

ORDINANCE 2019-125

AN ORDINANCE GRANTING APPROVAL OF ARCHITECTURAL ELEVATIONS, SITE AND LANDSCAPING TO ALLOW AN ADDITION AT BROOKDALE SENIOR LIVING, 145 NORTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Brookdale Assisted Living has petitioned the Village of Vernon Hills for approval of architectural elevations, site plan revisions and landscape revisions to allow a 2-story addition to their facility located at 145 N. Milwaukee Avenue; and

WHEREAS, the Vernon Hills Code of Ordinances, Appendix C, Zoning, Section 4.12 requires owners to seek approval from the Board of Trustees prior to architectural elevation changes, site plan revisions and landscape revisions of buildings and sites; and

WHEREAS, the Board of Trustees, having reviewed and considered the architectural elevations, site plan revisions and landscape revisions and at the Committee of the Whole meeting on June 20 and July 16, 2019, found that the plans sufficiently comply with the requirements and standards of the Code of ordinances and which, in its judgment, would justify it in granting approval of the proposal.

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 Code of Ordinances, as amended, approval of the architectural elevations, site plan revisions and landscape revisions to allow a 2-story addition to Brookdale Senior Living, 145 North Milwaukee Avenue is hereby granted.

SECTION II. Approval of the architectural elevations, site plan revisions and landscape revisions are subject to the following conditions:

1. Compliance with the color renderings and elevation drawings prepared by ESA Architecture, dated July 10, 2019, except that cementitious exterior panels as presented at the Village Board Committee of the Whole meeting on July 16, 2019 shall be used as the exterior wall covering. EIFS Cladding is not permitted. The building permit drawings shall be updated to show cementitious exterior cladding prior to issuance of building permit.
2. Compliance with the site plan prepared by Ingram Civil Engineering Group, dated May 9, 2019, subject to review and approval by the Village Engineering Technician.
3. Compliance with the landscape plan prepared by Grunk Engineering, dated May 9, 2019, subject to review and approval by the Village Landscape Technician.
4. Existing landscaping shall be restored and/or upgraded in compliance with Village requirements, subject to inspection by the Village landscape Technician.
5. Sidewalks, curbs, pavement and striping shall be repaired in accordance with Village requirements, subject inspection by the Village Engineering Technician.
6. The fence material is subject to review and approval by the Director of Community Development prior to installation.

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

SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2019-125

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

