

ORDINANCE 2019-124

AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR 300 CENTER DRIVE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Home State Bank, owners of the property at 300 Center Drive, Vernon Hills, IL, filed an application requesting a variation from the Sign Code, Section 19-3(c)(7b)1 to allow a ground mounted sign to display 8 tenant panels rather than one tenant as permitted; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of June 25, 2019, after due notice thereof by publication, mailing and posting of the property; and

WHEREAS, The Zoning Board of Appeals having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from Section 19-3(c)(7b)1 to allow a ground mounted sign to display 8 tenant panels rather than one tenant as permitted; and

WHEREAS, The Committee of the Whole at its meeting on July 16, 2019, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of the variation; and

WHEREAS, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

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 Sign Code, as amended, a Variation from Section 19-3(c)(7b)1 to allow a ground mounted sign to display 8 tenant panels rather than one tenant is hereby approved subject to the following conditions:

1. The sign shall be in accordance with the application submitted by David Kerth on behalf of Home State Bank, 300 Center Drive, dated January 10, 2019; and
2. The sign shall be designed in accordance with the elevation drawings and site plan, consisting of two (2) pages, prepared by The Holland Design Group, Inc, dated January 10, 2019.

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

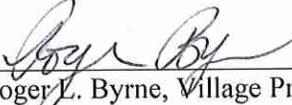
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2019-124.

Adopted by roll call vote as follows:

AYES: 7 – Brown, Schultz, Marquardt, Koch, Oppenheim, Takaoka, Byrne

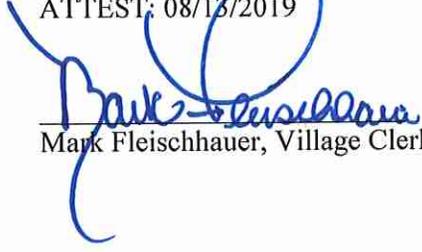
NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



Roger L. Byrne, Village President

PASSED: 08/13/2019
APPROVED: 08/13/2019
ATTEST: 08/13/2019



Mark Fleischhauer, Village Clerk

