

ORDINANCE NO. 2019-020

AN ORDINANCE AMENDING ORDINANCE 2008-061 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE COOK MEMORIAL PUBLIC LIBRARY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Cook Memorial Library located at 701 Aspen Drive and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. To amend the Special Use Permit for a Planned Unit Development to allow an addition to the existing public building, commonly referred to as "The Cook Memorial Public Library District's Aspen Drive Library", located on lot 1 and to allow the expansion of a parking lot and related improvements on Lot 1 & 2 of the Cook Memorial Subdivision; and
2. Preliminary and final site and landscaping plan approvals and building elevations; and
3. Preliminary and final plat of easement approval for legally described property commonly known as Cook Memorial Subdivision; and

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

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
2. General compliance with the site plan and engineering drawings, consisting of eight pages (C101-C701), prepared by Product Architecture and Design, dated July 13, 2018.
3. General compliance with the plat of easement, prepared by Gewalt Hamilton, Associates; Inc. dated October 10, 2018.
4. General compliance with the landscape plan, consisting of six pages (L101-L301), prepared by Product Architecture and Design, dated November 6, 2018.

Said Plans are attached hereto as Exhibit B; and

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

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
2. Compliance with all ordinances and standards of the Village except as otherwise noted.
3. Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
4. The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.

WHEREAS, upon due notice and after a public hearing held on January 16, 2019 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 for property commonly known as Cook Memorial Library, 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 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 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 plat of easement 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.

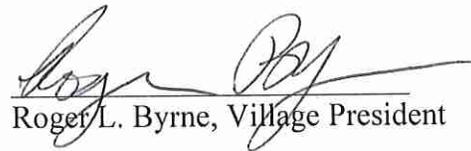
SECTION X ORDINANCE NUMBER This ordinance shall be known as Ordinance Number 2019-020.

Adopted by roll call vote as follows:

AYES: 6 – Brown, Schultz, Takaoka, Marquardt, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Oppenheim


Roger L. Byrne, Village President

PASSED: 02/19/2019

APPROVED: 02/19/2019

PUBLISHED IN PAMPHLET FORM: 02/19/2019

ATTEST: 02/19/2019

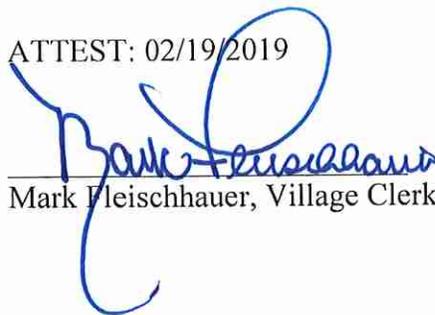

Mark Fleischhauer, Village Clerk



Exhibit A
Legal Description

**Exhibit B
Plans**

General Compliance with the following plans:

1. General compliance with the site plan and engineering drawings, prepared by Eriksson Engineering Associates; LTD, dated November 30, 2018.
2. General compliance with the landscape plan prepared by Product Architecture and Design, dated November 30, 2018.
3. General compliance with the building elevation drawings/color renderings, Product Architecture and Design, stamp dated January 9, 2019.
4. General compliance with the plat of easement, prepared by Gewalt Hamilton, Associates; Inc. dated October 10, 2018.

Exhibit C

AMENDED
DEVELOPMENT PERMIT
For
Cook Memorial Library

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
2. Compliance with all ordinances and standards of the Village except as otherwise noted.
3. Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
4. The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.