

ORDINANCE NO. 2007 - 14

AN ORDINANCE GRANTING FINAL SITE AND LANDSCAPING PLAN APPROVALS FOR THE PROPOSED BUILDING ADDITION LOCATED AT 909 FOREST EDGE DRIVE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

WHEREAS, Richard Preves & Associates representing Baer Supply Company, in regard to properties legally described in Exhibit A, has petitioned the Village of Vernon Hills, pursuant to The Corporate Woods Annexation Agreement dated July 15, 1986, to approve the final site and landscaping plans for the proposed addition to an existing building located at 909 Forest Edge Drive.

WHEREAS, Baer Supply is proposing to construct a 32,738 sq ft addition on to south side of their existing office/warehouse building. The total square footage of the building when the project is completed will be 154,369 sq feet.

WHEREAS, no additional parking will be added to the site due to the existing number of parking spaces currently exceeding the parking requirement for CEP.

WHEREAS, the architecture plans and elevations for the addition will be consistent with the existing building.

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 Corporate Woods Annexation Agreement dated July 15, 1986 and the Vernon Hills Zoning Ordinance of 1982, as amended, the final site and landscaping plans and building elevations for the proposed addition to an existing building located at 909 Forest Edge Drive is hereby approved as presented in the plans prepared by Richard Preves & Associates P.C. consisting of a total of 15 pages with a revision date of 12/18/06, said plan packet includes the landscape plan prepared by Scheel & Associates Manhard Consulting, Inc. consisting of page L-1.0 with a revision date of 12/13/06, engineering plans prepared by Greengard inc. consisting of 5 pages with a date of 10/19/06, building elevations prepared by Richard Preves & Associates P.C. consisting of 3 pages dated 12/18/06 and color aerial, and elevations. Said final plans and color elevations are attached as Exhibits B and may be amended subject to the following conditions:

1. Final approval by the Village Engineer and Landscape Architect.
2. Compliance with all ordinances of the Village except as otherwise noted.
3. Compliance with the Technical Review responses in the letter from Kurt Schultz to John Kalmar dated December 18, 2006.
4. All trash and recycling enclosures will be kept indoors.
5. No storage or the staging of any products will occur outdoors as restricted by the Corporate Woods Covenants and Village Ordinances.

6. The two (2) signs existing site identification and directional signs located on the west side of the property adjacent to Forest Edge Drive appear to be non-conforming in that they do not meet the required setback. If these two signs are removed and structurally changed in any way other than changing the sign face, they shall be brought into compliance with the Village's Sign Ordinance.

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 2007-14.

Adopted by roll call vote as follows:

AYES: 7-Koch, Marquardt, Schultz, Schwartz, Williams, Hebda, Byrne

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Roger L. Byrne, Village President

PASSED: 2/06/2007

APPROVED: 2/06/2007

PUBLISHED IN PAMPHLET FORM: 2/07/2007

ATTEST:

Linda Pelletier, Village Clerk