

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-044**

**AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 19, SIGNS, OF
THE VERNON HILLS CODE, FOR THE TWO UNIT COMMERCIAL BUILDING
LOCATED AT 700 TOWNLINE ROAD**

WHEREAS, the Village of Vernon Hills received a petition by Neon Art LLC, on behalf of Ceragem, lessee, requesting variations from Chapter 19, Signs, of the Vernon Hills Code, associated with the signage proposed for the two unit commercial building located at 700 Townline Road, legally described herein; and

WHEREAS, the sign variations required to display the proposed signage for Unit 200 are necessary, in part, due to the existing sign configuration for Unit 100. Specifically, the signage for Unit 100 has historically been displayed on the south frontage of Unit 200, though no formal approval has previously been granted to allow this configuration; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on March 6, 2024; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in Exhibit A (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole, having considered the Planning and Zoning Commission report and recommendation at its meeting on March 19, 2024, found that sufficient facts were presented which, in its judgment, would justify approving the variations referenced herein.

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 1. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. The following variations from Chapter 19, Signs, of Village of Vernon Hills Code, are hereby granted for the property located at 700 Townline Road (Units 100 and 200), Vernon Hills, Illinois, legally described in Section 3 of this Ordinance, as required by Section 21.5 (Variations), as described in the application by Neon Art LLC, dated February 13, and illustrated on the sign package by Neon Art LLC, last revised March 14, 2024, attached hereto as Exhibit B:

1. Section 19.3c(6)a, to permit a wall sign for unit 100 to be displayed on the south elevation of unit 200;
2. Section 19.3c(6)a, to increase the maximum allowable sign area from 100.0 sq ft to 184.00 sq ft, to allow both tenant spaces to display signs on the south elevation of unit 200; and
3. Section 19.3c(6)a, to permit a second wall sign on the west elevation of unit 200 to be installed on the canopy above the unit entrance.

SECTION 3. The variations granted in Section 2 of this ordinance shall apply to the property legally described below:

LOT 3 IN THE RESUBDIVISION OF LOTS 5, 8, AND 9 IN HAWTHORN CENTER BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBIDIVION RECORDED AUGUST 22, 1980 AS DOCUMENT 2074279, IN LAKE COUNTY, ILLINOIS.

PIN: 11-33-401-015

SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 8. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2024-044.

Adopted by roll call vote as follows:

AYES: 6 – Forster, Oppenheim, Marquardt, Schenk, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka



Roger L. Byrne, Village President

PASSED: 04/02/2024

APPROVED: 04/02/2024

ATTEST: 04/02/2024



Kevin Timony, Village Clerk

Ordinance 2024-044

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EXHIBIT A

Planning and Zoning Commission Report

Sign Variations – 700 Townline Road

Bibibop and Ceragem

Planning and Zoning Commission – Meeting Minutes
March 6, 2024 - 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30 PM.

Attendance: Chairman Morris, and Commissioners Heidner, Lis, Nabat, and Smith were present. Commissioners Cotton and Fluno had given prior notice of their absence.

Also attending: Andrew Jennings, Director of Community Development.

II. General Public Comment

No one from the public came forward to speak.

III. Items for Review

Chairman Morris called for the opening of the following public hearing:

1. Public Hearing for Case #2024-03. A petition filed by Anton Paar, contract purchaser, requesting approval of variations from Appendix C, Zoning, of the Vernon Hills Code, Article 19, Off-Street Parking and Loading, and the Corporate Woods RPUD regulations, to reduce required parking and parking stall dimensions, in accordance with the procedures in Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 21.5

Subject Property: 600 Hickory Hill Drive, zoned B-P, Business Park District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the project team were sworn in: Jorge Gonzalez (Anton Paar), Karl Heitman (Heitman Architects), Kevin Shaffer (Haeger Engineering), and Xopher Pollard (Heitman Architects).

Director Jennings provided an introduction of the background of the petition. New buildings in the Corporate Woods do not require Planning and Zoning Commission review unless there is a special use or variation. In this case, variations related to required parking and parking stall dimensions were observed during technical review. Staff has added the site plan and appearance review because staff inferred that it would be required along with the variations. He noted that the variation quantity in the motion (67 stalls) is incorrect and should read 65 stalls.

Mr. Gonzalez provided an introduction of the business. Anton Paar is an Austrian company that develops and manufactures scientific instruments in a wide range of industries. He provided an example of supporting soft drink companies with instruments that test for sugar content and dissolved CO₂. They also work with state DOTs to ensure asphalt meets elasticity standards. The US subsidiary of the company decided to split into four regions in 2019. The Midwest

region is based in Vernon Hills and has 15 employees, 12 of which are based in the office. They've decided to build their own office for equipment demonstrations and customer support.

Mr. Heitman presented the design of the building. It's a precast concrete building with design features similar to the Austrian building, including a sloped entry and sloped glazing on the front stairway. They are building on an existing parking lot, which allows them to preserve the green space. There is a patio on the west side that connects to the café. The second floor is for future expansion. Most of the space is for demonstration labs and tech labs.

He displayed the east elevation, noting that the dock on the north end is recessed. He displayed the west elevation, stating that it faces an existing pond. Half of the pond is on the property of the western neighbor. North of the kitchen there is a parts warehouse that takes up a portion of the first floor.

Mr. Heitman displayed the site plan. He highlighted the dock, which is set deep into the rear of the building so that trucks in the dock are screened by the building. He added that they have very light truck use. He displayed the first floor plan, stating that there is a large training room in the center with labs on the east and west. The second floor would be on the front two-thirds of the building and mostly vacant at first. The rear third of the building would be occupied by the high ceiling parts warehouse.

He referred to the landscape plan. They are using a variety of native materials to complement the existing landscaping around the pond. He displayed a sample of the interior renderings.

Commissioner Heidner requested a review of the parking variations. Director Jennings explained that the code required 85 stalls. Based on the projection of demand provided by the petitioner, they believe a reasonable worst-case scenario requires 52 stalls (including 20 visitors and/or trainees). The site plan shows 65 stalls. They have additional land area to expand the parking.

Commissioner Heidner requested more information on the parking stall dimension variation. Director Jennings explained that the petitioner and staff found the 20 foot depth requirement in the code and RPUD during technical review. Parking lots are typically built at 18.5 feet including the existing lot on the property.

Commissioner Lis asked whether the quantity of 32 employees and 20 guests was for the full build-out including the second floor space. Mr. Gonzalez confirmed that they would have space for approximately 30 employees and added that many employees travel. They expect to be within the 50-60 maximum capacity including visitors.

Commissioner Heidner asked whether the fire district had a concern with the lack of a fire lane around the building. Director Jennings stated that they had a concern on the first review, but the company provided information about the materials that would be stored. The fire district would approve the current design.

In response to a question from Commissioner Heidner, Mr. Heitman confirmed that the trash is kept inside and would be removed through the dock. Commissioner Heidner asked what size trucks they would have. Mr. Heitman stated that they have full size 53 foot trailers.

Commissioner Heidner asked whether the facility used hazardous or volatile chemicals. Mr. Gonzalez indicated that they have small quantities of ethanol kept in cabinets in the lab.

Chairman Morris asked why the site couldn't accommodate 20 foot parking spaces. Mr. Heitman stated that the combined width of the drive aisle and stalls is 60 feet, which is typical. They are trying to reduce impervious area and maintain green space. All of the stalls have overhang capabilities (no head to head) but the Village code doesn't count overhang space.

Chairman Morris stated that vehicles are frequently larger, as compared to past design trends, regardless of whether 18.5 foot stalls are common. The F150 pickup is 17 to 20 feet, depending on the options selected. A full size F150 can be up to 24 feet. He asked how the plan geometry would work.

Mr. Shaffer explained that they are maximizing the use of space north to south. The building would get smaller if those stalls got bigger. They have no head to head parking, so all stalls have overhang potential, which is factored into the dimension in many municipalities. The perimeter stalls can accommodate a 20.5 foot vehicle. The north-south drive aisle also exceeds the code minimum to allow more space for truck maneuvering.

Commissioner Lis asked whether they could stripe the stalls so that the aisle is 24 feet. Mr. Shaffer stated that they want to encourage drivers to pull farther into the space. Commissioner Lis asked what type of curb they were using, and Mr. Shaffer replied it is a B6/12. Most cars can clear a 6 inch curb.

Chairman Morris asked what would be located within the round area between the driveways. Mr. Shaffer replied that it is green space within the required front setback.

In response to a question from Chairman Morris, Mr. Shaffer confirmed that the pond is half on the subject lot and half on the lot to the west.

Chairman Morris asked for additional discussion of landscape plan. Mr. Heitman explained that they are using native plants with a variety of deciduous trees. The pond edge would be natural and the green space by the street would provide an attractive front lawn.

Chairman Morris asked whether the east strip would be sprinklered. Mr. Heitman said they are using drought tolerant plants.

Commissioner Heidner asked whether staff had reviewed the landscape plan and Director Jennings confirmed that public works had reviewed it. Commissioner Heidner noted that the plan doesn't seem to include evergreens. Director Jennings indicated that the boxwoods are considered to be evergreens.

Commissioner Lis asked who maintains the pond. Director Jennings stated that Corporate Woods maintains the ponds.

PUBLIC NOTICE

Chairman Morris noted that public notice requirements had been met.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner's responses to the Standards of Section 21.5 were included in the staff report, and would be part of the record for the Commission's recommendation if there was no objection.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 7:55 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris requested additional comments and questions from the Commission.

Commissioner Heidner appreciated the effort to maintain green space instead of paving it. He thought the building was well done, with a focus on design rather than just putting up four walls.

Chairman Morris concurred that the architecture was attractive. He informed the petitioner that he has an issue with parking, and believes that ordinances in general have not kept up with vehicle size trends. He would vote against the parking variance as a general statement on parking regulations, and is not opposed to the project moving forward.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the variation petition in the staff report. Commissioner Heidner seconded the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the Following Variations from Section 19, Off Street Parking and Loading, Appendix C, Zoning, of the Vernon Hills Code, as required by Section 21.5 (Variations), for the proposed development at 600 Hickory Hill Drive, described in the application by Anton Paar, dated February 7, 2024, and illustrated on the Geometric Site Plan (C4.0) by Haeger Engineering, dated December 20, 2023:

1. Approval of a variation from Section 19.6 to reduce required parking from 85 stalls to 65 stalls;
2. Approval of a variation from Section 19.8.8 to reduce the required length of a parking stall from 20.0' to 18.5'.

AYES: Heidner, Lis, Nabat, Smith

NAYS: Morris

ABSENT: Cotton, Fluno

Motion approved (4-1, with 2 absent).

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the site plan petition in the staff report. Commissioner Lis seconded the motion.

Commissioner Smith referred to the photometric plan. He noted that light level in the northwest corner was higher and appears to spill over to the west. By comparison the east side doesn't have the same issue. It doesn't go over property line but it extends past the parking lot. Mr. Heitman agreed that they could look into solutions. Chairman Morris asked if Commissioner Lis would agree to an amendment to the motion to include a condition of approval to address light spillage.

Recommend Approval of the Preliminary and Final Site Plan, landscape plan, and architectural approval, for the proposed development of the property located at 600 Hickory Hill Drive, Vernon Hills, Illinois, in accordance with Chapter 16, Article IV, and Appendix C, Section 4.12, as described in the application by Anton Paar, dated February 7, 2024, as illustrated on the following plans and exhibits:

- Project Narrative by Heitman Architects
- Anton Paar background information letter
- Engineering Plans by Haeger Engineering, last revised December 20, 2023
- Landscape Plan by Gary R. Weber Associates, Inc., last revised January 29, 2024
- Material Palette by Gary R. Weber Associates, Inc., dated February 29, 2024
- Photometric Plan by Heitman Architects, dated February 1, 2024
- Architectural Plans by Heitman Architects, dated February 1, 2024
- Light fixture cut sheet, KSA Lighting, D-Series luminaire

And with the following condition of approval:

1. The photometric plan shall be reviewed at permit, particularly with respect to light spillage at the northwest corner of the building.

AYES: Heidner, Lis, Nabat, Smith, Morris

NAYS: none

ABSENT: Cotton, Fluno

Motion approved (5-0, with 2 absent).

THE PUBLIC HEARING WAS CLOSED AT 8:00 PM.

Chairman Morris called for the opening of the following public hearing:

2. Public Hearing for Case #2024-04. A petition filed by Neon Art LLC, sign contractor for Ceragem, lessee, requesting variations from the requirements of Chapter 19, Signage, of the Village Code per Section 21.5 of the Zoning Code.

Subject Property: 700 E. Townline Road, Suite 200, Zoned B-1, General Business District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the project team were sworn in: Michael Shin, Neon Art, sign contractor.

Director Jennings provided an introduction of the background of the petition. A façade renovation package was reviewed and approved by the Board roughly two years ago. The elevation drawings associated with the approved façade project included signs in this configuration, with both units displaying signage on the south wall. The building had signage in that configuration for approximately 10 years without a variation. The sign code doesn't permit a sign to be located off of the unit. The premises in the sign code is the frontage of the unit; a tenant can't display signage on another tenant's space. The building has a variation to allow a two-panel monument sign, and it is not clear why the wall signage wasn't addressed. The history likely explains why the property manager allowed Bibibop to install signage on the south wall.

Chairman Morris asked whether the subject location was included in the Hawthorn Mall PUD. Director Jennings stated that the building is outside of the PUD.

Commissioner Heidner asked which unit was closest to Route 60. Director Jennings explained that the Ceragem unit is the south unit. If not for the prior placement of the Bibibop sign, the Ceragem sign on the south wall would not require a variation.

Mr. Shin introduced the request. He explained that Ceragem is a chain from Korea that sells massage chairs that is trying to expand to the US. The overseas corporate office provided him the typical sign package.

They request a sign on the south elevation because it is the Ceragem unit. It is vital for business identification as customers enter the mall.

Commissioner Heidner noted that the west sign says "lounge" while the south sign doesn't. He said that it looks confusing, as though Ceragem is the parent company for Bibibop. He suggested adding lounge to the sign.

Mr. Shin referred to the proposed canopy sign on the west elevation, which includes the word lounge. The business model is similar to a mattress store, with models available. Commissioner Heidner asked for clarification on the nature of the business. Mr. Shin confirmed that it is a massage chair showroom.

Chairman Morris asked whether the Los Angeles location included spa services. Mr. Shin knows that it is larger, but he is not that familiar with it. He explained that the subject unit is large, and he assumes that they want the lounge so customers can try the chairs.

Commissioner Smith asked staff for clarification as to whether the condition, with two signs on the south elevation, existed for ten years without a variance. Director Jennings confirmed that he

did not find a record of a variance. Commissioner Smith asked whether there was a difference from the previous sign display, and Director Jennings stated that both tenants were new.

Commissioner Smith asked whether the word “lounge” could be added. Director Jennings explained that the total sign area is based on the backer board size. “Lounge” could be added if the backer board stayed the same size.

Commissioner Heidner stated that the signs don’t have a similar appearance. The previous tenants had similar signs, white on a red background. These signs have different colors. Mr. Shin stated that the sign has their corporate colors and matched the Glenview location.

Chairman Morris asked how the sign is lit. Mr. Shin stated that it is a typical internally lit channel letter sign mounted on panel.

Commissioner Nabat asked whether the orange band on the building would remain. Director Jennings stated that it was part of the façade approval previously requested by Bibibop and the property manager.

In response to Chairman Morris, Director Jennings confirmed that the monument sign faces Townline Road and not Mall Drive.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings confirmed that the notice requirements were met and no responses were received.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner’s responses to the Standards of Section 21.5 were included in the staff report, and would be part of the record for the Commission’s recommendation if there was no objection.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 8:13 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris requested additional comments and questions from the Commission.

Commissioner Heidner referred to Standard 1 from the staff report, which says that the unit would typically be able to display the sign without a variation. Director Jennings stated that the Bibibop sign has already been installed. The total sign area for both signs would exceed the maximum permitted sign area. He added that if the variation moves forward, the ordinance should be drafted to include both units for clarity.

In response to Chairman Morris, Director Jennings confirmed that the “coming soon” banners were temporary and would be removed.

Commissioner Smith asked for confirmation of the sign area calculation on the west and south elevations. Director Jennings explained that the west elevation would comply in terms of area, but the south unit needs a variation to display a second sign.

In response to Commissioner Nabat, Director Jennings confirmed that the “coming soon” banner on the west elevation would be replaced with a permanent sign. Director Jennings noted that the main Ceragem sign on the west complies with the code and a permit has been issued.

Commissioner Heidner did not have a concern with the canopy sign, but was not in favor of the tagline text below it.

In response to Commissioner Nabat, Mr. Shin said that the tagline text is “Relax, Recharge, and Repeat.” He added that the text is 5.9” and probably four feet above the door. Commissioner Heidner agreed it would be difficult to read.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion in the staff report. Commissioner Lis seconded the motion. Commissioner Heidner asked whether both variations would be addressed in a single motion. Chairman Morris confirmed that was the motion that had been made.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 700 Townline Road, Unit 200, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Neon Art LLC, dated February 16, 2024, and illustrated on the Ceragem Signage Exhibits by Neon Art Sign Company, dated January 24, 2024:

- a. Section 19.3c(6)a, to increase the maximum allowable sign area from 100.0 sq ft to 184.00 sq ft, to allow both tenant spaces to display signs on the south elevation; and
- b. Section 19.3c(6)a, to permit a second wall sign on the west elevation to be installed on the canopy above the unit entrance.

AYES: Lis, Nabat, Smith, Morris

NAYS: Heidner

ABSENT: Cotton, Fluno

Motion approved (4-1, with 2 absent).

THE PUBLIC HEARING WAS CLOSED AT 8:20 PM.

IV. Approval of Minutes

Chairman Morris requested a review of the revisions to the draft minutes of the January 31st meeting prior to a vote. Director Jennings described corrections that had been made following the distribution of the packet, including several typos and Commissioner Cotton appearing to vote twice on the second motion for Case 2024-02 (Yard House petition). Chairman Morris referred to the standing motion to approve the minutes of the January 31, 2024 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Heidner. All were in favor by a voice vote (5-0, 2 absent).

V. Development Review

Director Jennings provided updates on the following items:

- Ace Pickleball: He explained that Picklemall had elected not to expand in the area, and the owner had found a similar operator. The Committee of the Whole (COW) met March 5th and agreed that the changes proposed to the Picklemall Special Use by Ace Pickleball were minor. The franchisee operates one location in New Jersey. This would be their second.
- Pure Barre. A use conversion certificate has been requested. The COW reviewed it March 5th and was in favor. No special use is required.
- Tapville Social is a self-pour tap that operates at several malls in the area. They have been in front of the COW several times since a new liquor license class will be needed. In response to Commissioner Nabat, Director Jennings stated that the open carry of alcohol would be limited to the indoor common areas of the mall.
- Yard House permit is under review.
- American Hotel Register building demolition will begin soon. In response to questions from the Commission, he explained that the property had been bought by a new development group that plans to keep only the south warehouse building.

In response to a question from Chairman Morris, Director Jennings said that Perry's Steakhouse is targeting an April 15th opening.

Commissioner Lis referred to the Anton Paar hearing, and asked why the Village doesn't like overhangs in parking stalls. Director Jennings was not sure, but thought it has been in the code for a long time.

In response to a question from Chairman Morris, Director Jennings said there are no upcoming hearings scheduled. There is bank, Wells Fargo, in technical review but it won't require Planning and Zoning Commission review since it was pre-approved in the Melody Farm PUD.

VI. Adjournment

With no further items on the agenda, Chairman Morris made a motion to adjourn, seconded by Commissioner Heidner. The motion was approved by a voice vote.

The meeting adjourned at 8:29 PM.

Respectfully submitted,

Andrew Jennings
Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

Approval Date

Chairman Morris

Secretary Heidner

EXHIBIT B

Plans and Exhibits (Sign Variations)

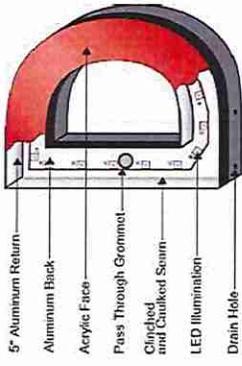
Sign Variations – 700 Townline Road

Bibibop and Ceragem

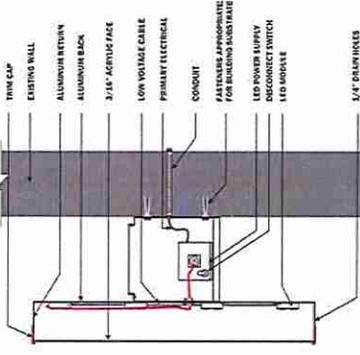
South elevation: Variation required

Front-Lit Channel Letters on MaxMetal Backer

Total SQ FT 75.4'



FRONT VIEW



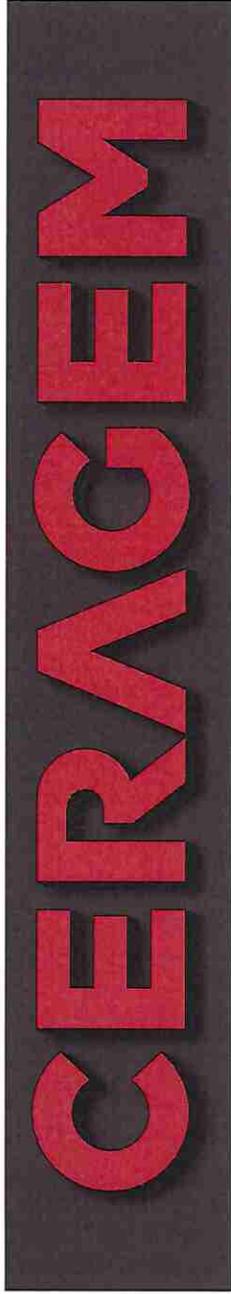
Standard Face Lit - LED Illuminated w/ Raceway

Sign Specs

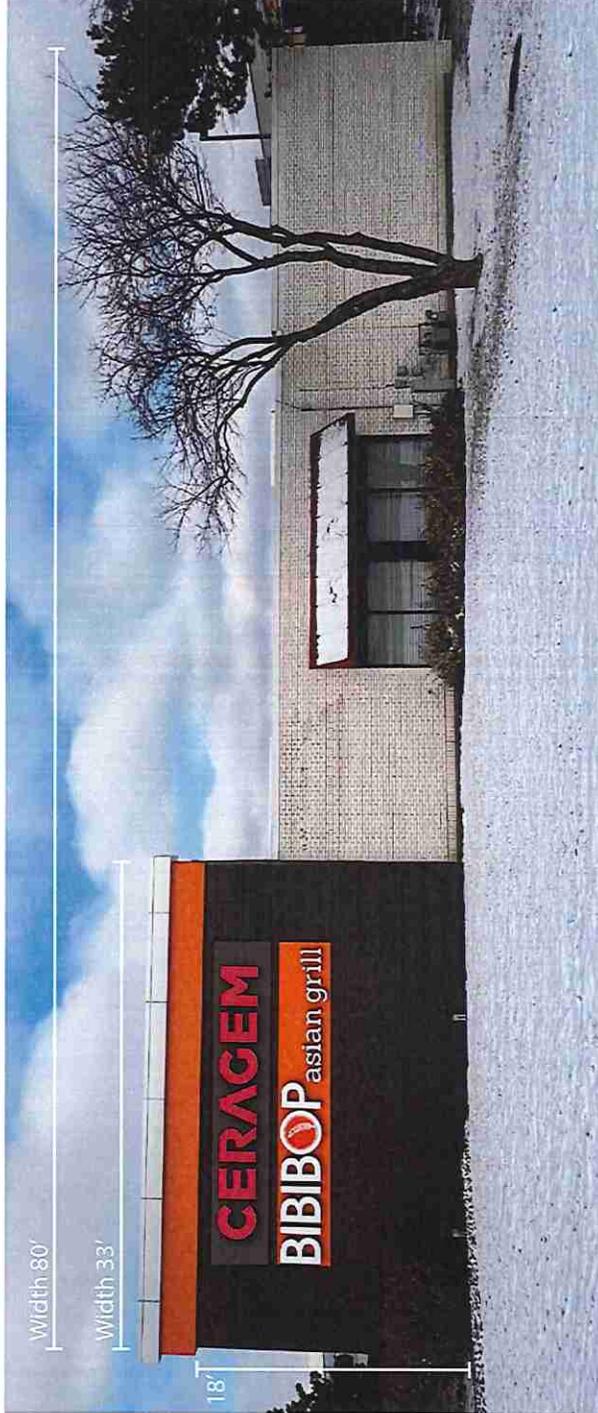
Face Material	1/8" Acrylic
Face Color	Red
Trim Color	Black
Back Material	.040 Alum
Return Material	.040 Alum
Return Width	3.5"
Return Color	Black
LED Color	White
Raceway Color	N/A



Underwriters Laboratories, Inc.



Dimensions are estimations. Pending site survey



4752 N Avers Ave
Chicago, IL 60625
Tel: (847) 508-9907
Website: neonartchicago.com
Phone: (773) 588-5883
Neonartchicago@gmail.com

Client: Ceragem Lounge

Date: 01/24/24

Address: 700 E Townline Rd

City: Vernon Hills, IL 60061



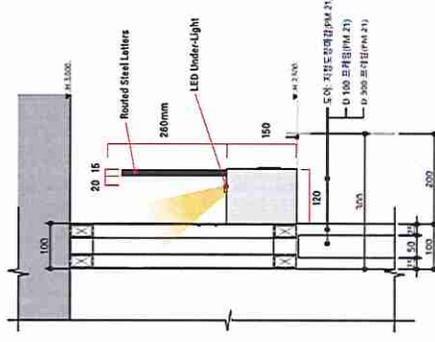
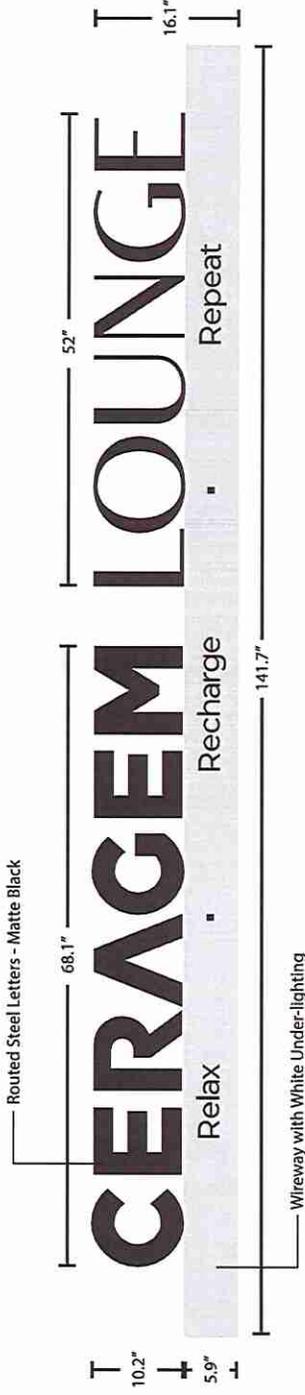
This drawing is the property of Neon Art Sign Company. No reproductions or exhibits are permitted without the express written consent of Neon Art Sign Company. An assessment of up to \$2,500 will be charged for any misuse of this drawing. By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. I also understand that color reproductions on this print are approximate and may not match.

X

Additional canopy sign (variation required)

Routed Steel Letters on Wireway w/ Under-Lighting

Total SQ FT 15.8'

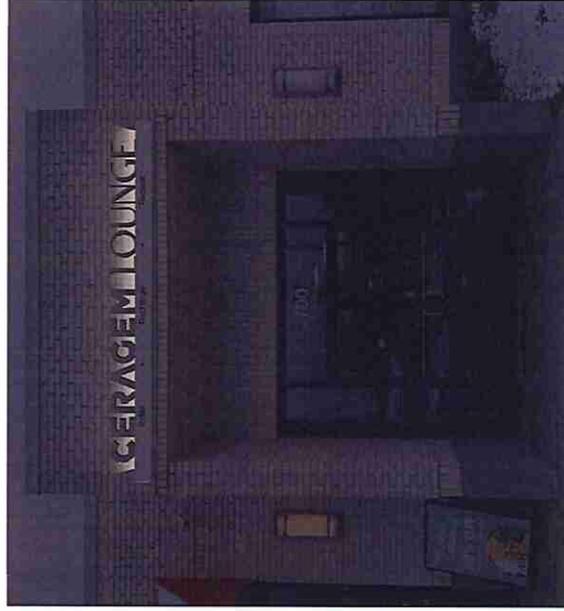


Sign Specs

Face Material	Steel
Face Color	Black
Trim Color	N/A
Back Material	Steel
Return Material	Steel
Return Width	3mm
Return Color	Black
LED Color	White
Raceway Color	Silver



Underwriters Laboratories, Inc.



This drawing is the property of Neon Art Sign Company. No reproductions or exhibitions are permitted without the express written consent of Neon Art Sign Company. An assessment of up to \$2,500 will be charged for any misuse of this drawing. By signing this drawing, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling, and all other representations herein. I also understand that color reproductions on this print are approximate and may not match.



Client: Ceragem Lounge
 Date: 01/24/24
 Address: 700 E Townline Rd
 City: Vernon Hills, IL 60061

4752 N Avers Ave
 Chicago, IL 60625
 Tel: (847) 508-9907
 Website: neonartchicago.com
 Phone: (773) 588-5883
Neonartchicago@gmail.com



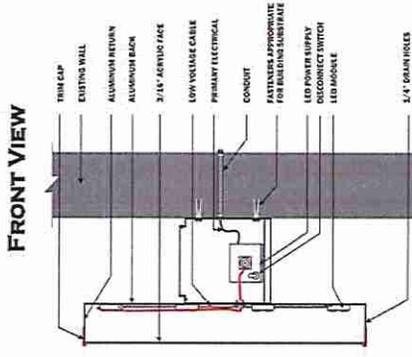
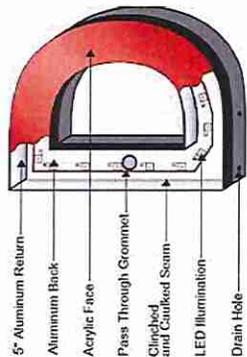
Primary sign (approved, no variation required)

Front-Lit Channel Letters - Flush Mounted

CERAGEM

21.6" | | 12'

Total SQ FT 21.6'



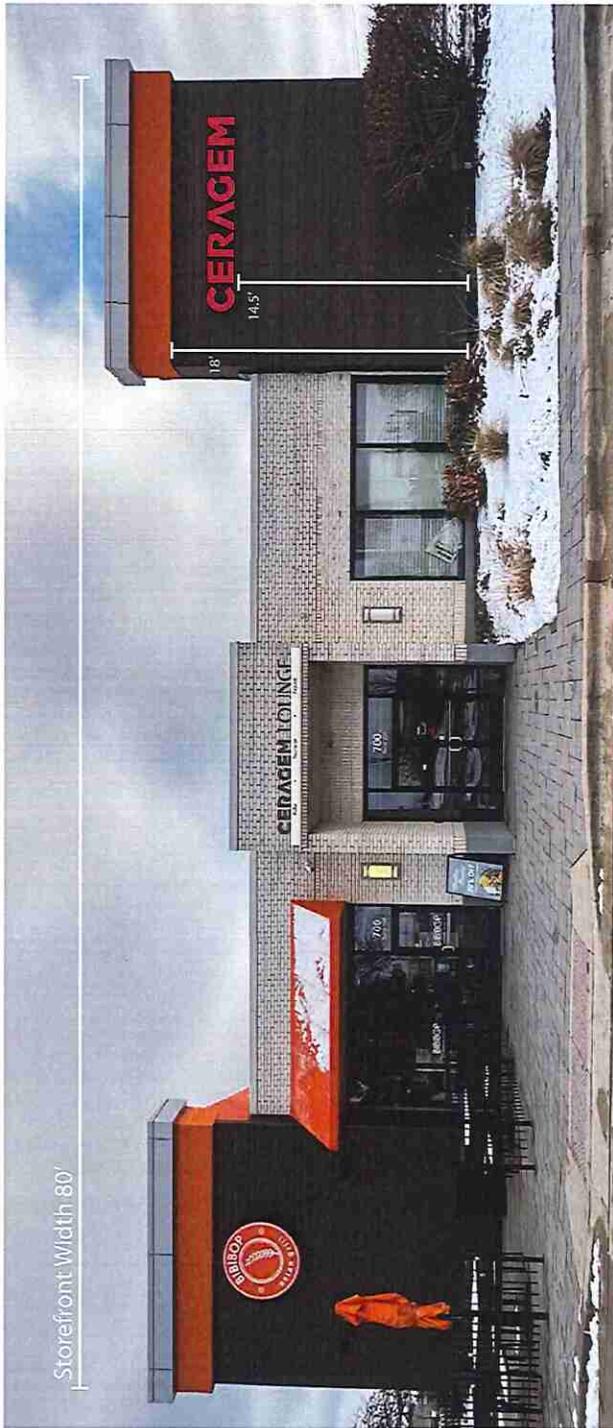
Standard Face Lit - LED Illuminated w/ Raceway

Sign Specs

Face Material	1/8" Acrylic
Face Color	Red
Trim Color	Black
Back Material	.040 Alum
Return Material	.040 Alum
Return Width	3.5"
Return Color	Black
LED Color	White
Raceway Color	N/A



Underwriters Laboratories, Inc.



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Neonartchicago@gmail.com

Client: Ceragem Lounge
Date: 01/24/24
Address: 700 E Townline Rd
City: Vernon Hills, IL 60061



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X

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-044

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE
VERNON HILLS CODE, FOR THE TWO UNIT COMMERCIAL BUILDING LOCATED AT
700 TOWNLINE ROAD

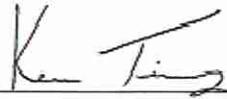
THE 2nd DAY OF APRIL 2024

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
2nd day of April, 2024

AFFIDAVIT OF SERVICE

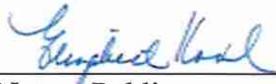
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2024-044 AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE VERNON HILLS CODE, FOR THE TWO UNIT COMMERICAL BUILDING LOCATED AT 700 TOWNLINE ROAD TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 2, 2024 TO APRIL 12, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF APRIL 2024



Notary Public

