

**ORDINANCE NO. 2007-41**

**AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROJECT COMMONLY KNOWN AS VERNON HILLS COMMUNITY BANK LOCATED AT THE INTERSECTION OF CENTER DRIVE AND LAKEVIEW PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.**

**WHEREAS**, Robert Bleck from Bleck & Bleck Architects and representing Libertyville Bank and Trust, in regard to project commonly known as Vernon Hills Community Bank and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Amend the Vernon Square Subdivision Agreement to allow Vernon Hills Community Bank and parking lot to be constructed on Lots 1, 2 & 9.
2. Approval of a Special Use Permit to allow a bank with a drive-thru facility.
3. Preliminary and final approval of the site and landscaping and architectural plans; and,

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

1. Site Dimensional and Paving Plan prepared by Manhard Consulting, Ltd, being Page 2 of 9 and dated May 2, 2007.
2. Landscape Plan prepared by Manhard Consulting, Ltd, being Page 5 of 9 and dated May 2, 2007.
3. Color Elevations consisting of 4 pages with a stamped Received Date of February 15, 2007.
4. Architectural, Structural, Mechanical, Electrical and Plumbing Plans prepared by Bleck & Bleck Architects consisting of the pages listed on page CS-1 and dated January 11, 2007 except that the petitioner shall use the same parking lot lights as currently exists throughout the development.

Said Plans are attached hereto as Exhibit B; and,

**WHEREAS**, upon due notice and after public hearing held May 9, 2007 and continued from time to time 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 and recommended approval to amend the Vernon Square Subdivision Agreement, approval of the special use permit to allow a bank with a drive-thru facility and approval of the site and landscaping and architectural plans for the proposed location, subject to certain conditions; and

**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 addresses the conditions in Sections 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 amendment of the Vernon Square Subdivision Agreement to allow Vernon Hills Community Bank and parking lot to be constructed on Lots 1, 2 & 9, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the terms and conditions as set forth in Exhibit C.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the special use permit to allow a bank with a drive-thru facility is hereby granted. The Special Use Permit is subject to the terms and conditions as set forth in the Development Permit attached in Exhibit C.

**SECTION III.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, preliminary and final site, and landscaping plan approvals for the entire site are hereby granted subject to the conditions listed below in Exhibit C.

**SECTION IV.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approval of the architectural plans are hereby granted subject to the conditions listed below 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 Opus North Corporation.

**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 2007-41.

Adopted by roll call vote as follows:

AYES: 4-Williams, Hebda, Koch, Marquardt

NAYS: 0-None

ABSENT AND NOT VOTING: 2-Schultz, Schwartz

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Roger L. Byrne, Village President

PASSED: 6/19/2007

APPROVED: 6/19/2007

PUBLISHED IN PAMPHLET FORM: 6/19/2007

ATTEST:

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Linda Pelletier, Village Clerk

EXHIBIT A  
Legal Description

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EXHIBIT B  
Plans

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EXHIBIT C  
Conditions of Approval

5. Submission of amended photometric plans prior to final approval by the Village Board.
6. Amendment of the Site Dimensional and Paving Plan to reflect the required median extension on Lakeview Parkway to prohibit southbound traffic from turning into the right in/out to the site subject to the engineers approval.
7. That the color of the ATM be in earth tone colors consistent with the building and the Building Commissioner shall review and approve the sign colors on the ATM.
8. All canopy luminaries for the drive-thru area shall be recessed into the canopy with no exposed lens.
9. General compliance with the Site Dimensional and Paving Plan prepared by Manhard Consulting, Ltd, being Page 2 of 9 and dated May 2, 2007.
10. General compliance with the Landscape Plan prepared by Manhard Consulting, Ltd, being Page 5 of 9 and dated May 2, 2007.
11. General compliance with the Color Elevations consisting of 4 pages with a stamped Received Date of February 15, 2007.
12. General Compliance with the Technical Review comments and response from Bleck & Bleck Architect dated December 18, 2006.
13. General compliance with the Technical Review responses from Manhard Consulting, Ltd dated January 31, 2007.
14. General compliance with the Architectural, Structural, Mechanical, Electrical and Plumbing Plans prepared by Bleck & Bleck Architects consisting of the pages listed on page CS-1 and dated January 11, 2007 except that the petitioner shall use the same parking lot lights as currently exists throughout the development.
15. Compliance with all ordinances and standards of the Village except as otherwise noted.
16. Modification of the subdivisions agreement and Lot 1 to expand the ingress, egress and utility easement to include the new entrance location on Lot 1. All conditions from the original development shall be the same. Said modification of the Agreement and plat of easement for Lot 1 shall be completed prior to issuance of a certificate of occupancy for the building.

17. The maximum size of the monument sign shall be 50 square feet and shall be constructed pursuant to the Sign Ordinance.
18. The parking lot lighting standards shall be consistent with the existing poles within the development **OR** consistent with the standard Sternberg Ripon Fixture as setforth in the letter from Robert Bleck – Bleck & Bleck Architects with a stamped received date of June 11, 2007