conditions of Approval

Conditions of Approval for the entire Site:

1. Development identification signage shall be identified on the approved plans and comply with the Village's sign regulations.
2. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
3. Developer contributions shall be made to School Districts 125 and 103, and Vernon Hills Park District pursuant to Development Fee. Fees will be collected prior to issuance of individual building permits.
4. Compliance with all ordinance and standards of the Village except as otherwise noted.
5. Adequate fencing shall be provided during construction to prevent trash or other materials from leaving the property.
6. Compliance with all technical review comments dated August 15, 2016.
7. The Building Commissioner to review and approve the exterior light fixtures prior to issuance of a building permit for the building.
8. Roof top units will be screened to prevent visibility from the adjacent multi-family building.
9. License agreement between the Taxman Corporation and the Village of Vernon Hills designating the Taxman Corporations obligations including but not limited to snow removal, sidewalk, and parking aisle roadway maintenance as approved by the Village Manager and Village Attorney.
10. The Village and Petitioner/Co-developers shall work together to address the following:
 - a. Maintain the residential development in single ownership by one entity.
 - b. The Village recognizes that there might be a desire to convert all or a portion of this project to condominiums. In that event, we further recognize there will be multiple residential owners. Prior to any conversion, the Village must approve any conversion plan prior to it becoming effective. It could occur to insure the proper association documents and related standards are in place.
 - c. Developer shall enter into an agreement with the Port Clinton Place multi family building's HOA for the purpose of the shared costs of the maintenance of certain common areas of both developments.

Departures - The following variations are recommended for approval

2. To allow 304 parking spaces for a parking ratio of 2.08
3. To permit non-masonry constructed materials

Village of Vernon Hills

**Committee of the Whole
January 10, 2017**



The Commons Phase II



Regional Map

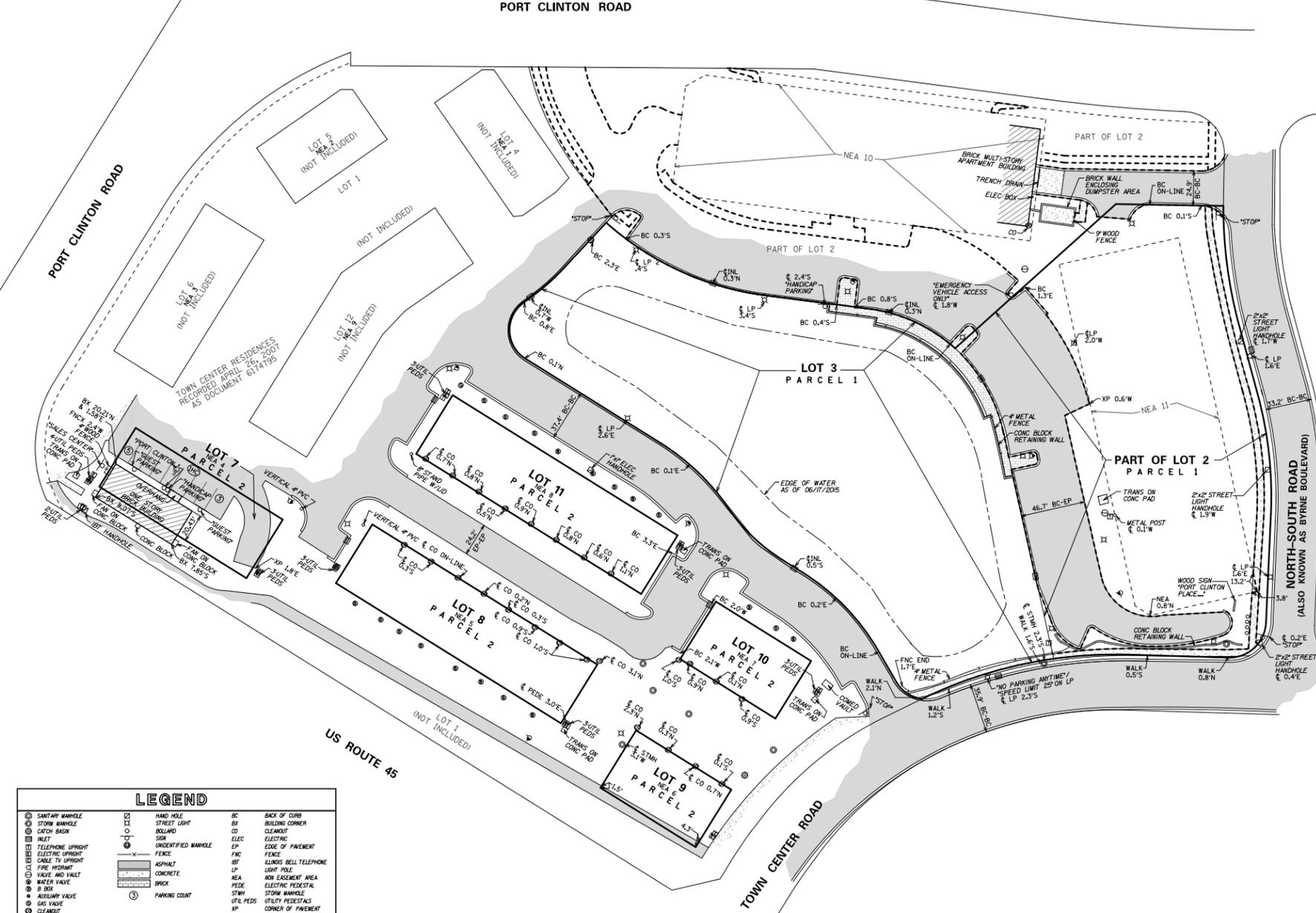
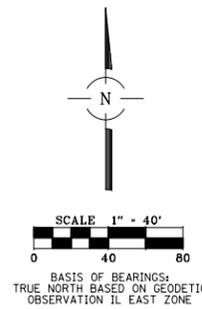


Context Map

A.L.T.A / A.C.S.M. LAND TITLE SURVEY

EXISTING TOPOGRAPHIC FEATURES & NOTES

(SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION, PROPERTY DESCRIPTION & NOTES)



LEGEND			
⊙ SWAY W/ MANHOLE	⊙ HAND HOLE	BC	BACK OF CURB
⊙ STORM MANHOLE	⊙ STREET LIGHT	BY	BUILDING CORNER
⊙ CATCH BASIN	⊙ BOLLARD	CO	CLEARCUT
⊙ W/LET	⊙ SIGN	ELEC	ELECTRIC
⊙ TELEPHONE UPRIGHT	⊙ UNIDENTIFIED MANHOLE	EP	EDGE OF PAVEMENT
⊙ ELECTRIC UPRIGHT	⊙ FENCE	FNC	FENCE
⊙ CABLE TV UPRIGHT	⊙ ASPHALT	HT	HANDS BELL TELEPHONE
⊙ FIRE HYDRANT	⊙ CONCRETE	LP	LIGHT POLE
⊙ VALVE AND W/LET	⊙ BRICK	NEA	NON EASEMENT AREA
⊙ WATER VALVE	⊙ PARKING COUNT	ELEC	ELECTRIC PEDESTAL
⊙ B BOX		STW	STORM MANHOLE
⊙ RESERVARY VALVE		UTL	UTILITY PEDESTALS
⊙ GAS VALVE		VP	CORNER OF PAVEMENT
⊙ CLEARCUT			

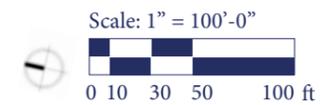
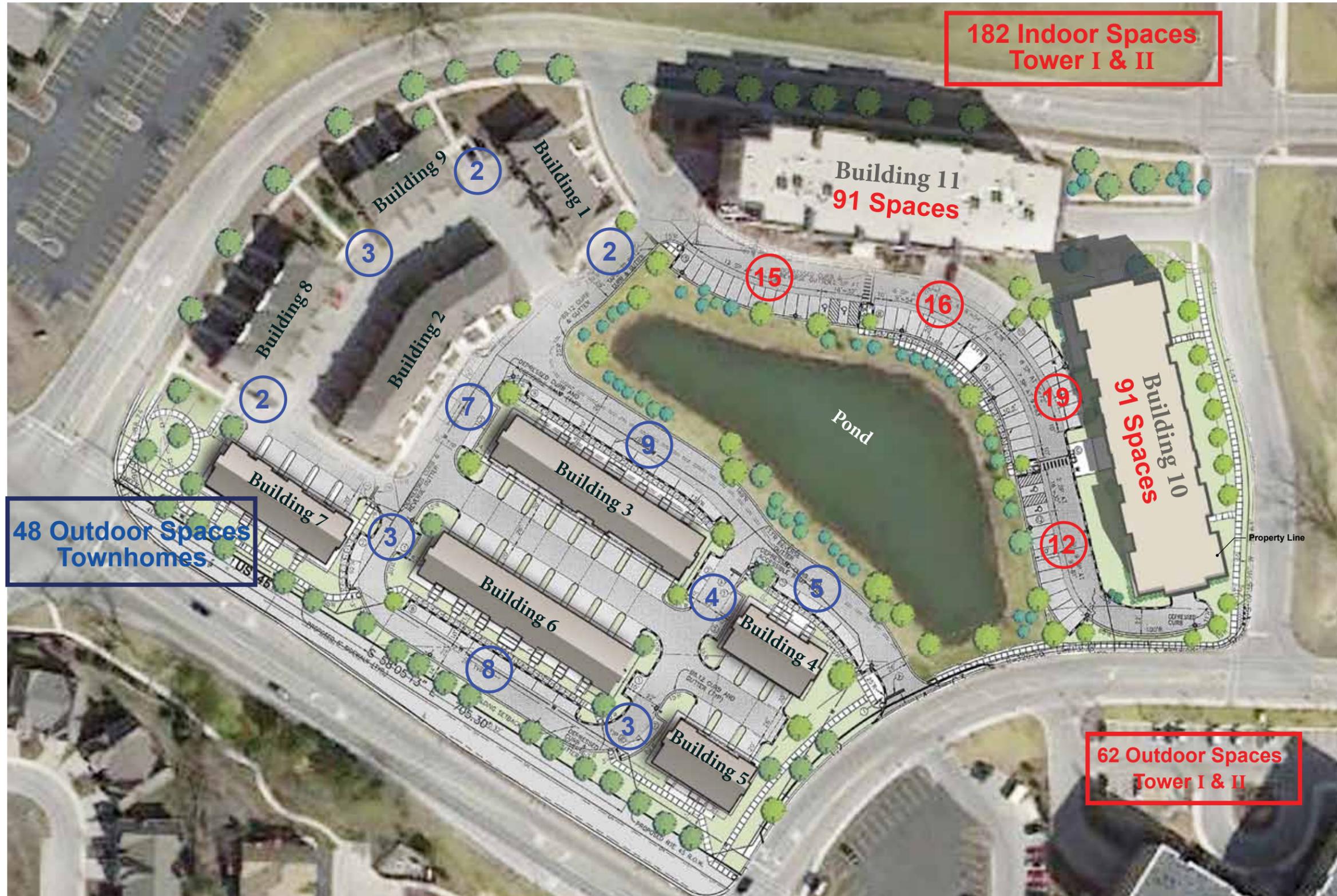
PREPARED FOR:
THE TAXMAN CORPORATION
5215 OLD ORCHARD ROAD
SUITE 130
SKOKIE, IL 60077

FOR REVIEW
PURPOSES ONLY

- NOTES FROM TITLE COMMITMENT:
11. SURVEYOR'S NOTES ON THE FINAL PLAT OF TOWN CENTER RESIDENCES RECORDED AS DOCUMENT 6174795...
 12. PUBLIC UTILITY EASEMENT PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED APRIL 26, 2007 AS DOCUMENT 6174795...
 13. BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED APRIL 26, 2007 AS DOCUMENT 6174795...
 14. SIDEWALK EASEMENT PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED APRIL 26, 2007 AS DOCUMENT 6174795...
 15. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AT&T AND NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS...
 16. ATTENTION IS DIRECTED TO ORDINANCES BY THE COUNTY OF LAKE, ONE RECORDED AS DOCUMENT NUMBER 2835341, AND OTHERS RECORDED FROM TIME TO TIME...
 17. TERMS, PROVISIONS, CONDITIONS, AND RESTRICTIONS CONTAINED IN ORDINANCE NUMBER 2006-36 RECORDED JUNE 22, 2006 AS DOCUMENT 6027598...
 18. ILLINOIS EPA SITE REMEDIATION PROGRAM ENVIRONMENTAL NOTICE RECORDED OCTOBER 12, 2006 AS DOCUMENT 6027598...
 19. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PORT CLINTON PLACE ROWHOMES RECORDED JANUARY 23, 2008 AS DOCUMENT 6296393...
 20. AN EASEMENT FOR INGRESS TO EVERY MEMBER OVER AND ACROSS, AND FOR USE OF AND ENJOYMENT IN AND TO, COMMON AREA...
 21. ACCESS TO ASSOCIATION ... TO ENTER UPON ANY LOT TO THE EXTENT NECESSARY TO EXERCISE ANY RIGHT OR RESPONSIBILITY OF THE ASSOCIATION ...
 22. ACCESS TO EVERY OWNER OF A LOT AND ALSO THE ASSOCIATION ... TO ENTER UPON THE ADJOINING LOT TO THE EXTENT NECESSARY FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING OR ADDING TO THE IMPROVEMENT SITUATED ON OR NEAR THE BOUNDARY ...
 23. AN EASEMENT RESERVED FOR THE DECLARANT AND THE ASSOCIATION, OVER THE COMMON AREA AND EACH OF THE LOTS WITHIN THE PROPERTY FOR THE INSTALLATION, CONSTRUCTION, IMPROVEMENT OR REMOVAL OR RECONSTRUCTION, REPLACEMENT, SUBSTITUTION AND MAINTENANCE OF SHARED SPRINKLER ALARM SYSTEMS...
 24. THE RIGHT RESERVED FOR THE DECLARANT AND ASSOCIATION TO UTILIZE ANY EASEMENT CREATED BY ANY PLAT OF SUBDIVISION OR OTHER INSTRUMENTS...
 25. ITEMS 4 & 5 WITH THE REASONABLE RIGHT OF INGRESS AND EGRESS.
 26. DRIVEWAY EASEMENTS: IF A DRIVEWAY CONSTRUCTED SERVES MORE THAN ONE LOT, ACCORDINGLY THERE IS AN EASEMENT OVER AND ACROSS THAT PORTION OF ANY LOT ON WHICH THERE IS A DRIVEWAY LEADING FROM A PUBLIC RIGHT OF WAY TO THE GARAGE OF ANY OWNER'S LOT...
 27. AN EASEMENT RESERVED FOR THE DECLARANT UNDER, OVER AND ACROSS COMMON AREA FOR THE PURPOSES OF CONSTRUCTION, COMPLETING, REPAIRING, MAINTAINING, INSPECTING, EXHIBITING AND SELLING ANY LOTS OR DWELLING UNITS...
 28. AN EASEMENT RESERVED FOR THE DECLARANT AND THE ASSOCIATION TO COME ONTO THE LOTS OR COMMON AREA FOR PURPOSES OF BUILDING, INSTALLING, MAINTAINING, REPAIRING, REPLACING AND IMPROVING COMMON AREA AND IMPROVEMENT LOCATED THEREON...
 29. AN EASEMENT RESERVED FOR THE VILLAGE OVER, UPON AND ACROSS ANY AND ALL PORTIONS OF COMMON AREA FOR ACCESS TO THE VILLAGE PROPERTY AND INSPECTION OF THE SHARED SPRINKLER ALARM SYSTEM...
 30. AN EASEMENT OVER PATHWAYS FOR THE BENEFIT OF THE ASSOCIATION AND ALL OWNERS OVER, UPON AND ACROSS ANY PATHWAY LOCATED ON ANY PORTION OF THE COMMON AREA...
 31. AN EASEMENT FOR OVERHANG AND/OR ENCRoACHMENT FOR OWNERS OF EACH LOT...
 32. DECLARATION OF EASEMENTS RECORDED JANUARY 23, 2008 AS DOCUMENT 6296393 FOR THE BENEFIT OF EACH LOT, OVER, ACROSS AND UPON THE SURFACE OF COMMON AREAS AND ANY EXISTING DRAINAGE DITCHES, CULVERTS AND SWALES...
 33. AN EASEMENT OVER, ACROSS AND UPON THE SURFACE OF THE COMMON AREAS AND ANY EXISTING DRAINAGE DITCHES, CULVERTS AND SWALES WHICH PRESENTLY RUN THROUGH THE COMMON AREAS FOR PERMITTING THE NATURAL FLOW AND DRAINAGE OF STORM WATER...
 34. AN EASEMENT OVER, ACROSS, UPON AND UNDER THE PORTION OF THE COMMON AREAS CONTAINING THE STORM SEWER SYSTEM AS DEFINED THEREIN.
 35. THE LOCATIONS OF BOTH EASEMENTS 1 AND 2 ARE BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE...
 36. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE STORM WATER EASEMENT AGREEMENT DATED SEPTEMBER 1, 2009 AND RECORDED OCTOBER 6, 2009 AS DOCUMENT NUMBER 6529095 BETWEEN THE COLLEGE OF LAKE COUNTY AND VHTC LLC...
 37. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DETENTION EASEMENT AGREEMENT DATED SEPTEMBER 1, 2009 AND RECORDED OCTOBER 6, 2009 AS DOCUMENT NUMBER 6529096 BETWEEN PORT CLINTON PLACE OWNER, L.L.C. AND VHTC LOT 3 LLC...
 38. DECLARATION OF EASEMENTS RECORDED MARCH 3, 2009 AS DOCUMENT 6442688 RELATING TO EASEMENTS FOR PARKING, INGRESS AND EGRESS, UPON, OVER AND ACROSS ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, WALKWAYS AND TRAILWAYS...
 39. A NON-EXCLUSIVE EASEMENT ACROSS THE PARKING AREAS, PARKING AREAS ARE DEFINED AS PARKING LOTS AND OTHER PARKING AREAS LOCATED WITHIN THE COMMON AREAS OF EACH LOT AND DESIGNATED FOR VEHICULAR PARKING...
 40. A NON-EXCLUSIVE EASEMENT ACROSS THE ACCESS AREAS, ACCESS AREAS ARE DEFINED AS PERIMETER ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, WALKWAYS AND TRAILWAYS LOCATED WITHIN THE COMMON AREA OF EACH LOT...
 41. ALL OF LOT 3 IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED APRIL 26, 2007 AS DOCUMENT 6174795.

REVISIONS:	CONSULTING ENGINEERS	DATE: 06/24/2015
	SITE DEVELOPMENT ENGINEERS	JOB NO: 8847
	LAND SURVEYORS	FILENAME: 8847ALTA-01
		SHEET 2 OF 2

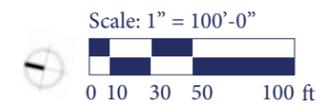
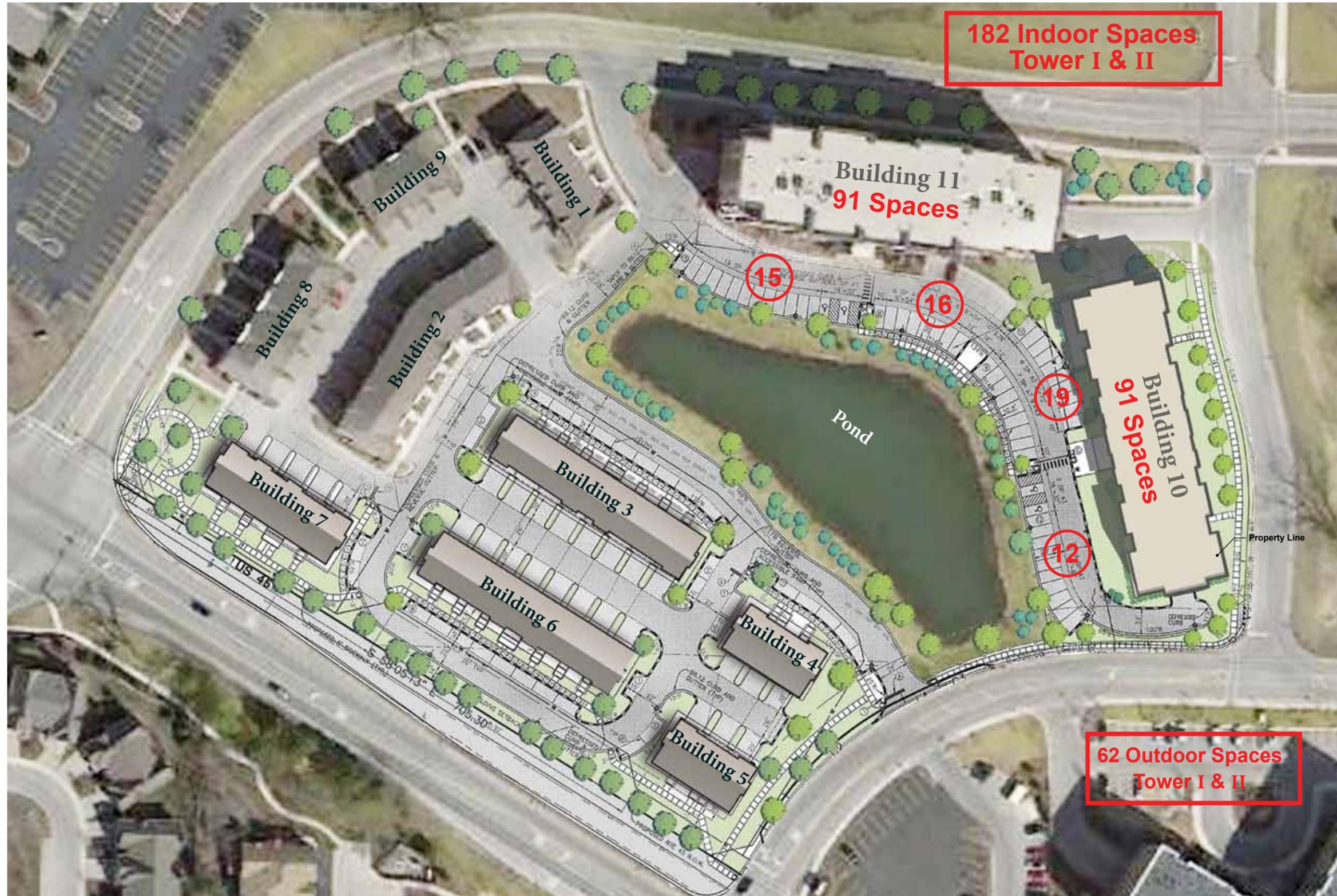
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



Parking Ratio

Parking Ratio as Approved in Original PUD

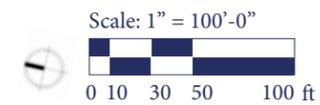
Bedrooms	264
Units	132
Indoor Spaces - Tower 1	91
Indoor Spaces - Tower 2	91
Outdoor Spaces near Towers	62
Outdoor Spaces near Townhomes	48
TOTAL Parking Spaces	292
Ratio / Bedrooms	1.11
Ratio / Units	2.21



Parking Ratio

Parking Ratio as Approved in Original PUD Without 48 Spaces Near Townhomes

Bedrooms	264
Units	132
Indoor Spaces - Tower 1	91
Indoor Spaces - Tower 2	91
Outdoor Spaces near Towers	62
Outdoor Spaces near Townhomes	0
TOTAL Parking Spaces	244
Ratio / Bedrooms	0.92
Ratio / Units	1.85



Parking Ratio

Parking Ratio as Requested For New Tower 2 Building

Bedrooms	257
Units	146
Indoor Spaces - Tower 1	91
Indoor Spaces - Tower 2	108
Outdoor Spaces near Towers	71
Outdoor Spaces near Townhomes	0
TOTAL Parking Spaces	270
Ratio / Bedrooms	1.05
Ratio / Units	1.85



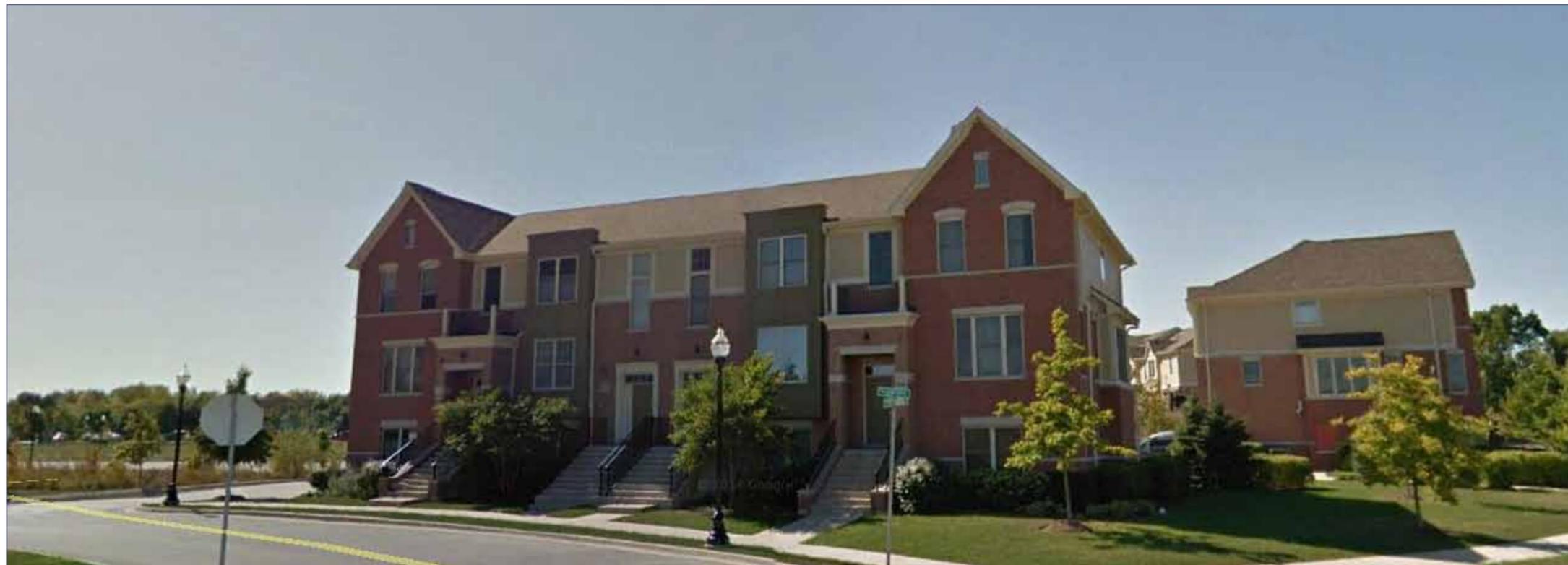
Proposed Buildings



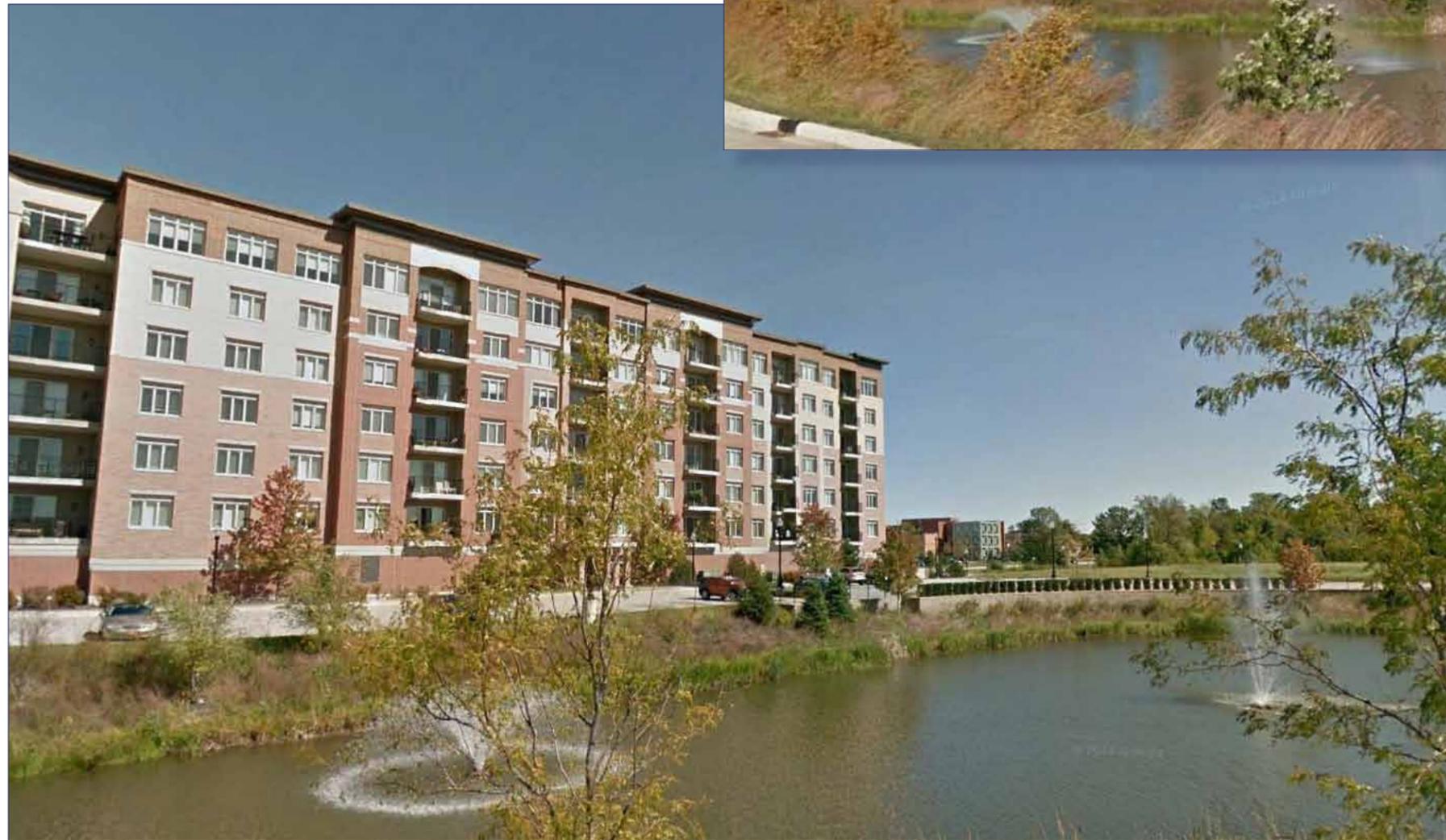
The Commons Phase I - Vernon Hills Town Center Photos



The Commons Phase I - Building Photos



Existing Townhomes - Building Photos



Existing Port Clinton - Building Photos



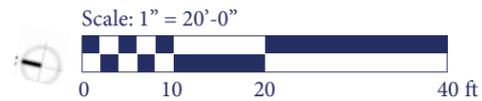
Basement Floor Plan



TOTAL GROSS FLOOR AREA: 19,296 SF

PARKING:	16,747 SF
VESTIBULE:	216 SF
LOBBY:	231 SF
ELEVATOR:	178 SF
STAIRS:	370 SF
TRASH:	198 SF
MECH. ROOM:	976 SF
ELEC. ROOM:	380 SF

LOW WALL BARRIER TO BE PROVIDED AT ADA SPACES



Ground Floor Plan



Typical Floor Plan

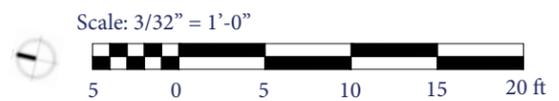
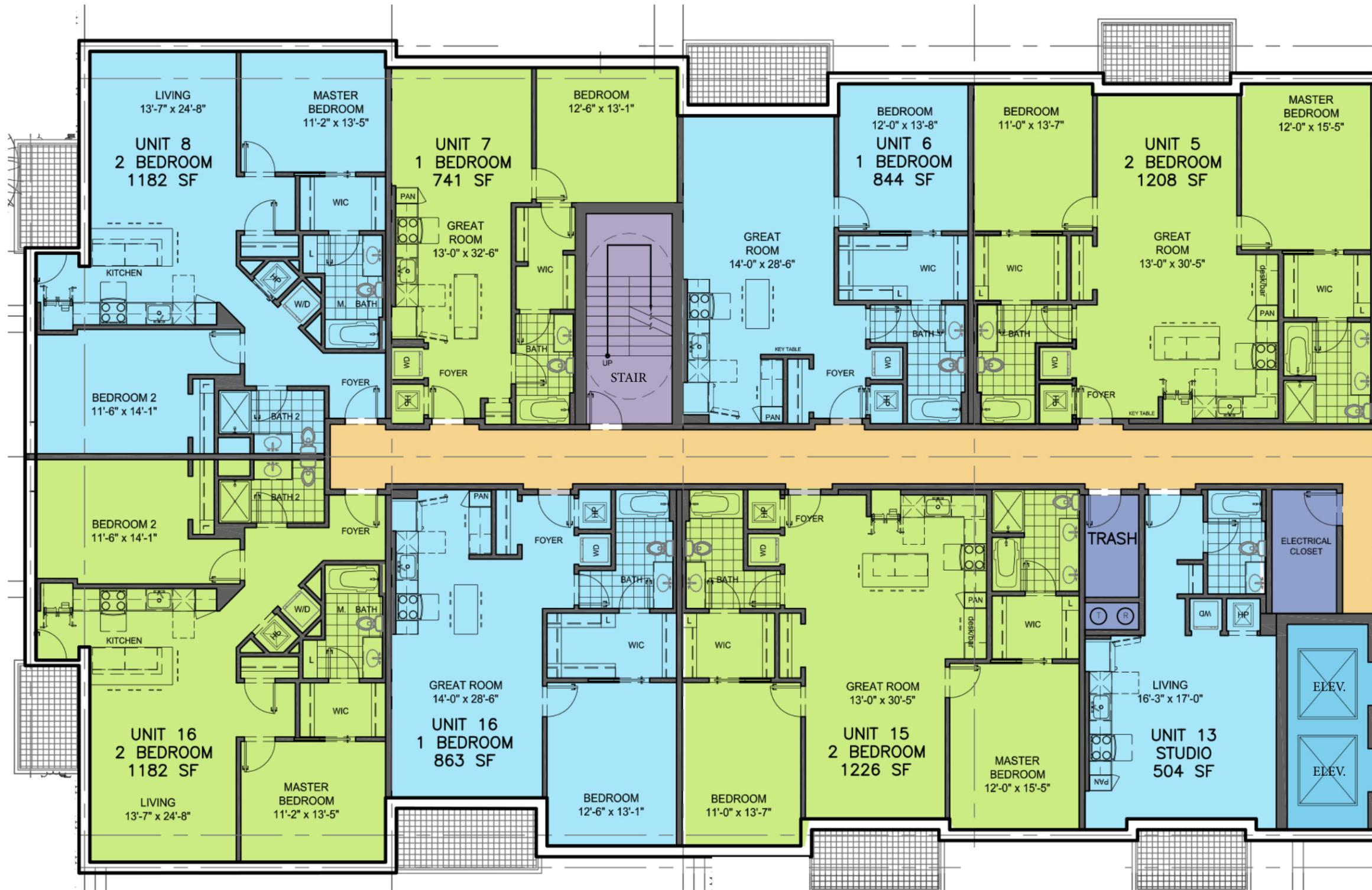
The Commons Phase II

Project No. 610

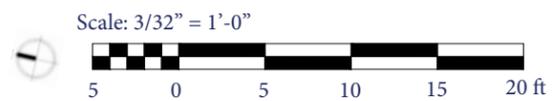
January 10, 2017

Scale: 1" = 20'-0"





Partial Floor Plan

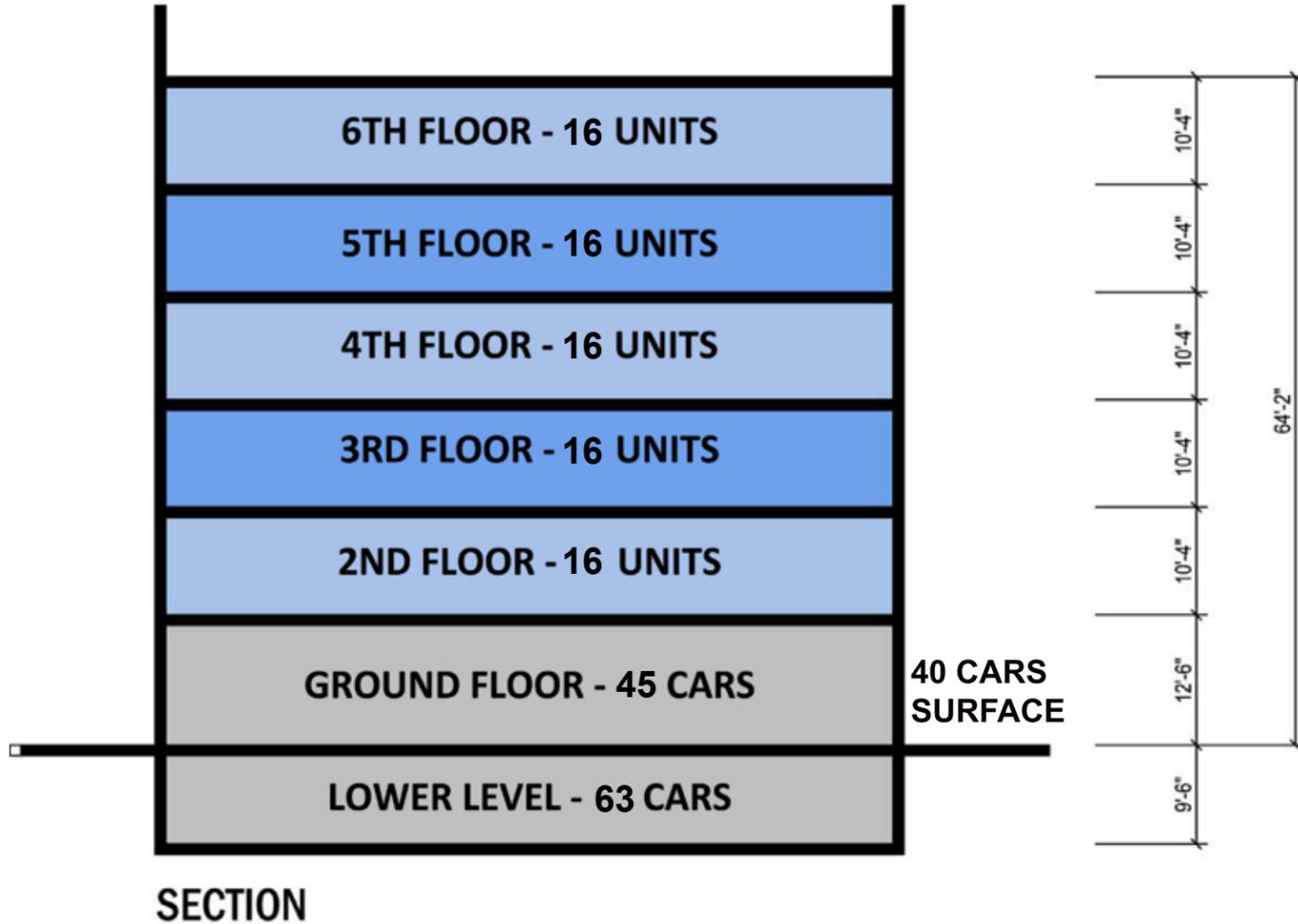


Partial Floor Plan

TOTAL GROSS FLOOR AREA: 18,298 SF

UNITS: 15,895 SF

UNITS: 16,150 SF



THE COMMONS - PHASE II

Vernon Hills, Illinois

PROJECT AREA SUMMARY

September 15, 2016

	GSF	NSF	Parking	Units	3 BDR	2 BDR	1BDR	1BDR+DEN	CONV	TOTAL BDRS
6th Floor	18,298	15,931		16	1	6	7	1	1	25
5th Floor	18,298	15,931		16	1	6	7	1	1	25
4th Floor	18,298	15,931		16	1	6	7	1	1	25
3rd Floor	18,298	15,931		16	1	6	7	1	1	25
2nd Floor	18,298	15,931		16	1	6	7	1	1	25
Ground Floor	19,296		37							
Lower Level	19,786		62 (12 Tandum)							
TOTAL	130,572	79,655	108 spaces	80	5	30	35	5	5	125
SF / Unit	1,536	996			6%	38%	44%	6%	6%	

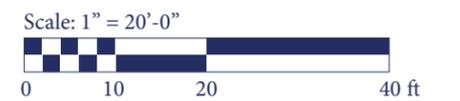
Indoor Parking	108	1.35 ratio
Outdoor Parking	40	0.50 ratio
TOTAL Parking	148	1.85 combined ratio

Unit Detail - Typ Flr	UNIT	BALCONY
Unit 01 - 3 BDR	1,349 NSF	61 SF
Unit 02 - 1 BDR	886 NSF	77 SF
Unit 03- 1 BDR	839 NSF	80 SF
Unit 04 - 2 BDR	1,208 NSF	76 SF
Unit 05 - 2 BDR	1,208 NSF	76 SF
Unit 06 - 1 BDR	844 NSF	80 SF
Unit 07 - 1 BDR	741 NSF	--
Unit 08 - 2 BDR	1,182 NSF	61 SF
Unit 09 - 2 BDR	1,127 NSF	61 SF
Unit 10 - 1 BDR	879 NSF	77 SF
Unit 11 - 1 BDR	839 NSF	80 SF
Unit 12 - 1 BDR + DEN	1054 NSF	145 SF
Unit 13 - CONV	504 NSF	65 SF
Unit 14 - 2 BDR	1,226 NSF	76 SF
Unit 15 -1 BDR	863 NSF	77 SF
Unit 16 - 2 BDR	1,182 NSF	61 SF
TOTAL	15,931 NSF	1,153 SF

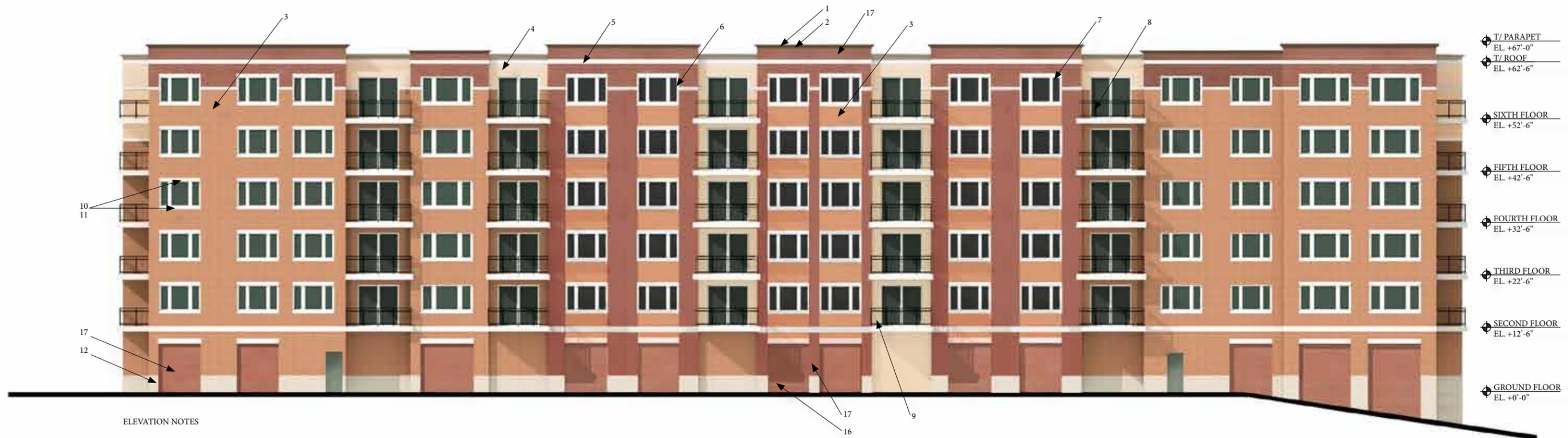


ELEVATION NOTES

1. PRE-FINISHED METAL COPING (TYPICAL)
2. MANUFACTURED STONE COPING
3. BRICK TYPE 1
4. BRICK TYPE 2
5. MANUFACTURED STONE BANDING
6. REINFORCED VINYL SLIDING DOOR
7. TYPICAL REINFORCED WINDOW UNIT
8. PAINTED STEEL RAILING (JULIET BALCONY 6TH FLOOR)
9. TYPICAL PAINTED STEEL RAILING AT BALCONY
10. MANUFACTURED STONE SILL AND HEAD
11. MANUFACTURED STONE SILL AND HEAD
12. MANUFACTURED STONE WAINSCOT
13. PAINTED ALUMINUM AND 1" INSULATED GLASS STOREFRONT
14. PAINTED ALUMINUM AND 1" INSULATED GLASS STOREFRONT
15. METAL AND GLASS CANOPY
16. MANUFACTURED LIMESTONE
17. BRICK TYPE 3

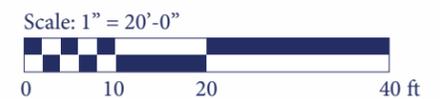


West Elevation



ELEVATION NOTES

1. PRE-FINISHED METAL COPING (TYPICAL)
2. MANUFACTURED STONE COPING
3. BRICK TYPE 1
4. BRICK TYPE 2
5. MANUFACTURED STONE BANDING
6. REINFORCED VINYL SLIDING DOOR
7. TYPICAL REINFORCED WINDOW UNIT
8. PAINTED STEEL RAILING (JULIET BALCONY 6TH FLOOR)
9. TYPICAL PAINTED STEEL RAILING AT BALCONY
10. MANUFACTURED STONE SILL AND HEAD
11. MANUFACTURED STONE SILL AND HEAD
12. MANUFACTURED STONE WAINSCOT
13. PAINTED ALUMINUM AND 1" INSULATED GLASS STOREFRONT
14. PAINTED ALUMINUM AND 1" INSULATED GLASS STOREFRONT
15. METAL AND GLASS CANOPY
16. MANUFACTURED LIMESTONE
17. BRICK TYPE 3

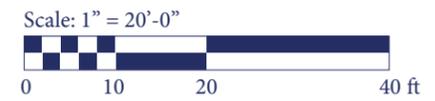


East Elevation



ELEVATION NOTES

1. PRE-FINISHED METAL COPING (TYPICAL)
2. MANUFACTURED STONE COPING
3. BRICK TYPE 1
4. BRICK TYPE 2
5. MANUFACTURED STONE BANDING
6. REINFORCED VINYL SLIDING DOOR
7. TYPICAL REINFORCED WINDOW UNIT
8. PAINTED STEEL RAILING (JULIET BALCONY 6TH FLOOR)
9. TYPICAL PAINTED STEEL RAILING AT BALCONY
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14. PAINTED ALUMINUM AND 1" INSULATED GLASS STOREFRONT
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16. MANUFACTURED LIMESTONE
17. BRICK TYPE 3



North & South Elevation



Street View 1



Street View 2



Aerial

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Street View 1