

**VILLAGE OF VERNON HILLS  
ORDINANCE 2025-050**

**AN ORDINANCE AMENDING ORDINANCE 2008-024, TO APPROVE  
MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR SHABU-YO  
455 TOWNLINE ROAD SUITE A**

WHEREAS, the Village of Vernon Hills approved Ordinance No. 2008-024 on March 18, 2008, which included the site plan, landscape plan, and architectural approvals in conjunction with the approval of Corner Bakery Café at 455 Townline Road Suite A; and

WHEREAS, Shabu-Yo has submitted a petition to modify the previously approved appearance of the building; and

WHEREAS, the Village Board having considered the request at its meeting on April 15, 2025, agrees that the amendment to Ordinance No. 2008-024 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.** Section 2 of Ordinance No. 2008-24 is hereby amended to reference the exhibit “Shabu-Yo Proposed Façade Improvements” dated April 9, 2025, subject to the following conditions:

1. Signage shown on the exhibit is for illustrative purposes only; and
2. Exterior work (grading, concrete work, and landscaping) is subject to review and permitting by the Engineering Division.

**SECTION 3.** Sections of Ordinance No. 2008-24 not expressly amended by this Ordinance are hereby reaffirmed.

**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 REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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.

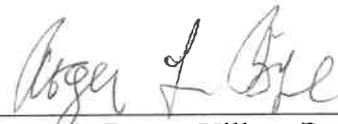
**SECTION 8. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2025-050.

Adopted by roll call vote as follows:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Marquardt, Takaoka



Roger L. Byrne, Village President

PASSED: 04/15/2025

APPROVED: 04/15/2025

ATTEST: 04/15/2025

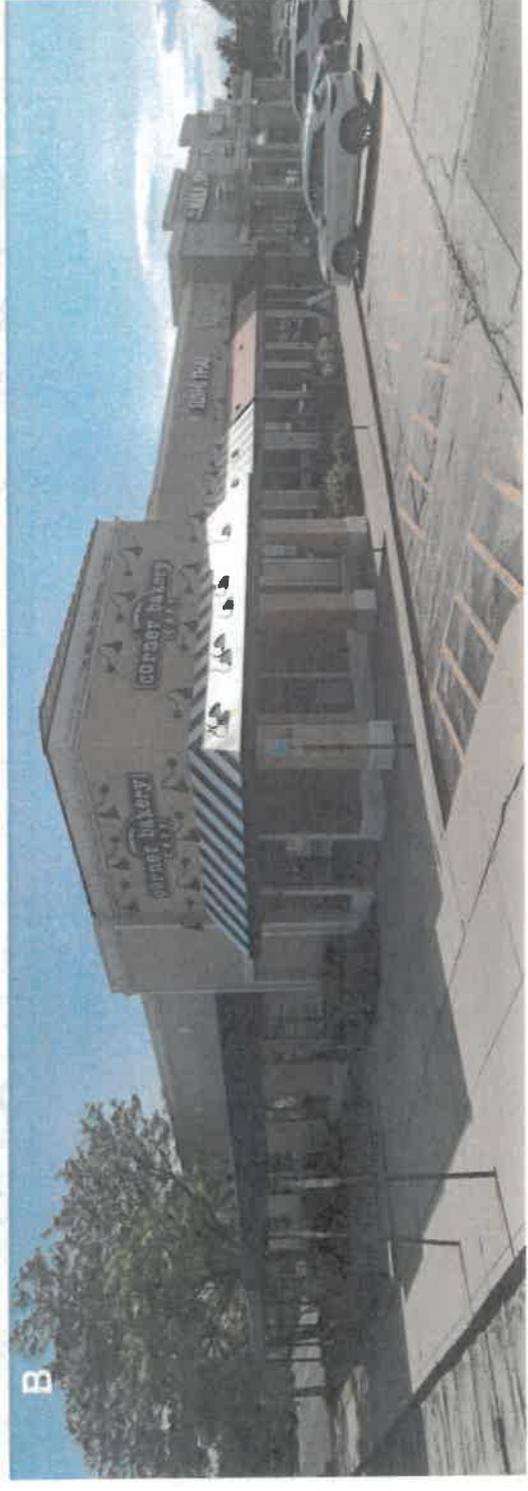
  
Kevin Timony, Village Clerk

**EXHIBIT A**

**Shabu-Yo  
455 Townline Road Suite A**

**Architectural Appearance Approval  
Amendment to Ordinance No. 2008-24**

Shabu-Yo Proposed Facade Improvements (April 9, 2025)



EXISTING STREET VIEWS

**ADDRESS**  
Parking lot, 445 E Townline Rd,  
Vernon Hills, IL 60061

**PREVIOUS USED**  
CORNER BAKERY

**ADJACENT BUSINESS**  
SUSHI-THAI  
SOGNARE HAIR BOUTIQUE  
HIGH QUALITY NAIL AND SPA  
AT&T



info@cubitds.com  
312-380-9744  
646 W. Melrose St  
Chicago, IL 60657





EXISTING EXTERIOR WALL

BLACK ALUMINUM

COMPOSITE WOOD SLAT OVER GLASS WALL

SIDING

WHITE SIGNAGE, BACK LIT

CLAY TILE

NATURAL STONE TILE

**SIDING**

**UltraShield® wall cladding**

Ultimate solution for exterior walls because it combines the toughness and longevity of a capped wood plastic composite with an engineered design. The shield gives the composite exterior wall panels unbeatable colors and textures, with highly stain and UV resistance, making it long-lasting and ultra-low maintenance.



**WOOD LOOK CLAY TILE**

- EconiClay™ Covering
- A1 Class Fire Rating
- Water-resistant
- UL & CE Certified
- Freeze & Thaw Certified
- 100% Sustainable
- Scratch resistant
- Stain resistant
- Anti-Moisture and Breathable
- Anti-microbial



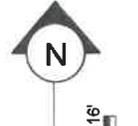
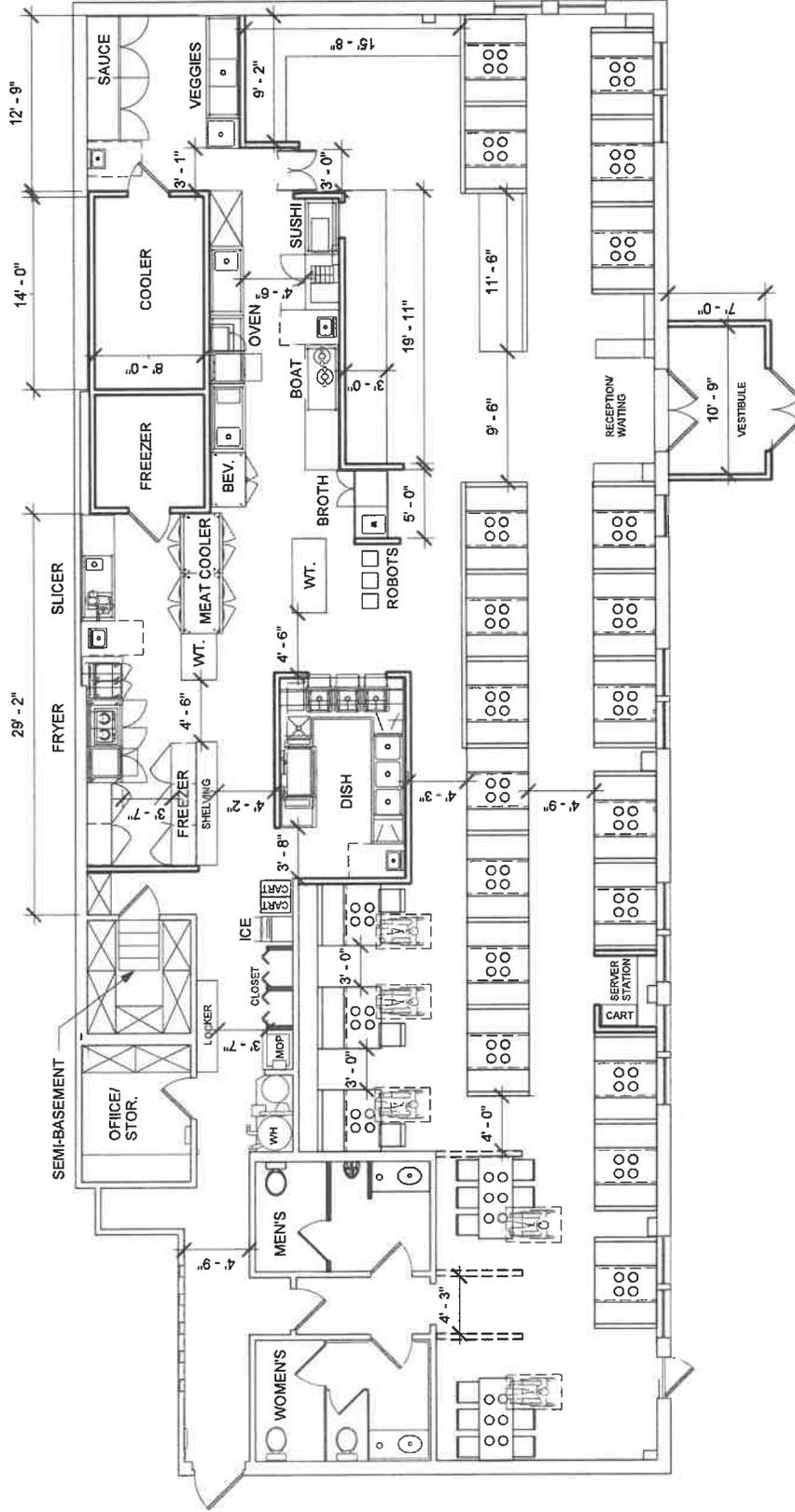
**CUBIT  
DESIGN  
STUDIO**

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**1ST FLOOR - SCHEMATIC PLAN**

Scale: 1/8" = 1'-0"

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-050

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TO THE ARCHITECTURAL APPEARANCE FOR SHABU-YO 455 TOWNLINE ROAD  
SUITE A

THE 15<sup>th</sup> DAY OF APRIL 2025

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
15<sup>th</sup> day of April, 2025

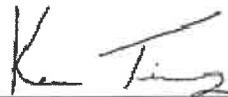
STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

CERTIFICATE

I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON APRIL 15, 2025, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2025-050 AN ORDINANCE AMENDING ORDINANCE 2008-024, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR SHABU-YO 455 TOWNLINE ROAD SUITE A.

THE PAMPHLET FOR ORDINANCE NO. 2025-050 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED APRIL 15, 2025 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 15<sup>th</sup> DAY OF APRIL 2025.

  
Kevin Timony, Village Clerk

SEAL



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. 2025-050 AN ORDINANCE AMENDING ORDINANCE 2008-024, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR SHABU-YO 455 TOWNLINE ROAD SUITE A TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 15, 2025 TO APRIL 29, 2025.

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

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 15<sup>th</sup> DAY OF APRIL, 2025

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

