

AN ORDINANCE GRANTING A SPECIAL USE FOR
A REGIONAL PLANNED UNIT DEVELOPMENT AND
APPROVING THE CONCEPTUAL LAND USE PLAN FOR THE PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF ILLINOIS STATE ROUTES 60
AND 21, VERNON HILLS, VERNON TOWNSHIP, LAKE COUNTY, ILLINOIS

WHEREAS, Continental Illinois National Bank and Trust Company of Chicago, John F. Cuneo, Jr., Consuela Cuneo McAlister, Charles L. McEvoy and William G. Myers, as successor trustees under Declaration of Trust dated August 12, 1935 (collectively "Owners"), have heretofore filed a Petition for Zoning Upon Annexation with the Village Clerk of the Village of Vernon Hills seeking: (i) a special use for a Regional Planned Unit Development for the property located at the southeast corner of Illinois State Routes 21 and 60, which property is legally described on Exhibit A attached hereto and incorporated herein by reference (the "Property"); and (ii) approval of the Owners' Conceptual Land Use Plan (the "Conceptual Plan") for the Property, a copy of which is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, a public hearing complying in all respects with the requirements of law was held before the Planning and Zoning Commission of this Village on December 10, 1986, pursuant to notice duly published on November 25, 1986, in the Daily Herald, a newspaper of general circulation within the Village, and pursuant to notice duly given to surrounding property owners, which public hearing was continued to December 17, 1986; and

WHEREAS, the Planning and Zoning Commission, after having reviewed the aforesaid Petition and all other documents submitted by the Owners and having considered the testimony of those present at the public hearing, has made the following Findings of Fact with respect to the special use for a Regional Planned Unit Development and the Conceptual Plan:

1. The Regional Planned Unit Development and Conceptual Plan are consistent with the stated purposes and objectives of the Regional Planned Unit Development regulations of the Village's Zoning Ordinance, Article 20A of the Village Ordinance No. 402, as amended, in that they permit the Property to be creatively developed by providing flexibility in terms of the location and types of uses to be developed on the Property, thereby promoting a more creative approach to the design and development of the Property and a more efficient and economic network of utilities, streets and other facilities.
2. The Property includes approximately 140 acres and is under single ownership and/or unified control.
3. Since the Property is to be developed under unified control pursuant to a procedure that affords the Village an opportunity to review preliminary and final site plans, the Conceptual Plan and Regional Planned Unit Development provide an opportunity to coordinate architectural styles, building forms and building relationships.
4. The uses to be included in the Regional Planned Unit Development (specifically, commercial, office, hotel/motel and light industrial uses), as well as their proposed location, are appropriate given the fact that the Des Plaines River, Lake County Forest Preserve, Illinois State Route 60 and Illinois State Route 21 buffer the Property from surrounding uses and properties and given the nature of existing and planned adjacent uses and the uses to be included in the Regional Planned Unit Development will be compatible with the uses on surrounding properties.
5. The flexibility of land planning afforded by the Regional Planned Unit Development and Conceptual Plan will provide an opportunity to design an overall development which best promotes the public health, safety, comfort, morals and welfare.

6. Although providing for flexibility in design and appropriate increases in the intensity of development, the Regional Planned Unit Development and Conceptual Plan are essentially consistent with and will conform to applicable Village zoning and other regulations except for the specific departures from these regulations that are specified in Exhibit F to the Annexation Agreement for the property which has been dated as of December 23, 1986 and entered into by and between Owners, the Village and Vantage Properties, Inc., a Texas corporation (the "Annexation Agreement"), which Agreement is specifically incorporated into this Ordinance by this reference thereto.
7. The Regional Planned Unit Development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted and will not diminish or impair property values within the adjacent neighborhood.
8. The establishment of the proposed Regional Planned Unit Development will not impede the normal and orderly development and improvement of surrounding property for uses permitted under existing zoning.
9. Adequate sanitary sewer and water supply utilities are in existence or shall be provided by Lake County and adequate roads of ingress and egress and adequate drainage and other necessary facilities are in existence or shall be provided by the owners or developers of the Property as and when the Property is developed.
10. Adequate measures are being taken to provide ingress and egress to the Property so as to minimize traffic congestion on public streets.
11. The Regional Planned Unit Development and Conceptual Plan are consistent with the land planning alternatives suggested for the Property by the Village's Comprehensive Plan, thereby conforming to the intent and spirit of the goals, objectives, policies and development guidelines stated in the Comprehensive Plan; and
12. The establishment, maintenance and operation of the Regional Planned Unit Development will not be detrimental to or endanger the public health, safety, morals or general welfare; and

WHEREAS, the Planning and Zoning Commission has recommended that the requested special use for a Regional Planned Unit Development be granted and that the Conceptual Plan be approved; and

WHEREAS, the President and Board of Trustees of this Village have considered the Petition, have reviewed the findings and recommendations of the Planning and Zoning Commission relative thereto and are of the opinion that the granting of a special use for a Regional Planned Unit Development for the Property and the approval of the Conceptual Plan for the Property will be in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The President and Board of Trustees, acting under and by virtue of the authority vested in them by Article 18, Section 18.2 and Article 20A of the Zoning Ordinance of the Village of Vernon Hills, do hereby grant a special use for a Regional Planned Unit Development for the Property and do hereby approve the Owners' Conceptual Plan.

SECTION 2. The use, bulk and subdivision regulations and procedures applicable to the Property and the development thereof shall be those set forth on the Conceptual Plan, those set forth in the Annexation Agreement, and, to the extent not amended by or inconsistent with the terms of said Conceptual Plan or Agreement, the Zoning Ordinance and the other codes, ordinances and regulations of the Village.

SECTION 3. The Special Use herein being granted shall constitute a permanent zoning classification for the Property and shall remain in effect for a period of twenty (20) years from the date hereof and thereafter until amended in the manner provided by law for the amendment of zoning classifications.

SECTION 4. If any provision of this Ordinance is held invalid, such invalidity shall not affect the application or validity of any other provisions of this Ordinance which can be given effect without the invalid provision or applications, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED THIS 13th DAY OF JANUARY, 1987.

AYES: 4 - Burgess, Heier, Newton, Williams

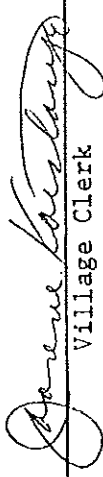
NAYS: 1 - Kimble

ABSENT: 0 - None

APPROVED THIS 13th DAY OF JANUARY, 1987.

PUBLISHED IN PAMPHLET FORM

ATTEST:


Village Clerk

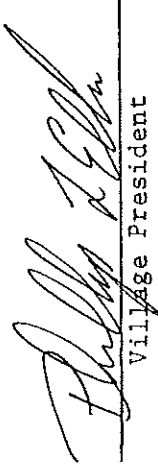
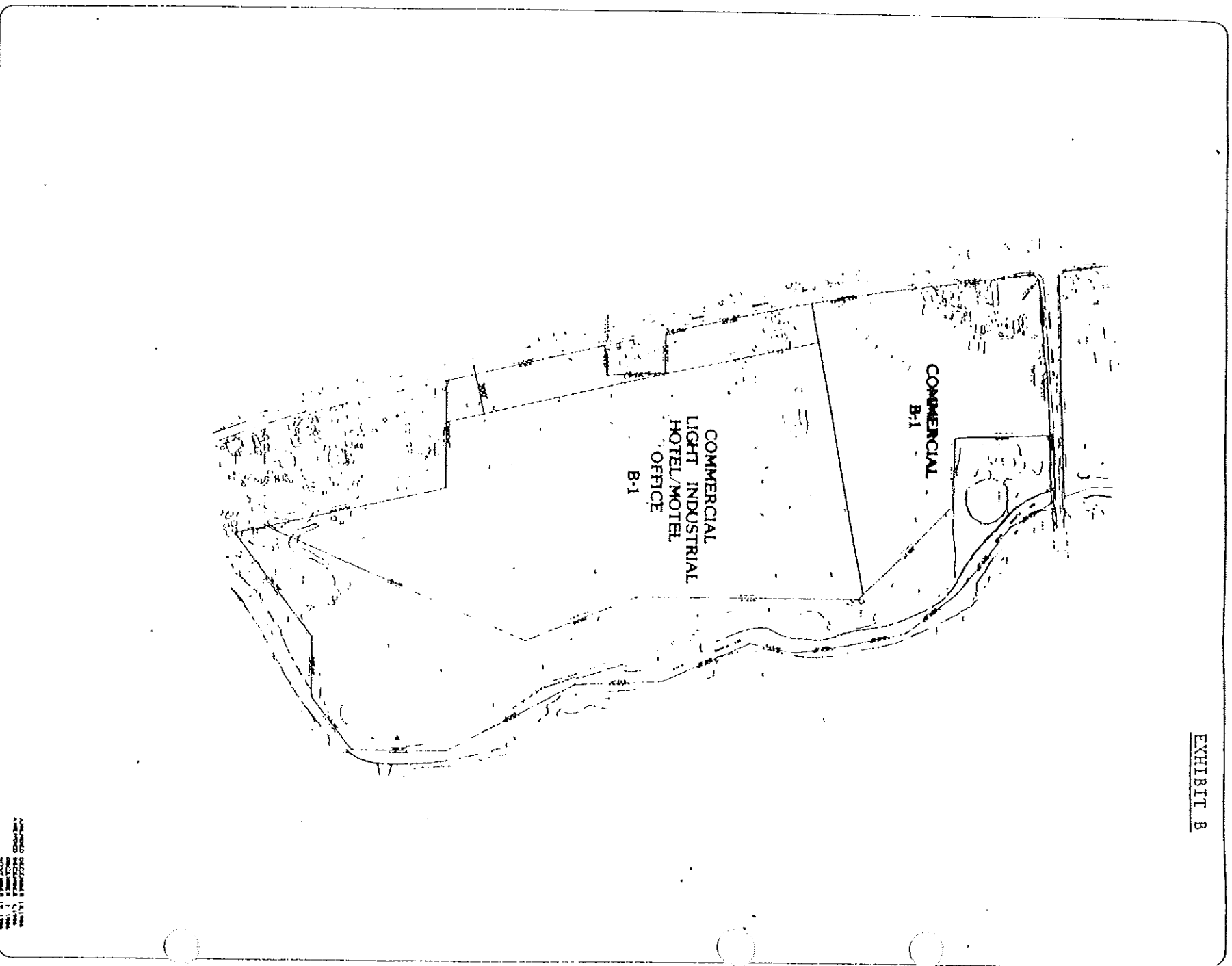

Village President

EXHIBIT A

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 60 AND THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTH 88 DEGREES 15 MINUTES 30 SECONDS EAST ALONG THE CENTER LINE OF ROUTE 60, 1438.00 FEET TO THE CENTER LINE OF THE DES PLAINES RIVER; THENCE SOUTH 29 DEGREES 44 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 350.05 FEET; THENCE SOUTH 50 DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 527.00 FEET; THENCE SOUTH 38 DEGREES 03 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 393.00 FEET; THENCE SOUTH 11 DEGREES 51 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 350.80 FEET; THENCE SOUTH 07 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 360.00 FEET; THENCE SOUTH 11 DEGREES 45 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE, 283.00 FEET; THENCE SOUTH 22 DEGREES 31 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 592.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 550.00 FEET; THENCE SOUTH 26 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 900.00 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE, 585.00 FEET; THENCE SOUTH 53 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE, 410.20 FEET TO THE NORTH LINE OF THE GLEN A. LLOYD PROPERTY (SAID LLOYD PROPERTY BEING DESCRIBED IN RECORDED DEED DOCUMENT NO. 431724); THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF SAID LLOYD PROPERTY, 369.80 FEET TO A PROPERTY CORNER OF SAID LLOYD PROPERTY; THENCE SOUTH 53 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LLOYD PROPERTY, 792.30 FEET TO THE SOUTHEAST CORNER OF PERCY WILSON'S RIVERVIEW ACRES; THENCE NORTH 11 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF PERCY WILSON'S RIVERVIEW ACRES, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SAID SECTION 3, 1341.00 FEET TO THE NORTHEAST CORNER OF SAID PERCY WILSON'S RIVERVIEW ACRES; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF PERCY WILSON'S RIVERVIEW ACRES, 707.17 FEET TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTH 12 DEGREES 10 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 1240.36 FEET; THENCE NORTH 10 DEGREES 44 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 1264.62 FEET; THENCE NORTH 06 DEGREES 25 MINUTES 10 SECONDS WEST ALONG SAID CENTER LINE, 1291.40 FEET TO THE CENTER LINE OF STATE ROUTE 60 AND THE PLACE OF BEGINNING (EXCEPTING THAT PART THEREOF FALLING IN THE RICHARD A. WARD PROPERTY, SAID WARD PROPERTY BEING DESCRIBED IN RECORDED DEED DOCUMENT NO. 688800 AND EXCEPTING THEREFROM ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF STATE ROUTE 60, WESTERLY OF THE CENTER LINE OF THE DES PLAINES RIVER, NORTHERLY OF THE NORTH LINE OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND EASTERLY OF A LINE DESCRIBED AS COMMENCING ON THE NORTH LINE OF SAID SECTION 3, 1177 FEET EAST OF THE NORTHWEST CORNER THEREOF AND THENCE NORTH 02 DEGREES 48 MINUTES 11 SECONDS WEST, FORMING AN ANGLE OF 88 DEGREES 13 MINUTES 35 SECONDS, AS MEASURED FROM WEST TO NORTH, WITH SAID NORTH LINE, AND ALSO THAT PART OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, 1177 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION AS THE PLACE OF BEGINNING; THENCE SOUTH 02 DEGREES 48 MINUTES 11 SECONDS EAST, FORMING AN ANGLE OF 91 DEGREES 46 MINUTES 25 SECONDS, AS MEASURED FROM WEST TO SOUTH, WITH SAID NORTH LINE, 546.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECOND EAST, 410.00 FEET; THENCE SOUTH 45

DEGREES EAST, 833.00 FEET, MORE OR LESS, TO A POINT 500.00 FEET WEST OF THE CENTER LINE OF SECTION 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 500.00 FEET WEST OF SAID CENTER LINE OF SECTION 3 TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE SOUTHEASTERLY 746.00 FEET, MORE OR LESS, TO A POINT 220.00 FEET WEST OF THE CENTER LINE OF SAID SECTION 3, SAID POINT BEING 690.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTHWESTERLY 1748.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 4 OF PERCY WILSON'S RIVERVIEW ACRES, SAID POINT BEING 200.00 FEET NORTHWEST OF THE SOUTHEAST CORNER OF LOT 5 IN PERCY WILSON'S RIVERVIEW ACRES; THENCE SOUTHEASTERLY 200 FEET ALONG THE EAST LINE OF PERCY WILSON'S RIVERVIEW ACRES TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 53 DEGREES 18 MINUTES EAST 792.30 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SECTION 3 TO THE CENTER LINE OF THE DES PLAINES RIVER; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF THE DES PLAINES RIVER TO THE NORTH LINE OF SECTION 3; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 3 TO THE PLACE OF BEGINNING), TOGETHER WITH ALL THAT PART OF TOWN LINE ROAD (ILLINOIS ROUTE NO. 60) LYING NORTH OF AND ADJOINING THE AFOREDESCRIBED TRACT OF LAND AND FALLING IN UNINCORPORATED LAKE COUNTY, ILLINOIS AND TOGETHER WITH ALL THAT PART OF MILWAUKEE AVENUE (ILLINOIS ROUTE NO. 21) LYING WEST OF AND ADJOINING THE AFOREDESCRIBED TRACT OF LAND AND FALLING IN UNINCORPORATED LAKE COUNTY, ILLINOIS.



AMENDED DISTRICT 1, ILLINOIS
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HAWTHORN PROPERTIES
SOUTHEAST CORNER OF STATE ROUTE 21 AND STATE ROUTE 44
IN LAKE COUNTY, ILLINOIS

CONCEPTUAL LAND USE PLAN

SCALE OF FEET

PREPARED BY
ALLEN L. KINACOWER & ASSOCIATES, INC.