

**VILLAGE OF VERNON HILLS
ORDINANCE 2026--015**

**AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE
MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S
BEST MARKET 413 N. MILWAUKEE AVENUE – UNITS 200-300**

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, Ordinance 2025-101, approved September 2, 2025, amended Ordinance 1993-17 to incorporate façade improvements proposed for Unit 300; and

WHEREAS, the owners of the subject property have submitted a request to reduce the scope of the approved façade treatment; and

WHEREAS, the Village Board having considered the request at its meeting on February 17, 2026, 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 as follows:

- ~~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~~
- Sheet A5, Proposed Elevation Change, Angelo Stamatoukos, Architect, February 3, 2026

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 condition:

1. Per the zoning code, rooftop mechanical units exposed by modifying the façade shall be screened.

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.

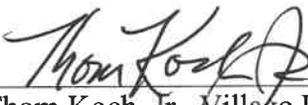
SECTION 9. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-015.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Thom Koch, Jr., Village President

PASSED: 02/17/2026

APPROVED: 02/17/2026

ATTEST: 02/17/2026

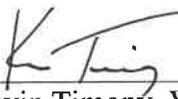
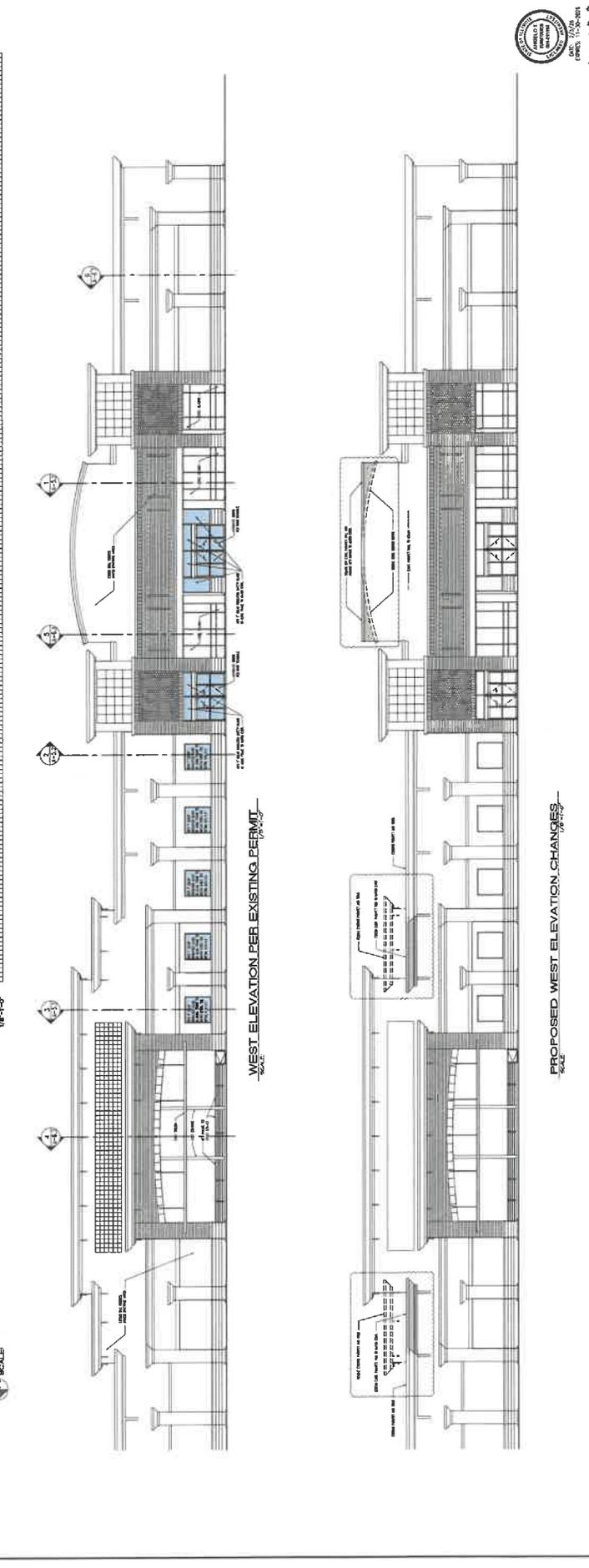
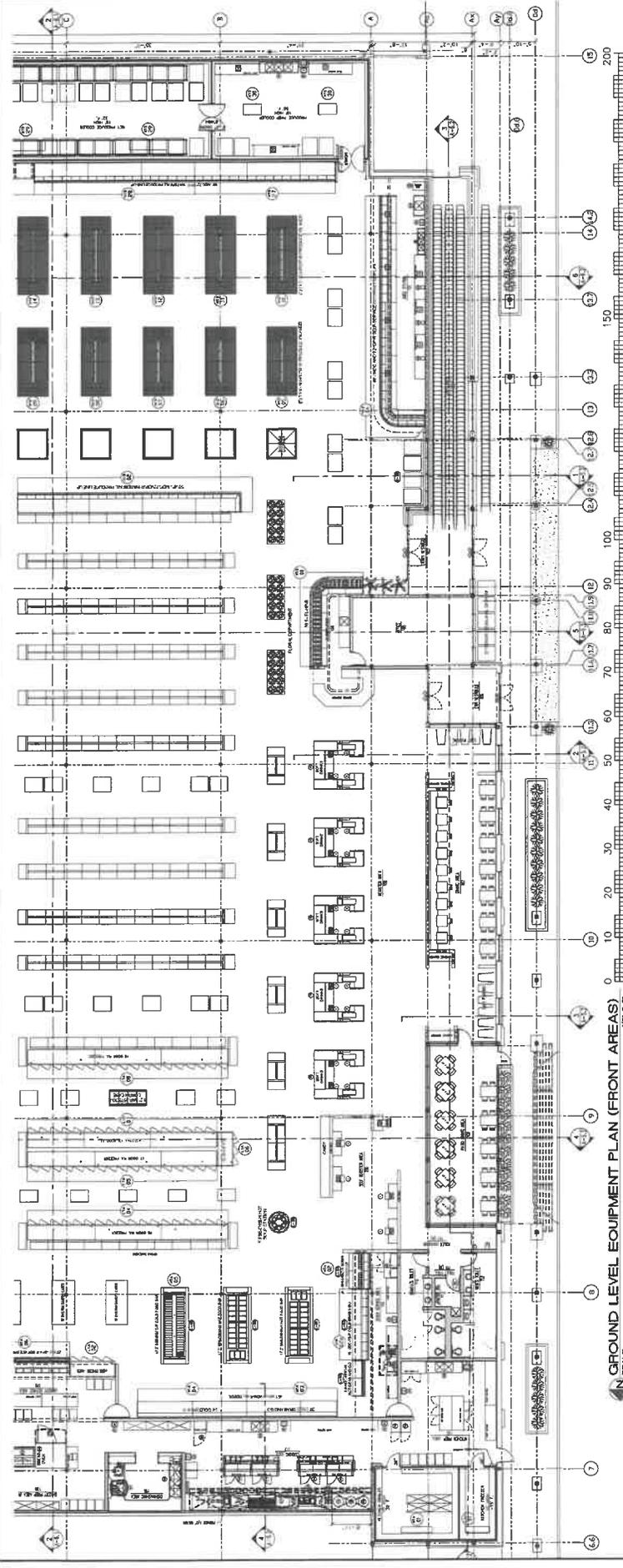

Kevin Timony, Village Clerk



EXHIBIT A

Farmer's Best Market – Architectural Appearance Approval

Amendment to Ordinance No. 1993-17



VILLAGE OF VERNON HILLS

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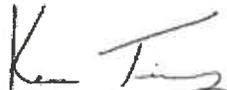
THE 17th DAY OF FEBRUARY 2026

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
17th day of February, 2026

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. 2026-015 AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S BEST MARKET 413 N. MILWAUKEE AVENUE – UNITS 200-300 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 17, 2026 TO FEBRUARY 27, 2026.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th DAY OF FEBRUARY, 2026



Notary Public

