

VILLAGE OF VERNON HILLS

ORDINANCE 2017-087

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A CHILDRENS RECREATIONAL FACILITY AND APPROVAL OF A CERTIFICATE OF BUILDING AND USE CONVERSION AT 701 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 5th DAY OF JULY 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 11th Day of July 2017

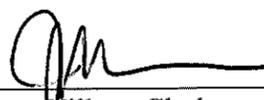
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 JULY 5, 2017, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2017-087 - AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A CHILDRENS RECREATIONAL FACILITY AND APPROVAL OF A CERTIFICATE OF BUILDING AND USE CONVERSION AT 701 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2017-087, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED JULY 11, 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 11th DAY OF JULY 2017



John M. Kalmar, Village Clerk

SEAL



AFFIDAVIT OF SERVICE

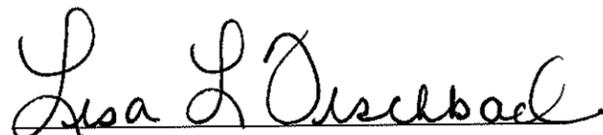
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 NO. 2017-087 AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A CHILDRENS RECREATIONAL FACILITY AND APPROVAL OF A CERTIFICATE OF BUILDING AND USE CONVERSION AT 701 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JULY 11, 2017 TO JULY 21, 2017.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 11th DAY OF JULY 2017



Notary Public



ORDINANCE NO. 2017-087

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A CHILDRENS RECREATIONAL FACILITY AND APPROVAL OF A CERTIFICATE OF BUILDING AND USE CONVERSION AT 701 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, GW Rivertree LLC, is proposing to lease property located at 701 North Milwaukee Avenue to Sky Zone and Lil Kickers, and legally described in Exhibit A, and has petitioned the Village of Vernon Hills for approval of the following:

1. Approval of Special Use Permits to allow a children's recreation facility to be known as Sky Zone Indoor Trampoline Park and Lil Kickers Indoor Soccer to operate along with certain variations, including but not limited to, signage requirements.

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

- Monument and Directional Signage Plan dated May 5, 2017 totaling 4 pages and prepared by Olympic Signs
- Dimensional Building Signage, and Interior Site Plan dated May 8, 2017 totaling 3 pages and prepared by Design Studios 24 LLC
- Architectural Elevation dated June 8, 2017 totaling 1 page and prepared by Design Studios 24 LLC

Said Plans are attached hereto as Exhibit B; and

WHEREAS, GW Rivertree LLC has requested the following departures as a part of the petition:

1. To allow two signs for Lil Kickers
2. To allow a logo to be 120 square feet rather than 4 square feet for Lil Kickers

WHEREAS, GW Rivertree LLC has requested the following departures as a part of the petition:

1. To allow wall signage of 475 square feet (total signage for both stores) rather than the previously approved 363 square feet on the building.
2. To allow 11 tenant panel signs on the two Rivertree Court Shopping Center Multi-Tenant Monument Signs rather than the previously approved 10.
3. To allow the names of the tenants to be displayed on the three private traffic directional signs located on the former Rivertree Movie Theatre Marquee.

WHEREAS, upon due notice and after public hearing held June 7, 2017 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, 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.

WHEREAS, the property is located within the Village's Core Retail Area Overlay District. The CRA is defined as the commercially zoned properties generally located along Milwaukee Avenue (Route 21) and Townline Road (Route 60) and specifically defined as the Core Retail Area on the Village Zoning District Map.

WHEREAS, the Village Board may authorize the approval of the Certificate of Building and Use Conversion based on certain standards including:

- The proposed building conversion either through its unique nature or via commensurate PILOT equivalent will not have a detrimental impact on the fiscal health of the Village; or
- The proposed building conversion will strengthen the economic viability of the adjacent properties and Village; or
- Without the proposed building conversion, the property cannot yield a reasonable rate of return; and
- The proposed building conversion of RSE floor area is the minimum needed to accomplish the goals of the property owner and/or developer.

WHEREAS, the Village Board has made certain findings of fact regarding 701 North Milwaukee Avenue and that the subject property meets the standards for approval of a Certificate of Building and Use Conversion.

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 I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow a children's recreational facility, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed in Section V and the terms and conditions as set forth in Exhibit C.

SECTION II. 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 III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, a Certificate of Building and Use Conversion is hereby approved for 701 North Milwaukee Avenue.

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.

Exhibit A
Legal Description

PARCEL 1:

LOT 2 IN HAWTHORN II RETAIL CENTER FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 6 IN HAWTHORN II RETAIL CENTER SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLATE THEREOF RECORDED AUGUST 6, 2016 AS DOCUMENT 5618978, IN LAKE COUNTY, ILLINOIS

**Exhibit B
Plans**

General Compliance with the following plans:

- Monument and Directional Signage Plan dated May 5, 2017 totaling 4 pages and prepared by Olympic Signs
- Dimensional Building Signage, and Interior Site Plan dated May 8, 2017 totaling 3 pages and prepared by Design Studios 24 LLC
- Architectural Elevation dated June 8, 2017 totaling 1 page and prepared by Design Studios 24 LLC

Exhibit C
Terms and Conditions of Approval

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit
2. Compliance with all ordinance and standards of the Village except as otherwise noted.
3. Simplify the Lil Kickers entrance so there is no relief on the facade and provide a straight forward faced cornice.

Departures - The following variations are recommended for approval

1. To allow two signs for Lil Kickers
2. To allow a logo to be 120 square feet rather than 4 square feet for Lil Kickers
3. To allow wall signage of 475 square feet (total signage for both stores) rather than the previously approved 363 square feet on the building.
4. To allow 11 tenant panel signs on the two Rivertree Court Shopping Center Multi-Tenant Monument Signs rather than the previously approved 10.
5. To allow the names of the tenants to be displayed on the three private traffic directional signs located on the former Rivertree Movie Theatre Marquee.

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.

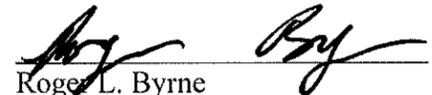
SECTION VIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2017-087.

Adopted by roll call vote as follows:

AYES: 4 – Koch, Hebda, Marquardt, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Oppenheim, Takaoka

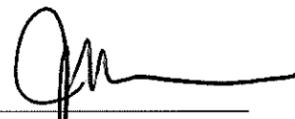


Roger L. Byrne
Village President

PASSED: 07/05/2017

APPROVED: 07/05/2017

PUBLISHED IN PAMPHLET FORM: 07/11/2017



John M. Kalma
Village Clerk

RECEIVED
MAY 09 2017
Community Development
Department



D/F INT. H.O. FLO. ILLUMINATED PYLON DISPLAY 1/4" = 1'-0"

ALUMINUM CAP, PMS #400 LT GREY PAINTED FINISH.

ALUMINUM I.D. CABINET & FACES, BM2112-30 STONE BROWN PAINTED FINISH. ROUTED COPY W/ WHITE PLEX BACK UP.

ALUMINUM BATTENS, PMS #400 LT GREY PAINTED FINISH. CENTER STRIPE, MAP24161 COPPER PAINTED FINISH.

ALUMINUM TENANT PANEL CABINET, H-BARS & RETAINERS, BM2112-30 STONE BROWN PAINTED FINISH. WHITE LEXAN TENANT PANELS W/ VINYL APPLIED COPY TO BE ADVISED.

ALUMINUM COLUMN COVERS, CAPS & FINIALS PMS #400 LT GREY PAINTED FINISH.

1/2" DEEP ACCENT DENTAL, MAP24161 COPPER PAINTED FINISH.

ALUMINUM BASE & PIERS W/ VENEER BRICK & MORTAR OVERLAYS. ALUMINUM CAPS & KEYSTONE, PMS #400 LT GREY PAINTED FINISH.

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION. DRAWING IS FOR CONCEPT PURPOSES ONLY.

SIDE VIEW

Customer's Signature: _____ Date: _____

Comments:



1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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account representative
E PYTER

client

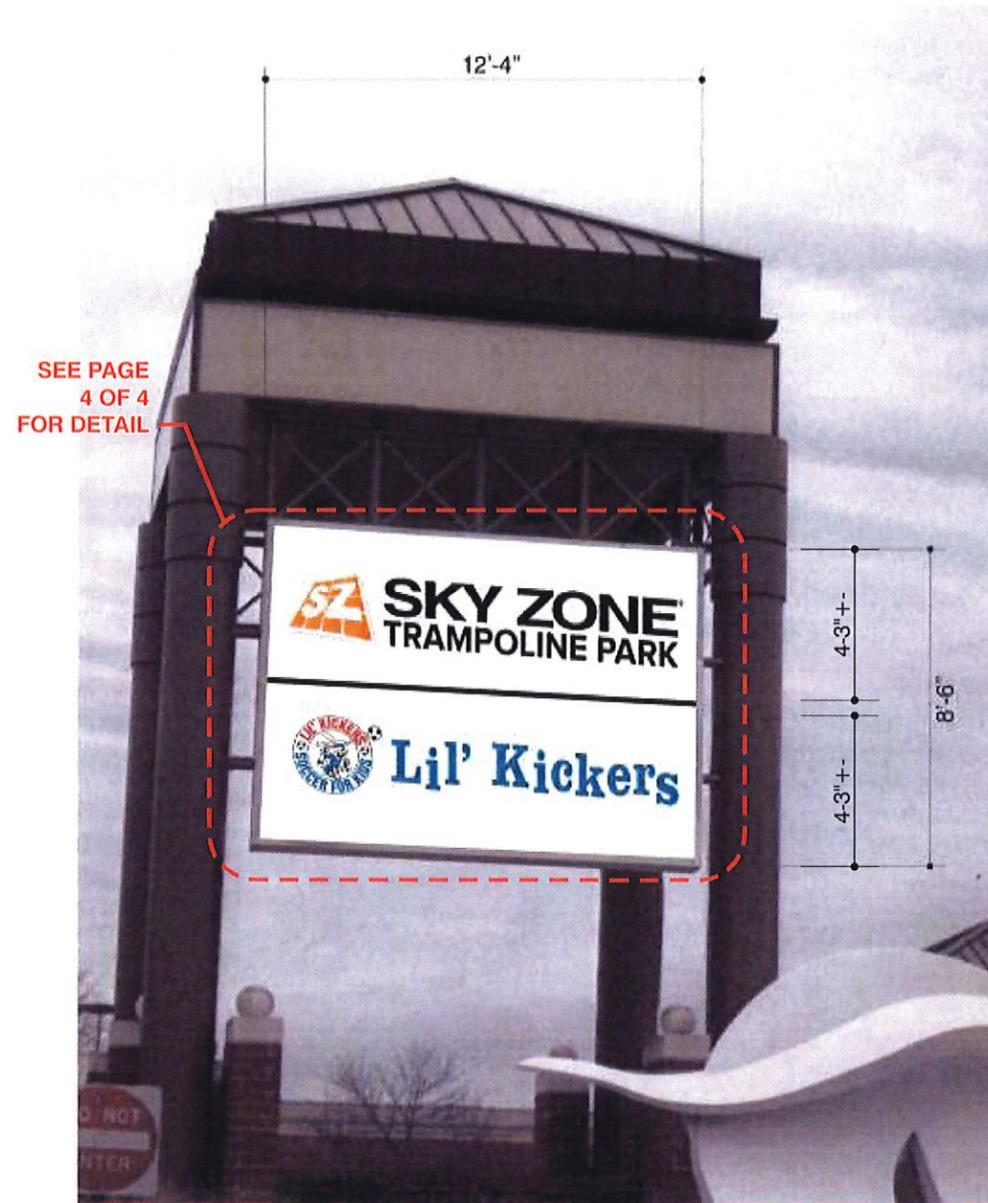
RIVERTREE COURT
701 N MILWAUKEE AV. VERNON HILLS, IL

drawn by

• job#: 10-4371A
• 11-2-10
• rev.# 5/5/17



EXISTING



PROPOSED

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION. DRAWING IS FOR CONCEPT PURPOSES ONLY.

Customer's Signature: _____ Date: _____

Comments:

**OLYMPIC
SIGNS**

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Lombard, IL 60148

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701 N MILWAUKEE AV. VERNON HILLS, IL

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REPLACEMENT FACES FOR EXISTING MULTI-TENANT PYLON SIGN 1" = 1'-0"

QTY: (2) FACES REQUIRED

WHITE LEXAN TENANT PANELS W/ DIGITAL PRINTED VINYL LOGOS APPLIED COPY FIRST SURFACE.

DIVIDER LINE TO BE FIRST SURFACE VINYL TO MATCH PMS #400 LT GREY.

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1130 N. Garfield
Lombard, IL 60148

account representative
E PYTER

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RIVERTREE COURT
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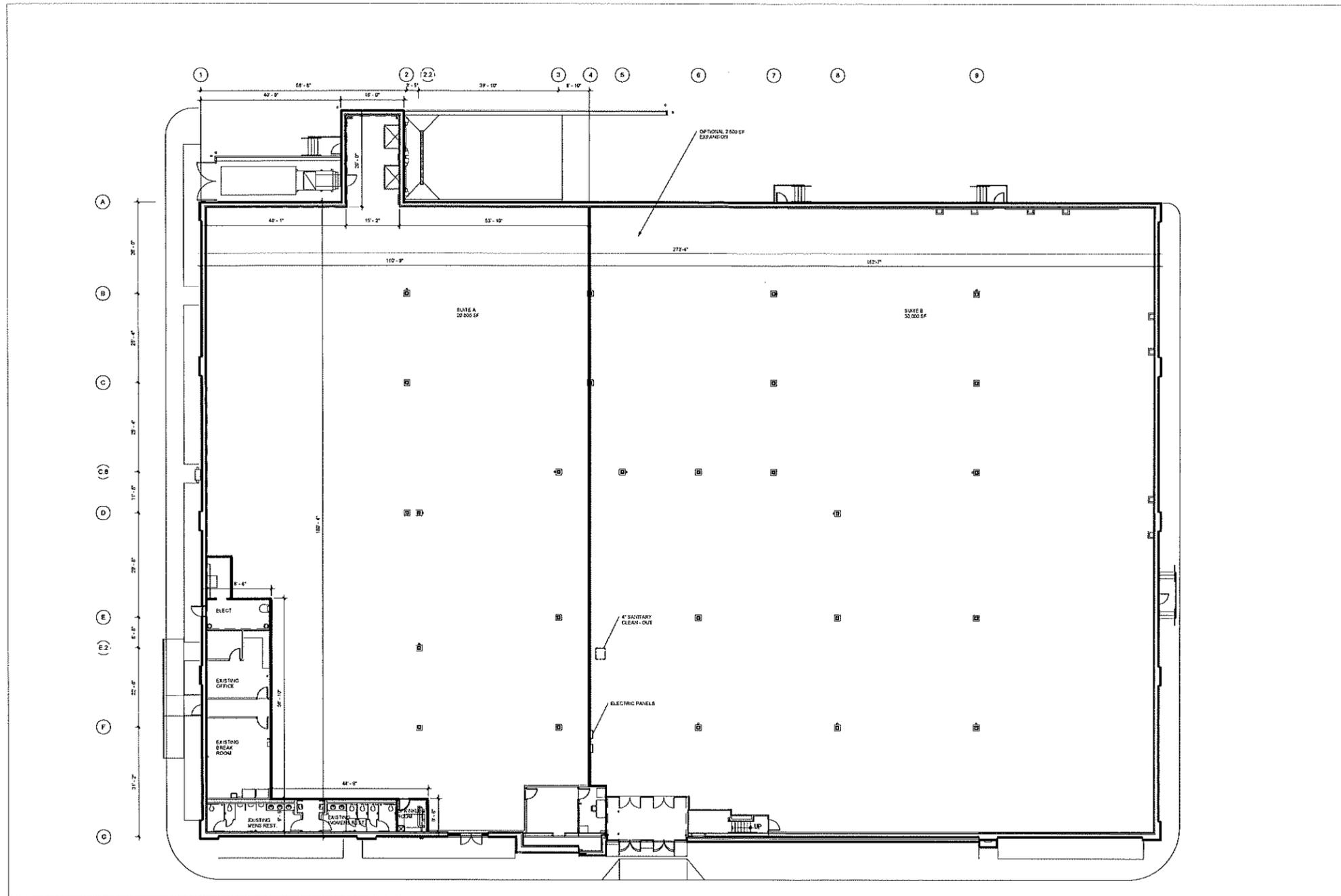
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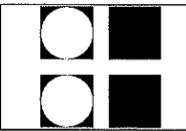
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PROPOSED ELEVATION
 SCALE: 1/16" = 1'-0"



ELEVATIONS
GW PROPERTIES
701 W. MILWAUKEE
VERNON HILLS, ILLINOIS
 DESIGN STUDIO 24 LLC
 ARCHITECTS - DESIGNERS
 2411 N. Elston Ave. Chicago, IL 60614
 Tel: 847.885.8300
 Fax: 847.885.7751

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWINGS AND NOTES AND AUTHORIZATION MUST BE IN WRITING.
CAUTION: Contractor to verify all existing conditions, elevations, etc. BEFORE to bid and construction. Contractor to notify owner and architect of any discrepancies. No time allowed for existing conditions found to be different from drawings will be accepted.
CAUTION: This drawing may have been reproduced all or in part without the written consent of the architect. Drawings are NOT to be scaled. Not published. All rights reserved. Not to be scaled. Not published. All rights reserved. Not to be scaled.

STATEMENT OF COMPLIANCE
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of VERNON HILLS, IL.

STATEMENT OF COMPLIANCE
 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1995, Ch. III, § 2-2, par. 2) as amended and the Illinois Accessibility Code, 11.6 Am. Code 04.

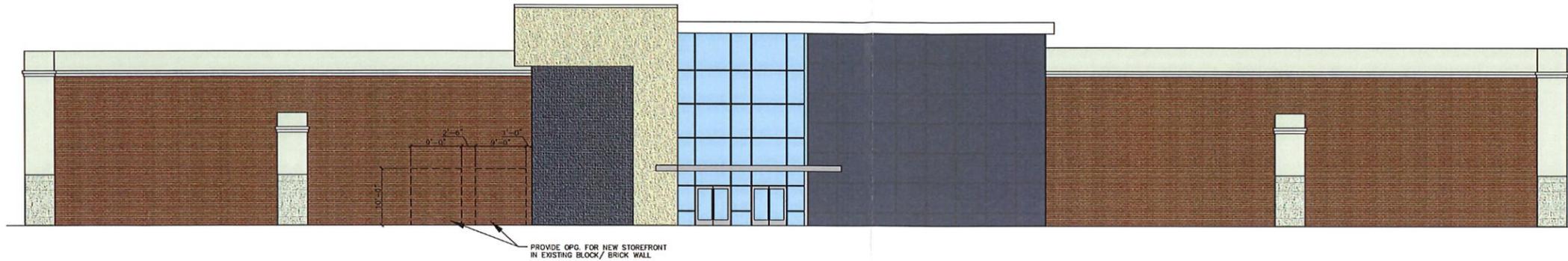
DATE	05.08.2017
REVISIONS	

SCALE 1/16" = 1'-0"
 DRAWN BY: A.J. ALMOSAWY

MARK T. DiGANCI
 REG. ARCHITECT



ST1



EXISTING ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATIONS
GW PROPERTIES
701 N. MILWAUKEE
VERNON HILLS, ILLINOIS
DESIGN STUDIOS 24 LLC
ARCHITECTS
 2211 N. Elston Ave. Chicago, IL 60614
 TEL: 847.885.7751 FAX: 847.885.6300

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 I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the International Building Code (IBC) for ILLINOIS, ch III 3-2, para 3701 et seq as amended and the Illinois Accessibility Code, 71 ILCS, Code 408.

DATE: 05.08.2017

REVISIONS	

SCALE: 3/32" = 1'-0"

DRAWN BY: A.J. ALMOSAWY

MARK T. DiGANCI
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2018

A2.0