

**ORDINANCE NO. 2017-136**

**AN ORDINANCE AMENDING ORDINANCE 2014-029 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND AMEND THE PLAT OF SUBDIVISION FOR PROPERTY COMMONLY KNOWN AS GREGG'S LANDING NORTH IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, Bradford Real Estate representing Aldi's grocery store located at the Gregg's Landing North Commercial Lot 4 and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. Approval of a Special Use Permit to amend the Planned Unit Development (PUD) to allow for certain site plan changes along with certain departures for signage;
2. Preliminary and Final Approval to amend the plat of subdivision;
3. Preliminary and final site and landscaping plan approvals;
4. Preliminary and final approval of the architectural elevations; and

**WHEREAS**, Bradford Real Estate has requested the following departures as a part of the petition:

1. To allow one wall sign on the northern elevation of the building face that has no frontage on a public or private street measuring 121 square feet.
2. To allow one wall sign on the eastern elevation of the building face that has no frontage on a public or private street measuring 121 square feet.
3. To allow wall sign on western elevation of the building measuring 121 square feet.
4. To allow logos on the north, east, south, and west elevations greater than 4 square feet.

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

- Preliminary and Final Plat of Subdivision prepared by Compass Surveying Ltd with a revision date of November 20, 2017 consisting of 2 pages
- Onsite Civil Engineering Plans prepared by Pinnacle Engineering Group with a revision date of 8/23/2017 and consisting of 8 pages
- Preliminary Landscape and Photometric Plans prepared by InSite Landscape Design with a revision date of 8/21/2017 and consisting of 4 pages
- Architectural Elevation Plans prepared by APD Engineering & Architecture, PLLC with a revision date of 8/28/2017 and consisting of 6 pages
- Architectural Elevation Plans with raised parapet prepared by APD Engineering & Architecture, PLLC with a revision date of 8/28/2017 and consisting of 1 page
- Aldi Site Plan (95 stalls) prepared by Pinnacle Engineering Group with a revision date of November 29, 2017 and consisting of 1 page.

Said Plans are attached hereto as Exhibit B; and

**WHEREAS**, upon due notice and after a public hearing held on October 4, 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 standards 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:**

**SECTION I.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to amend the Special Use for a Planned Unit Development known as Shoppes of Gregg's Landing North and certain departure related to signage as listed in Exhibit C, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the Terms and Conditions of Approval as set forth in Exhibit C.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, approvals of the preliminary and final site, and landscaping plans for the entire site as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

**SECTION III.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations including signage as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

**SECTION IV.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final site improvement plans as set forth in Exhibit B are hereby approved subject to the Terms and Conditions of Approval as set forth in Exhibit C.

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

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

**SECTION X. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2017-136.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Schultz, Hebda, Takaoka, Oppenheim

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Marquardt

  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 12/12/2017

APPROVED: 12/12/2017

ATTEST:

  
\_\_\_\_\_  
John Kalmar, Village Clerk



**Exhibit A**  
**Legal Description**

PARCEL 1 (AS SURVEYED)

THAT PART OF LOT 4 IN GREGG'S LANDING NORTH COMMERCIAL, BEING A SUBDIVISION OF PART OF SECTIONS 28 AND 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2014 AS DOCUMENT 7125618, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 80 DEGREES 23 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 61.92 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 48.82 FEET, A CHORD BEARING OF NORTH 38 DEGREES 03 MINUTES 31 SECONDS WEST, A CHORD LENGTH OF 44.69 FEET, AN ARC LENGTH OF 46.41 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 56 SECONDS WEST, NOT TANGENT TO THE LAST DESCRIBED COURSE, 74.50 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 194.91 FEET, A CHORD BEARING OF NORTH 14 DEGREES 35 MINUTES 06 SECONDS EAST, A CHORD LENGTH OF 159.44 FEET, AN ARC LENGTH OF 164.25 FEET; THENCE NORTH 40 DEGREES 05 MINUTES 32 SECONDS EAST NOT TANGENT TO THE LAST DESCRIBED COURSE, 55.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 207.45 FEET, A CHORD BEARING OF NORTH 36 DEGREES 17 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 42.49 FEET, AN ARC LENGTH OF 42.57 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 25 SECONDS EAST NOT TANGENT TO THE LAST DESCRIBED COURSE, 48.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND EASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 11.50 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 47 MINUTES 37 SECONDS EAST, A CHORD LENGTH OF 9.29 FEET, AN ARC LENGTH OF 9.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 80 DEGREES 23 MINUTES 10 SECONDS EAST TANGENT TO THE LAST DESCRIBED COURSE, 195.99 FEET TO THE WESTERLY LINE OF THE STORMWATER MANAGEMENT AND DRAINAGE EASEMENT GRANTED PER DOCUMENT 7125618; THENCE SOUTH 04 DEGREES 06 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 189.58 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 09 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY LINE, 96.30 FEET TO THE SOUTHWEST CORNER OF SAID STORMWATER MANAGEMENT AND

DRAINAGE EASEMENT, SAID SOUTHWEST CORNER BEING ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 80 DEGREES 23 MINUTES 21 SECONDS WEST ALONG SAID SOUTHERLY LINE, 335.57 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, ILLINOIS.

TO BE KNOWN AS LOT 5 IN GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1, NOT YET RECORDED

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, COMMON UTILITY LINES, DRAINAGE, SIGNS, AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AUGUST 22, 2014 AS DOCUMENT 7125620.

**Exhibit B  
Plans**

General Compliance with the following plans:

- Preliminary and Final Plat of Subdivision prepared by Compass Surveying Ltd with a revision date of November 20, 2017 consisting of 2 pages
- Onsite Civil Engineering Plans prepared by Pinnacle Engineering Group with a revision date of 8/23/2017 and consisting of 8 pages
- Preliminary Landscape and Photometric Plans prepared by InSite Landscape Design with a revision date of 8/21/2017 and consisting of 4 pages
- Architectural Elevation Plans prepared by APD Engineering & Architecture, PLLC with a revision date of 8/28/2017 and consisting of 6 pages
- Architectural Elevation Plans with raised parapet prepared by APD Engineering & Architecture, PLLC with a revision date of 8/28/2017 and consisting of 1 page
- Aldi Site Plan (95 stalls) prepared by Pinnacle Engineering Group with a revision date of November 29, 2017 and consisting of 1 page.

**Exhibit C**  
**Terms and Conditions of Approval**

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. No outdoor sales are permitted on the site without prior approval by the Village Board of Trustees.
3. For portions of the building not protected by curbs, the petitioner shall erect some type of building protection, i.e. bollards, curbing, etc, to prevent damage to the building.
4. Shared parking between Lot 4 and Lot 5 shall be permitted and shall be included in the REA documents or other documents as required.
5. Unless otherwise stated herein, all signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances
6. The lighting standard for all properties within the development shall comply with the Village's standard 25 foot poles, shoe-box style fixtures with 400W bulbs or comparable LED equivalent. The parking lot lighting calculations will be based on a light loss factor of 1.0.
7. Lighting within all signage will be evenly distributed and energy efficient.
8. The landscape plans for Lot 5 require the inclusion of bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.
9. No parking spaces on site shall be converted to compact car size spaces so as to increase the total number of parking spaces without review and approval by the Village Board. Parking spaces measuring 9 by 18 feet shall be allowed.
10. Compliance with all current technical review comments.
11. Provide screening from all sides for the RTU's and utilize a metal roof mounted system.
12. Any cart return corrals shall be of the same aesthetic design and quality as the adjacent Marianos located at the Shoppes of Gregg's Landing.
13. Parking lot islands, median entrance magazines and adjacent parkways, grass areas of the magazine shall be irrigated.
14. Installation of additional Colorado Spruce on the landscaping plan at the discretion of the Village's Landscape Architect.
15. No overnight parking or idling of trucks shall be allowed.
16. Delivery trucks are prohibited from using the entrance magazine to back into the property for delivery.
17. Compliance with all ordinance and standards of the Village except as otherwise noted.
18. Adjust the right-turn exit to accommodate additional stacking for left-turn movements exiting onto the entrance magazine from the site.
19. Modify the landscape plan to enhance site-lines for traffic exiting the property to satisfaction of the Village Engineer.
20. Petitioner shall work with staff on identifying appropriate tree species.

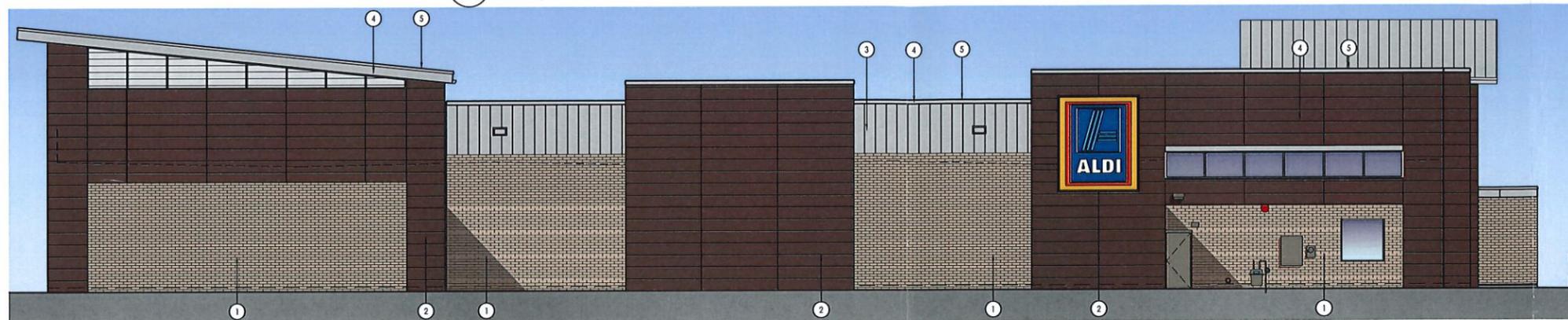
21. Raise the parapet wall to screen roof top units.
22. An additional sidewalk and appropriate connection to sidewalk shall be added in the 6 foot landscape median to accommodate pedestrian access from the northernmost parking spaces.
23. Approval to use other than brick and stone as an exterior finish material on retail and multi-family buildings.
24. REA documents shall be reviewed and approved by the Village Attorney
25. Aldi's shall design a truck circulation plan approved by Village staff and instruct delivery drivers and companies to use only Milwaukee Avenue and Gregg's Parkway east of the site as an entry and exit to the site
26. Structural retaining wall adjacent to the detention pond shall be decorative and generally consistent with the Vernon Hills Town Center retaining wall subject to Village Engineer and Building Commissioner approval.
27. Construction traffic pertaining to Aldi's will be prohibited from utilizing Gregg's Parkway west of the site as an entry or exit to the site.
28. Final Plat of Subdivision approval shall be subject to review and approval by the Village Attorney and Village Engineer.
29. Western facing sign is restricted from any back or internal illumination and shall only be lit by an external illumination pointed towards the sign and in no other direction as approved by Village staff.

In addition, the following Departures from the Village's Sign regulations are hereby granted:

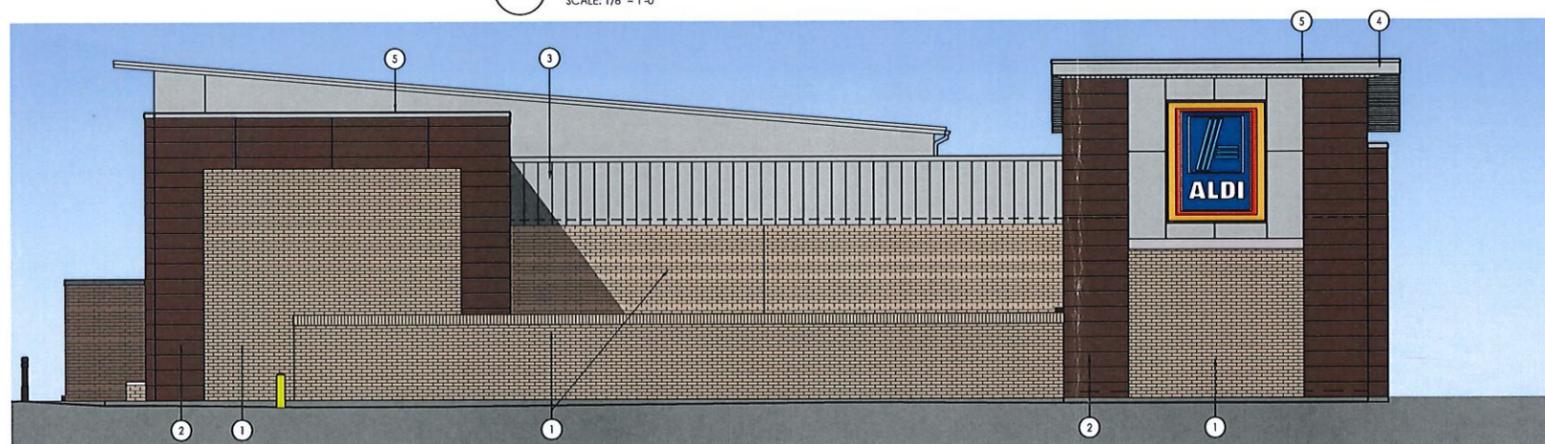
1. To allow one wall sign on the northern elevation of the building face that has no frontage on a public or private street measuring 121 square feet.
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3. To allow wall sign on western elevation of the building measuring 9 feet by 8 feet.
4. To allow logos on the north, east, south, and west elevations greater than 4 square feet.



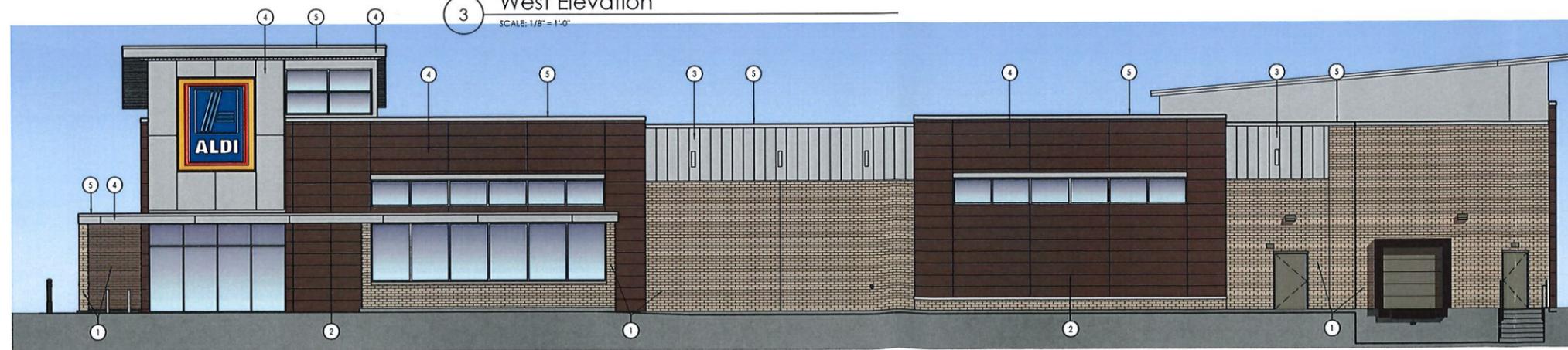
1 East Elevation  
SCALE: 1/8" = 1'-0"



2 South Elevation  
SCALE: 1/8" = 1'-0"



3 West Elevation  
SCALE: 1/8" = 1'-0"



4 North Elevation  
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	4	120.7	482.8
TOTAL SIGNAGE			482.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

Issued:	Date:
A Issued for Review	07/14/17
B Issued for Tech. Review Comments #	08/28/17
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

Seal	Seal	DATE
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		DATE
PROJECT DESIGNER		DATE

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**DO NOT SCALE PLANS**  
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**APD ENGINEERING & ARCHITECTURE, PLLC**  
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Victor, NY 14564  
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**ALDI Inc.**  
1200 N. Kirk Road  
Bolington, IL 60510  
(630) 874-1100  
(630) 879-8129 fax

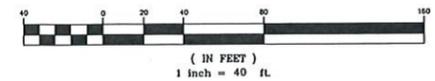
ALDI Inc. Store #: 61  
Vernon Hills, IL 60061  
Milwaukee Ave and Greggs Pkwy  
Vernon Hills, IL  
Lake County  
Project Name & Location:

Exterior Elevations - Raised Parapet Wall Drawing Name:	
Date: 07/14/17	Project No. 17-0295A
Type: LHSD-V7ER	
Drawn By: JWL	A-202_B
Scale: As Noted	Drawing No.

PLOTTED: 8/28/2017 4:55 PM

NOTE:  
SIGNAGE IS REFERENCE ONLY

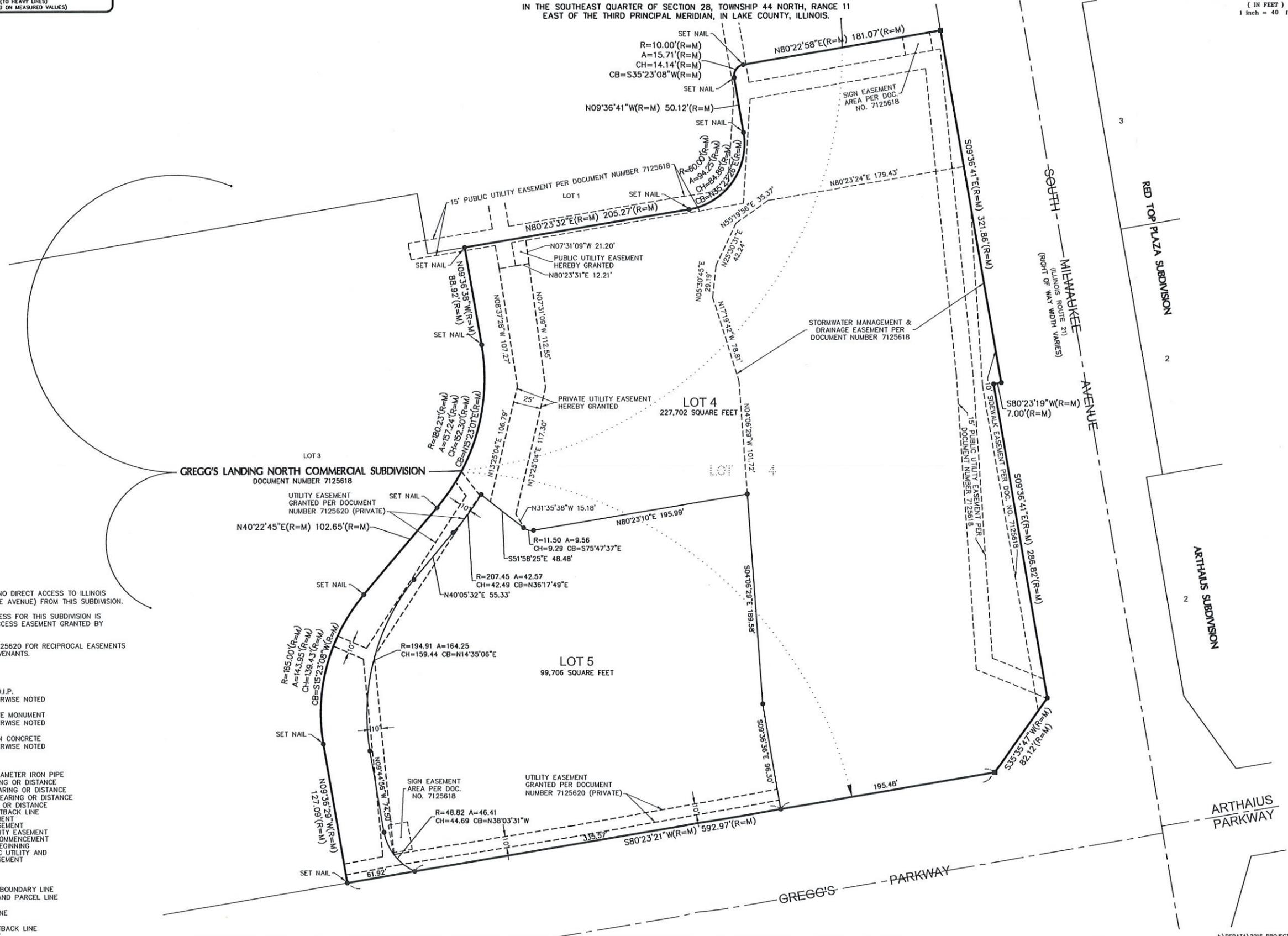




# FINAL PLAT OF SUBDIVISION GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1

IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

AREA SUMMARY	
GROSS	327,408 SQUARE FEET OR 7.516 ACRES
R.O.W. DEDICATION	0 SQUARE FEET OR 0 ACRES
NET AREA	327,408 SQUARE FEET OR 7.516 ACRES (10 HEAVY LINES) (BASED ON MEASURED VALUES)



- NOTES**
- THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 21 (MILWAUKEE AVENUE) FROM THIS SUBDIVISION.
  - INGRESS AND EGRESS FOR THIS SUBDIVISION IS PROVIDED BY THE ACCESS EASEMENT GRANTED BY DOCUMENT 7125620.
  - SEE DOCUMENT 7125620 FOR RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS.

- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
  - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
  - + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
  - (R) = RECORD BEARING OR DISTANCE
  - (M) = MEASURED BEARING OR DISTANCE
  - (C) = CALCULATED BEARING OR DISTANCE
  - (D) = DEED BEARING OR DISTANCE
  - B.S.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
  - ADJACENT LAND PARCEL LINE
  - LOT LINE
  - EASEMENT LINE
  - CENTERLINE
  - BUILDING SETBACK LINE
  - SECTION LINE

NO.	DATE	BY	REVISIONS	FC N/A	PC N/A	CHK BY DW	BOOK N/A	PG N/A
1	8-17-17	ITS						
2	8-23-17	ITS						
3	9-6-17	ITS						
4	11-20-17	ITS						

PROJECT	GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1 LOT 4 GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION
CLIENT	PINNACLE ENGINEERING GROUP 1880 W. BLOOMINGTON ROAD, SUITE 210 BROOKFIELD, WISCONSIN 53005

**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
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# FINAL PLAT OF SUBDIVISION GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1

IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ A/AN  
LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY  
DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE  
SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN  
SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY  
COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE  
AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE  
BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE  
LIMITS OF SCHOOL DISTRICT \_\_\_\_\_

DATED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF  
A.D., 20 \_\_\_\_\_

OWNER NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

BY: \_\_\_\_\_  
SIGNATURE

TITLE: \_\_\_\_\_  
PRINT TITLE

### NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID  
COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT  
\_\_\_\_\_  
(PRINT NAME), \_\_\_\_\_ (TITLE), OF  
SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME  
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH  
\_\_\_\_\_  
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED  
THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND  
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY  
COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF  
A.D., 20 \_\_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
(PRINT NAME)

### MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )SS

UNDER \_\_\_\_\_, AS MORTGAGEE

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_

AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY  
CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_  
DAY

OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE  
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT  
\_\_\_\_\_  
(TITLE) AND \_\_\_\_\_

(TITLE) OF \_\_\_\_\_ (COMPANY), WHO ARE  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE  
FOREGOING MORTGAGEE'S CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND  
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE  
USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF  
SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )SS

I, \_\_\_\_\_, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT  
GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL  
ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I  
FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE  
PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS THIS  
DAY OF \_\_\_\_\_, A.D. 2017.

LAKE COUNTY CLERK \_\_\_\_\_

### SURFACE WATER DRAINAGE STATEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL  
NOT BE CHANGED BY THE CONSTRUCTION OF ANY LOT IN THIS SUBDIVISION OR ANY PART  
THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE  
PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS  
INTO PUBLIC AREAS, OR DRAINS WHICH THE UNDERSIGNED HAS A RIGHT TO USE AND THAT  
SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED  
ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING  
PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

OWNER \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS \_\_\_\_\_

### PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VERNON HILLS,  
LAKE COUNTY, ILLINOIS AT A MEETING.

HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D.

SIGNED \_\_\_\_\_ CHAIRMAN ATTEST \_\_\_\_\_ SECRETARY

### VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )SS

THIS IS TO CERTIFY THAT I, \_\_\_\_\_ THE VILLAGE ENGINEER FOR  
THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D.

VILLAGE ENGINEER \_\_\_\_\_

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )SS

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE  
VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2017 A.D.

PRESIDENT \_\_\_\_\_

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

### VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )SS

I, TREASURER FOR THE VILLAGE OF VERNON HILLS, DO HEREBY CERTIFY THAT THERE ARE  
NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY  
DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF  
LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT VERNON HILLS, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D.

VILLAGE TREASURER \_\_\_\_\_

### PRIVATE UTILITY EASEMENT PROVISION

A NON-EXCLUSIVE PRIVATE UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO  
THE OWNER OF LOT 5 ('OWNER') AS HEREON PLATTED, THEIR HEIRS, SUCCESSORS AND  
ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED 'PRIVATE UTILITY  
EASEMENT' FOR WATER, STORM SEWER AND SANITARY SEWER SERVICE LINES AND  
APPURTENANCES THERETO, TO BE MAINTAINED BY THE OWNER OF LOT 5. FOLLOWING ANY  
WORK TO BE PERFORMED BY THE OWNER, IN THE EXERCISE OF THE EASEMENT RIGHTS  
GRANTED HEREIN, SAID OWNER SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT  
LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT  
SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY  
CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN  
ACCORDANCE WITH VILLAGE STANDARDS.

### PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE  
VILLAGE OF VERNON HILLS AND LAKE COUNTY PUBLIC WORKS (LCPW) AND THEIR  
RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW,  
EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN  
CONNECTION WITH THE UNDERGROUND TRANSMISSION, DISTRIBUTION AND/OR COLLECTION OF  
SANITARY SEWER AND WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS,  
ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED 'PUBLIC UTILITY  
EASEMENT' ('PUE') FOR PUBLIC UTILITIES.

THIS EASEMENT SHALL GRANT THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND  
EGRESS TO PUE EASEMENTS ON THIS PLAT, THE RIGHT TO CUT, TRIM OR REMOVE  
PAVEMENTS, TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO  
THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR  
ALL THESE PURPOSES.

NO PERMANENT STRUCTURES, UTILITIES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER  
GRANTEES' FACILITIES OR IN, UPON OR OVER EASEMENT, EXCEPT THAT THE MENARDS FENCE  
AND FENCE FOUNDATIONS SHALL BE ALLOWED TO CROSS THE EASEMENT AT A 90 DEGREE  
ANGLE.

THE LOCATION OF THE FACILITIES BY GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH  
OTHER PREVIOUSLY INSTALLED PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT  
USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPW.

IN THE EVENT THE GRANTEE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED,  
SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY,  
ANY REMOVED PAVEMENTS AND REESTABLISHING GRASS IN AFFECTED GRASSY AREAS.

### I.D.O.T. SIGNATURE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS  
DEPARTMENT OF TRANSPORTATION WITH RESPECT TO  
ROADWAY ACCESS PURSUANT TO §2 OF "AN ACT TO  
REVISE THE LAW IN RELATION TO PLATS," AS AMENDED.  
A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN  
THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS,  
DRIVEWAYS TO STATE HIGHWAYS" WILL BE REVIEWED BY  
THE DEPARTMENT.

ANTHONY J. OUGLEY, P.E.  
REGION ONE ENGINEER

### SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE VILLAGE OF VERNON HILLS, AND/OR REPRESENTATIVES THEREOF,  
TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO  
CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AT AURORA, KANE  
COUNTY, ILLINOIS.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2019

BY: \_\_\_\_\_  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
EXPIRES 11-30-2018

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE )SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED  
AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 4 IN GREGG'S LANDING NORTH COMMERCIAL, BEING A SUBDIVISION OF PART OF  
SECTIONS 28 AND 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2014 AS DOCUMENT  
7125518, IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY  
AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS  
SUBDIVISION IS WITHIN THE VILLAGE OF VERNON HILLS WHICH HAS ADOPTED AN OFFICIAL  
COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE  
OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED,  
AND THIS SITE FALLS WITHIN OTHER AREAS: ZONE X (AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP,  
MAP NUMBER 17097C0164K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_\_

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2019

BY: \_\_\_\_\_  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/2018

DATE	DT-12-17	PC N/A	BOOK N/A	PG N/A	BY
REVISIONS					
1.	EMAIL DATED 8-16-17				8-17-17 TFS
2.	EMAIL DATED 8-23-17				8-23-17 TFS
3.	N-HOUSE REVIEW				9-6-17 TFS
4.	LOT DIVISION EMAIL DATED 11-13-17				11-20-17 TFS

PROJECT	CLIENT
GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1 VERNON HILLS LOT 4 GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION	PINNACLE ENGINEERING GROUP 1800 W. ALTIMAR ROAD, SUITE 210 BROOKFIELD, WISCONSIN 53005

**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2651 GINGER WOODS PARKWAY, STE. 100  
PHONE: (630) 625-9109 FAX: (630) 625-9100 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: N/A

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