

**VILLAGE OF VERNON HILLS
ORDINANCE 2025--101**

**AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO
APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE
FOR FARMER'S BEST MARKET 413 N. MILWAUKEE AVENUE – UNIT 300**

WHEREAS, the Village of Vernon Hills approved Ordinance No. 1993-17 on February 16, 1993, granting site plan, landscape plan, and architectural approvals in conjunction with the approval of the Marketplace at Vernon Hills shopping center development; and

WHEREAS, Douglas Design and Associates Inc., has submitted a petition on behalf of Vernon LLC, owner, to modify the previously approved plans specific to the appearance of Unit 300, along with a request for an outdoor dining permit, to be considered under a separate resolution; and

WHEREAS, the Village Board having considered the request at its meeting on September 2, 2025, agrees that the amendment to Ordinance No. 1993-17 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. Ordinance 1993-17, Recital Four, referencing Section 8(b) of the Annexation Agreement (Ordinance 563), is hereby amended to reference the following additional exhibits:

- Shell Rendering, Douglas Design and Associates Inc., dated May 21, 2025
- Building Elevations & Façade Plans (2 Sheets), Douglas Design and Associates Inc., dated August 27, 2025

SECTION 3. The amendment granted in Section 2 of this Ordinance will modify items 7-10 in Recital Four of Ordinance No. 1993-17. Sections of Ordinance 1993-17 not expressly amended by this Ordinance are hereby reaffirmed.

SECTION 4. The amendment granted in Section 2 of this ordinance is subject to the following conditions:

1. Additional minor modifications to the portions of the shopping center controlled by Vernon LLC, including but not limited to exterior finishes, parking lot reconfiguration, and landscaping, may be approved by Staff provided that the changes are consistent with the intent of Ordinance 1993-17 in terms of (a)

- creating a cohesive visual character with the anchor unit; (b) maintaining adequate parking; and (3) maintaining vehicular access.
2. Signage included in the renderings and elevations is considered to be illustrative at this time. Variations may be necessary to permit some of the signs as shown.
 3. The special architectural provisions in Section 5-78 of the Village Code are waived to ensure that the proposed cement fiber panels are permitted.

SECTION 5. 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 6. 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 7. 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 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 9. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-101.

Adopted by roll call vote as follows:

AYES: 7 – Marquardt, Oppenheim, Takaoka, Forster, Schenk, Lundeen, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None



Thom Koch, Jr., Village President

PASSED: 09/02/2025

APPROVED: 09/02/2025

ATTEST: 09/02/2025


Kevin Timony, Village Clerk

EXHIBIT A

Farmer's Best Market – Architectural Appearance Approval

Amendment to Ordinance No. 1993-17



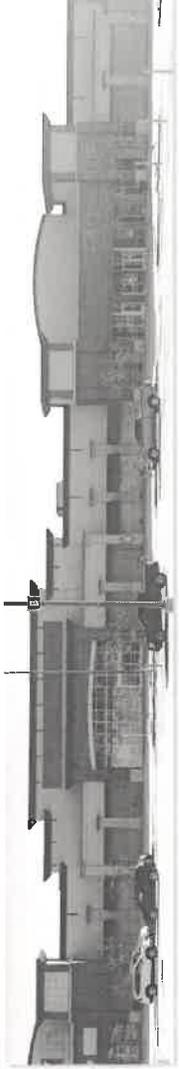
21 May '25



Farmers Best Market

413 N Milwaukee Ave, Vernon Hills

@ douglasDesign + associates inc



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-101

AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE
MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S BEST
MARKET 413 N. MILWAUKEE AVENUE – UNIT 300

THE 2nd DAY OF SEPTEMBER 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
2nd day of September, 2025

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. 2025-101 AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER’S BEST MARKET 413 N. MILWAUKEE AVENUE – UNIT 300 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 2, 2025 TO SEPTEMBER 16, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF SEPTEMBER, 2025



Notary Public

