

**VILLAGE OF VERNON HILLS  
ORDINANCE 2024-073R**

**AN ORDINANCE AMENDING ORD. 2022-097, WHICH APPROVED PLANS  
FOR THE REDEVELOPMENT OF 890 MILWAUKEE AVENUE**

**WHEREAS**, the Village of Vernon Hills approved Ordinance No. 2022-097 on September 6, 2023, granting site plan, landscape plan, and architectural approvals related to the redevelopment of the building located at 890 Milwaukee Avenue as a multi-tenant structure; and

**WHEREAS**, Vernon 890 LLC subsequently submitted a petition to modify the previously approved plans to incorporate changes requested by contract lessee, CAVA, approved through Ordinance 2023-084; and

**WHEREAS**, CAVA has submitted a request for a minor modification to the exterior appearance approved through Ordinance 2023-084, specifically to use a lighter paint color on all three elevations of the subject unit; and

**WHEREAS**, the Village Board having considered the request at its meeting on May 21, 2024, agrees that the amendment to Ordinance No. 2022-097 as requested would be appropriate.

**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.** Exhibit B, Amended Development Permit for 890 Milwaukee Avenue, of Ordinance No. 2022-097, further amended by Ordinance 2023-084, is hereby amended to include the following documents, submitted by CAVA, dated April 30, 2024, attached hereto as **Exhibit A**:

- Sheet 1: Photograph showing proposed exterior paint color with approved color on East and South Elevations (includes paint sample, Sherwin Williams Alabaster, SW7008)
- Sheet 2: Photograph altered to show proposed exterior paint color on East and South Elevations

**SECTION 3.** Sections of Ordinance No. 2022-097 not expressly amended by this Ordinance are hereby reaffirmed. The revised plan set, dated April 30, 2024, shall amend the plans referenced in Ordinance 2022-097, as amended by Ordinance 2023-084, only as specified.

**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 2024-097R.

Adopted by roll call vote as follows:

AYES: 5 – Schenk, Marquardt, Oppenheim, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Forster, Takaoka

  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 05/21/2024

APPROVED: 05/21/2024

ATTEST: 05/21/2024

  
\_\_\_\_\_  
Kevin Timony, Village Clerk



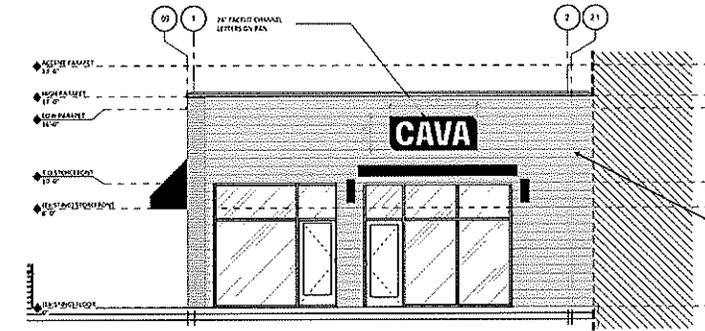
**EXHIBIT A**

**Exterior Paint Colors, 890 N. Milwaukee Avenue, Unit 100**

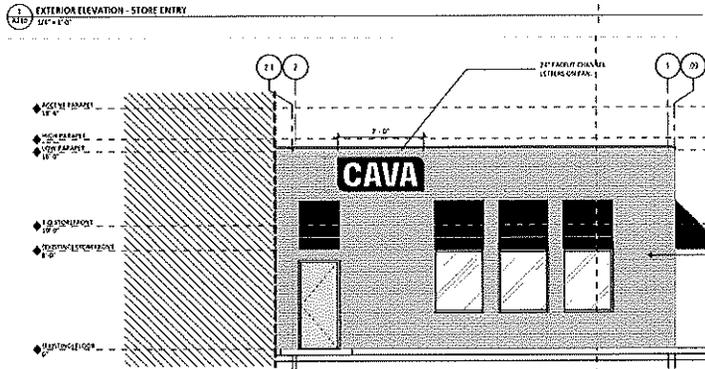
**Amendment to Exhibit B of Ordinance 2022-097 (as previously amended by  
Ordinance 2023-084)**

CAVA  
 VERNON HILLS, IL  
 PROPOSED EXTERIOR PAINT COLOR

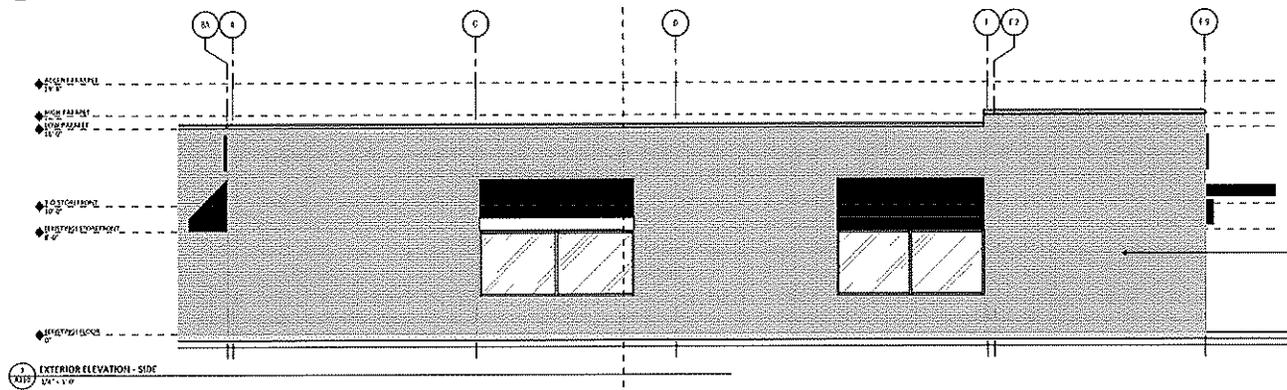
**SW 7050**  
**Useful Gray**  
 Interior / Exterior  
 Locator Number: 246-C1



PROPOSED PAINT COLOR:  
 SHERWIN WILLIAMS 7050  
 USEFUL GRAY



PROPOSED PAINT COLOR:  
 SHERWIN WILLIAMS 7050  
 USEFUL GRAY



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 SHERWIN WILLIAMS 7050  
 USEFUL GRAY

CAVA  
VERNON HILLS, IL  
PROPOSED EXTERIOR PAINT COLOR

SW 7050  
**Useful Gray**  
Interior / Exterior  
Locator Number: 246-C1

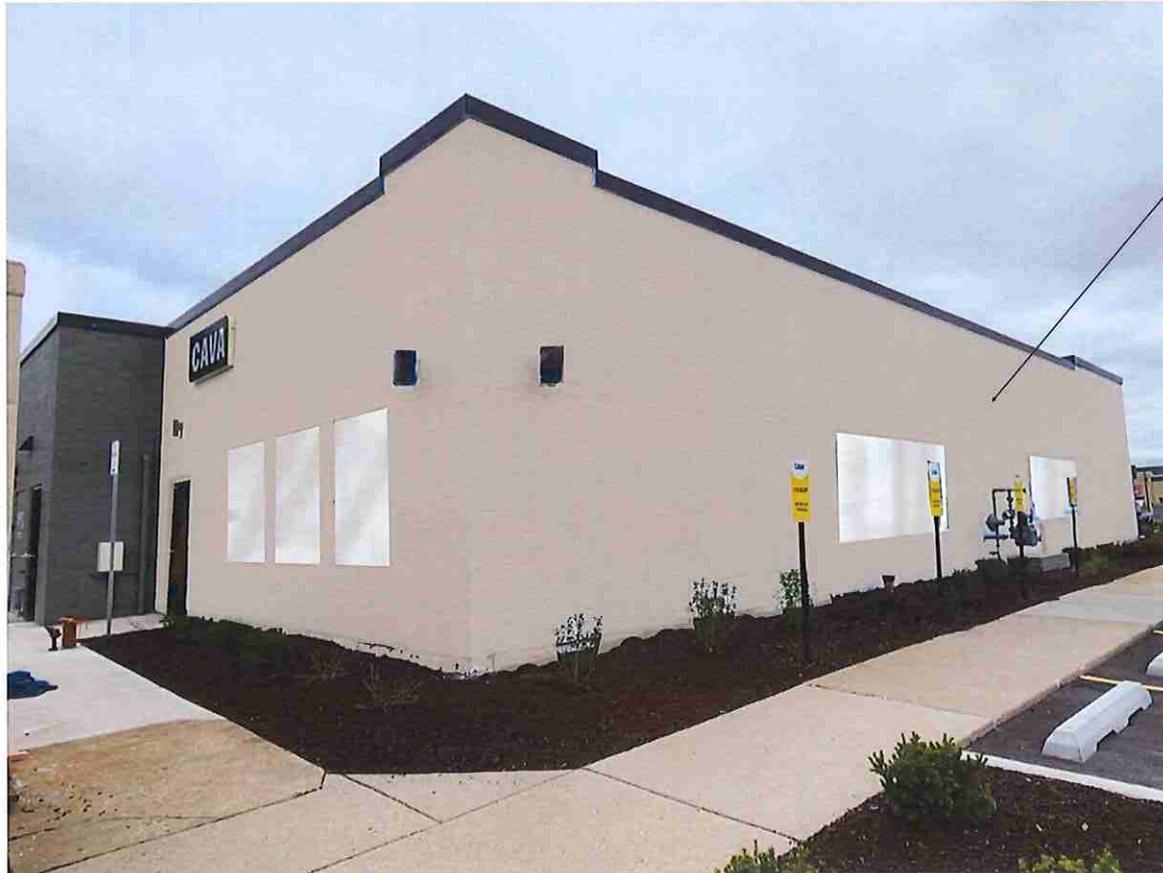


PROPOSED PAINT COLOR:  
SHERWIN WILLIAMS 7050  
USEFUL GRAY

FRONT + SIDE VIEW RENDERED

CAVA  
VERNON HILLS, IL  
PROPOSED EXTERIOR PAINT COLOR

SW 7050  
**Useful Gray**  
Interior / Exterior  
Locator Number: 246-C1



PROPOSED PAINT COLOR:  
SHERWIN WILLIAMS 7050  
USEFUL GRAY

REAR + SIDE VIEW RENDERED



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ILLINOIS DESIGN FIRM # 18-0003287

LFI REAL ESTATE  
 9440 ENTERPRISE DRIVE  
 MOKENA, IL  
 CLIENT

**BUILDING RENOVATION**  
 890 N. Milwaukee Ave  
 Vernon Hills, IL 60061  
 PROJECT

CONSULTANT

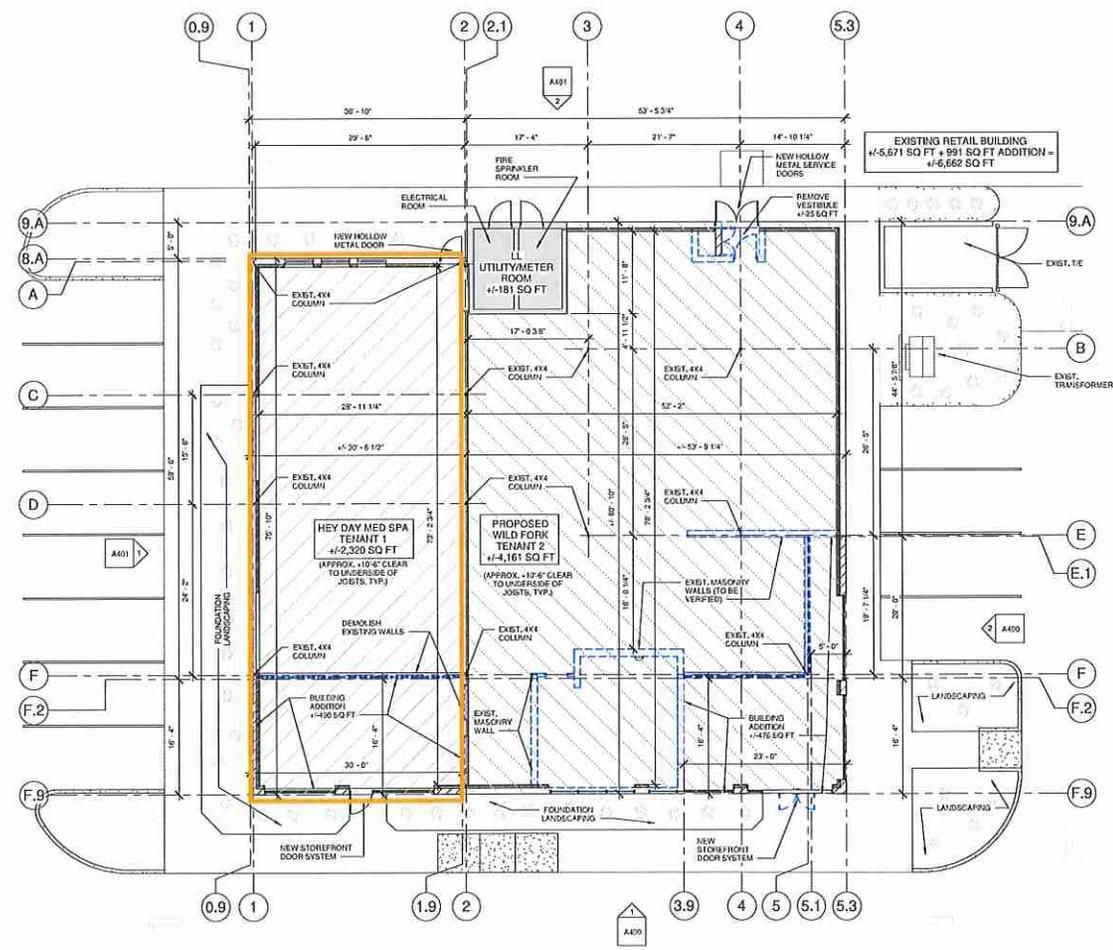
NO.	ISSUE	DATE
	VILLAGE SUBMITTAL	08-07-2022
	TENANT COORDINATION	05-13-2022
	TENANT COORDINATION	05-16-2022
	TENANT COORDINATION	05-09-2022
	TENANT COORDINATION	05-05-2022
	UPDATE LOD	04-28-2022
	VERIFY FIELD CONDITIONS	04-14-2022
	CONCEPT EXHIBITS	03-23-2022
	CUSTOMER REVIEW	02-16-2022
	TENANT COORDINATION	02-08-2022
	TENANT COORDINATION	12-14-2021

SEAL  
**VILLAGE REVIEW**  
 DATE: 3/25/2021  
 PROJECT NO. 20 097 LF  
 DRAWN: Author  
 CHECKED: Checker  
 APPROVED: Approver

TITLE  
**PROPOSED LOD**

SHEET

**A1.5**



**1** PROPOSED LOD HEY DAY & WILD FORK--EXPANSION  
 1/8" = 1'-0"

**CAVA**  
PROPOSED SITE



**1** PROPOSED EAST ELEVATION  
1/4" = 1'-0"



**2** PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

**A SOOSOCIATES**  
Soos & Associates, Inc.  
Architecture  
105 Schuler Road, Lincolnshire, Illinois 60069  
Phone: 847.821.7667 Fax: 847.821.8520

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ILLINOIS DESIGN FIRM # 16A-000287

LFI REAL ESTATE  
9440 ENTERPRISE DRIVE  
MOKENA, IL

CLUBHIT

**BUILDING  
RENOVATION**  
890 N. Milwaukee Ave  
Vernon Hills, IL 60061

PROJECT

CONSULTANT

NO.	ISSUE	DATE
	VILLAGE SUBMITTAL	05/01/2022
	TENANT COORDINATION	05/13/2022
	TENANT COORDINATION	05/16/2022
	TENANT COORDINATION	05/09/2022
	TENANT COORDINATION	05/09/2022
	UPDATE LOD	04/28/2022
	CONCEPT EXHIBITS	03/29/2022
	CURSORY REVIEW	02/16/2022
	TENANT COORDINATION	01/18/2021
	TENANT COORDINATION	10/05/2021
	CURSORY REVIEW	10/01/2021
	CURSORY REVIEW	09/20/2021

SEAL

**VILLAGE REVIEW**

DATE: 3/25/2021  
PROJECT NO.: 20-097 LF  
DRAWN: Author  
CHECKED: Checker  
APPROVED: Approver

TITLE

**PROPOSED  
EXTERIOR  
ELEVATIONS**

SHEET

**A2**







VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-073R

AN ORDINANCE AMENDING ORD. 2022-097, WHICH APPROVED PLANS FOR THE  
REDEVELOPMENT OF 890 MILWAUKEE AVENUE

THE 21<sup>st</sup> DAY OF MAY 2024

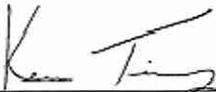
Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
21<sup>st</sup> day of May, 2024



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. 2024-073R AN ORDINANCE AMENDING ORD. 2022-097, WHICH APPROVED PLANS FOR THE REDEVELOPMENT OF 890 MILWAUKEE AVENUE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 21, 2024 TO MAY 31, 2024.

  
\_\_\_\_\_  
Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 21<sup>st</sup> DAY OF MAY 2024

  
\_\_\_\_\_  
Notary Public

