

VILLAGE OF VERNON HILLS

ORDINANCE 2017-067

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A
ANIMAL HOSPITAL AT 555 EAST TOWNLINE ROAD IN THE VILLAGE OF VERNON
HILLS, LAKE COUNTY

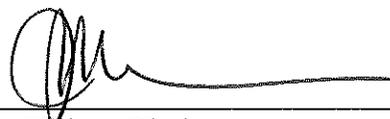
THE 16TH DAY OF MAY 2017

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 18th Day of
May 2017

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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 2017-067 AN ORDINANCE GRANTING APPROVAL OF AN SPECIAL USE PERMIT TO ALLOW A ANIMAL HOSPITAL AT 555 EAST TOWNLINE ROAD IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 18, 2017 TO MAY 29, 2017.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 18th DAY OF MAY 2017

Notary Public

ORDINANCE NO. 2017-067

AN ORDINANCE GRANTING APPROVAL OF AN SPECIAL USE PERMIT TO ALLOW A ANIMAL HOSPITAL AT 555 EAST TOWNLIN ROAD IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Dr. Kiran Singh, is proposing to lease 2,250 square feet of space on property located at 555 East Townline Road and legally described in Exhibit A, and has petitioned the Village of Vernon Hills for approval of the following:

1. Approval of a Special Use Permit to allow an animal hospital to be known as Townline Animal Hospital to be located in the Townline Commons Shopping Center, 555 East Townline Road on the legally described property.

WHEREAS, the requested approvals would be in general compliance with the following:

- Signage plans dated February 28, 2017 totaling 2 pages and prepared by Signs Now.
- Site plan dated February 20, 2017 total 1 page and prepared by Suber F Zummerwala & Associates

Said Plans are attached hereto as Exhibit B; and

WHEREAS, upon due notice and after public hearing held April 19, 2017 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that address the conditions in Section 18.3 of the Zoning Ordinance.

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 I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow an animal hospital is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed in Section V and the terms and conditions as set forth in Exhibit C.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the terms and conditions as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION III. 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 IV. 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 V. 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 VI. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2017-067.

Adopted by roll call vote as follows:

AYES: 5 - Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch



Roger L. Byrne, Village President

PASSED: May 16, 2017

APPROVED: May 16, 2017

PUBLISHED IN PAMPHLET FORM: May 18, 2017

ATTEST:



John Kalmar, Village Clerk

Exhibit A
Legal Description

LEGAL DESCRIPTION

TOWNLINER SHOPPING CENTER

PARCEL 1: LOT 2 IN" CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 5, BEING ARESUBDIVISION OF LOT 3 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1 , IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 1 1 , EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16,1989 AS DOCUMENT NUMBER 2821072, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 1, 1989 AND RECORDED DECEMBER 22, 1 989 AS DOCUMENT NUMBER 2862957, MADE BY AMERICAN NATIONALBANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENTDATED NOVEMBER 3, 1 986 AND KNOWN AS TRUST NUMBER 100468-03, ENDOWMENT AND FOUNTAIN REALTY LTD-JMB-III, A DELAWARE CORPORATION, AND WAL-MART PROPERTIES, INC, A DELAWARE CORPORATION, OVER THE FOLLOWING DESCRIBED LANDS;

(A) LOTS 1 AND 8 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1 BEING ASUBDIVISION OF LOT 6 IN CONTINENTAL EXECUTIVE PARKE-PHASE 1, A SUBDIVISION OF PART OF SECTION 3 AND 4, IN TOWNSHIP 43 NORTH, RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1989 AS DOCUMENT NUMBER 2784615, IN LAKE COUNTY, ILLINOIS.

(B) LOT 1 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 5, BEING A RESUBDIVISION OF LOT 3 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1 , A SUBDIVISION OF PART OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1989 AS DOCUMENT NUMBER 2821072, IN LAKE COUNTY, ILLINOIS.

(C) LOT 9 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOT 6 IN CONTINENTAL EXECUTIVE PARKE-PHASE 1 , A SUBDIVISIONOF PARTS OF SECTION 3 AND 4, IN TOWNSHIP 43 NORTH RANGE 11, EAST OF THE THIRDPRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1989 ASDOCUMENT NUMBER 2784615 , IN LAKE COUNTY, ILLINOIS.

(D) LOT 5 IN HAWTHORN HILLS FASHION SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1986 AS DOCUMENT NUMBER 2467230, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR THE STORM WATER FACILITIES, AS CREATED BY AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: CONTINENTAL EXECUTIVE PARKE, VERNON HILLS, ILLINOIS, RECORDED MAY 2, 1991 AS DOCUMENT NUMBER 3014689.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR DETENTION PONDS AND SIGNAGE, AS CREATED BY DECLARATION OF EASEMENTS FOR AND COVENANTS REGARDING LANDSCAPING, DETENTION PONDS, AND PROJECT SIGNAGE, RECORDED MAY 15, 1989 AS DOCUMENT NUMBER 2792431.

PARCEL 5 : EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR ACCESS AND PARKING, AS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT, RECORDED JUNE 9, 1989 AS DOCUMENT NUMBER 2800475, AND AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED NOVEMBER 13, 1989 AS DOCUMENT NUMBER 2849901.

PARCEL 6: EASEMENT FOR THE BENEFIT OF PARCEL 1 WITHIN LOT 2 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1, FOR THE USE OF ROADWAYS, PARKING SPACES, AND PEDESTRIAN WALKS, AS CREATED BY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RECIPROCAL RIGHTS AGREEMENT, RECORDED JULY 7, 1989 AS DOCUMENT NUMBER 2808646.

PARCEL 7: EASEMENT FOR THE BENEFIT FOR PARCEL 1, WITHIN LOT 1 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 5, AND 9 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1, FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING, AND LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, AS CREATED BY EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED SEPTEMBER 5, 1989 AS DOCUMENT NUMBER 2827170.

PARCEL 8: EASEMENT FOR THE BENEFIT FOR PARCEL 1, WITHIN LOT 8 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1, FOR PARKING OF VEHICLES, AS CREATED BY COVENANTS, CONDITIONS,

RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT RECORDED
OCTOBER 5, 1990 AS DOCUMENT NUMBER 2951318 .

PARCEL 9: EASEMENT FOR THE BENEFIT FOR PARCEL 1, WITHIN LOT 1
IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1 FOR
ROADWAYS, PARKING SPACES, AND PEDESTRIAN WALKS, AS CREATED
BY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, AND
RECIPROCAL AGREEMENT, RECORDED FEBRUARY 21, 1991 AS
DOCUMENT NUMBER 2991884.

**Exhibit B
Plans**

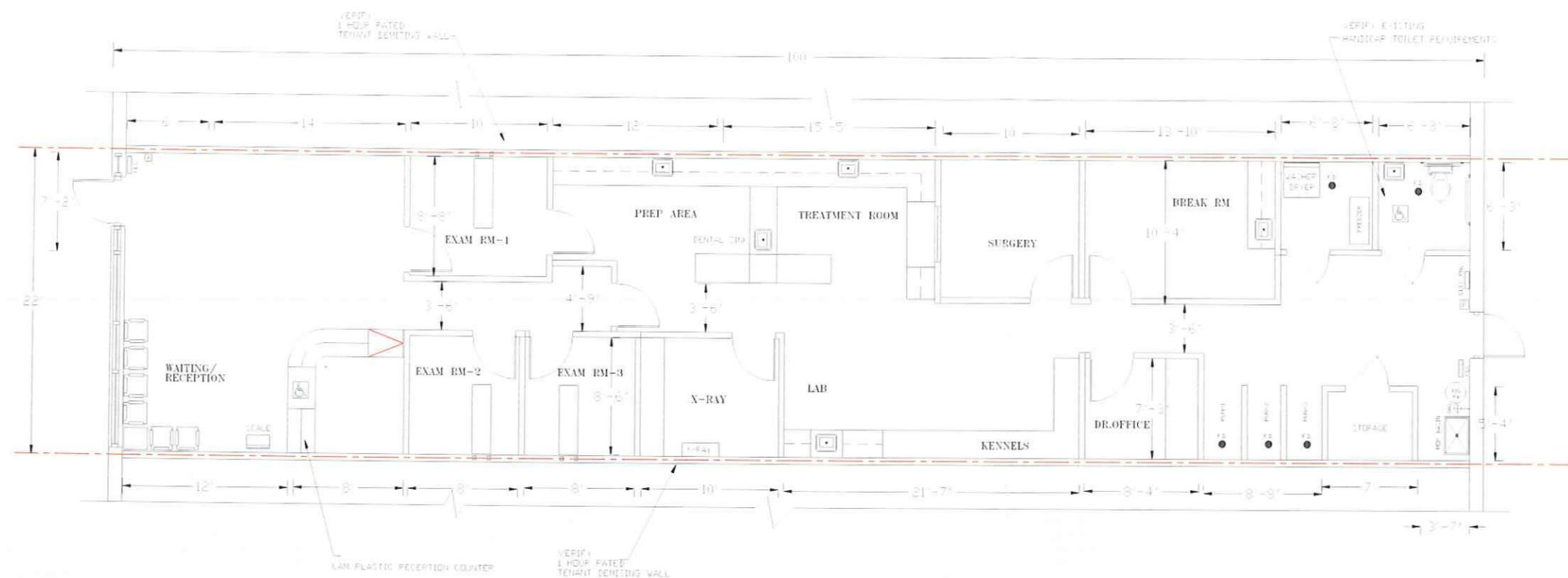
General Compliance with the following plans:

- Signage plans dated February 28, 2017 totaling 2 pages and prepared by Signs Now.
- Site plan dated February 20, 2017 total 1 page and prepared by Suber F Zimmerwala & Associates

Exhibit C
Terms and Conditions of Approval

1. No kenneling of pets/animals, overnight, or daycare services shall be provided at this location.
2. The business owner will provide pet waste cleanup options outside the building and/or the TAH staff shall immediately clean up any pet waste found on the property.

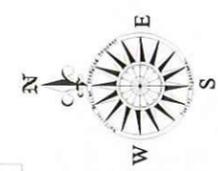
NOTE: This set of drawings is a design concept. It is not intended to be used for construction. All dimensions, materials, and finishes are subject to change without notice. The contractor shall verify all dimensions and conditions before construction.



FLOOR PLAN

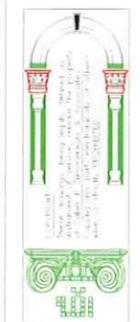
1/4"=1'

LEASE SPACE = 2250sf



NO STRUCTURAL WORK PROPOSED
 SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS TO VILLAGE FOR APPROVAL AND PERMIT
 NOTE:
 MIN 26" LENGTH OF RECEPTION COUNTER
 HEIGHT TO BE 36" AFF TO MEET H.C. REQUIREMENTS
 SPRINKLER SYSTEM IS EXISTING
 CONTRACTOR TO RELOCATE, ADJUST AND ADD TO EXISTING AS REQUIRED FIRE SUPPRESSION SYSTEM INSTALLATION TO MEET APPROVAL OF LOCAL FIRE DEPARTMENT
 TENANT SHALL NOT OCCUPY SPACE UNTILL FIRE PROTECTION IS APPROVED AND CERTIFIED

USE GROUP - B - BUSINESS
 CONSTRUCTION TYPE - 0A
 OCCUPANCY LOAD - LESS THAN 15
 MAXIMUM 5 EMPLOYEES



Suber F. Zimmerwala & Associates
 ARCHITECTS & PLANNERS
 2330 R. HANCOCK ROAD, SUITE # 202
 FORT MYERS, FL 33901
 PHONE: 888.337.1993

ANIMAL HOSPITAL
 5655 E. TOMPKINS
 MERRIDEN HILLS, ILLINOIS

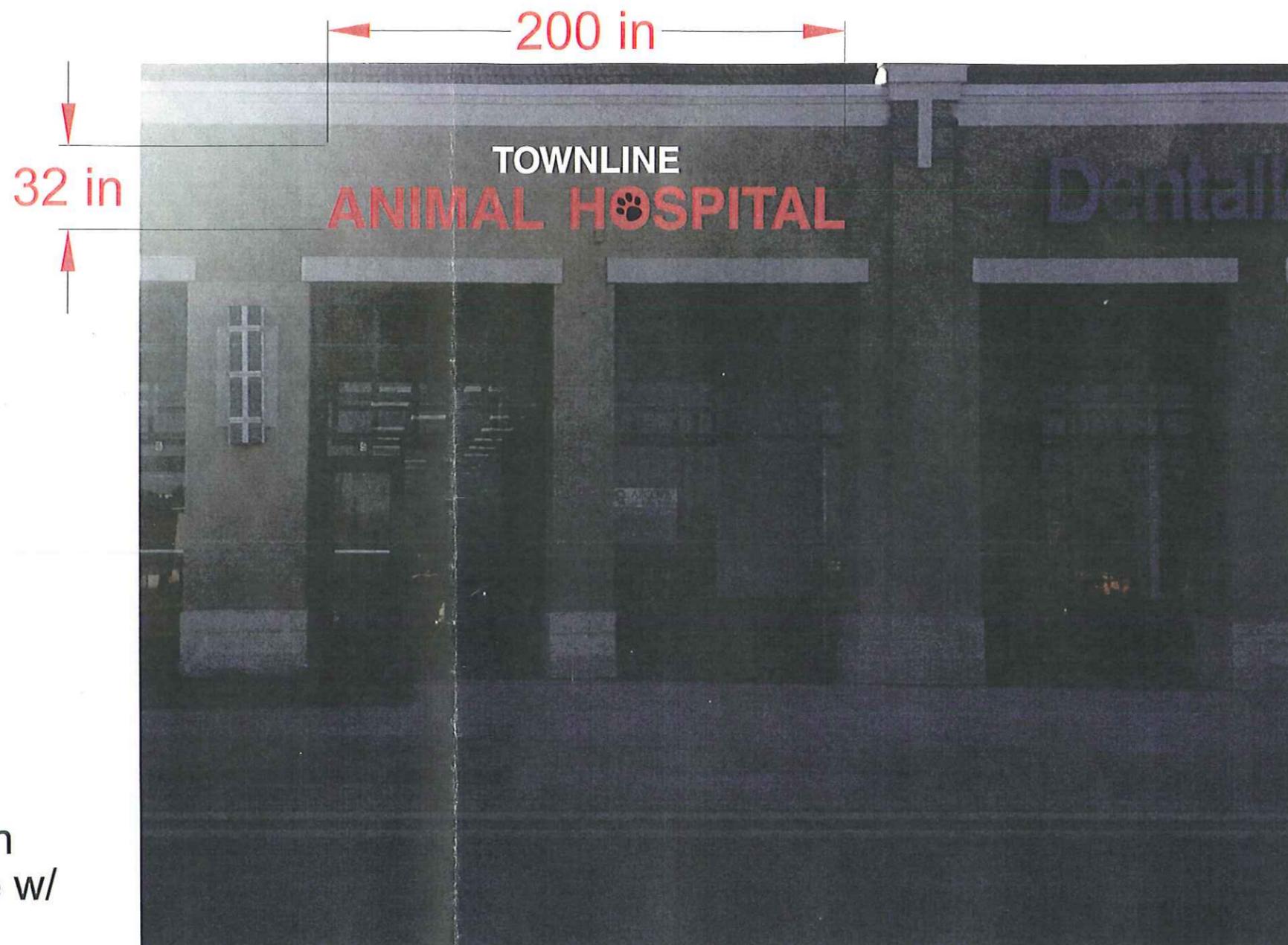
NO.	REVISION	DATE

DRAWN BY: MJ
 CHECKED BY: SZ
 PROJECT NO: 17332
 DATE: 2/20/17



DESIGN FIRM LIC. NO. 184.001107

PROOF



Qty: 1
200"x32"
Channel Letter Sign
Back-lit acrylic face w/
black extrusion



PHONE: (847) 249-7445 • FAX: (847) 249-7451

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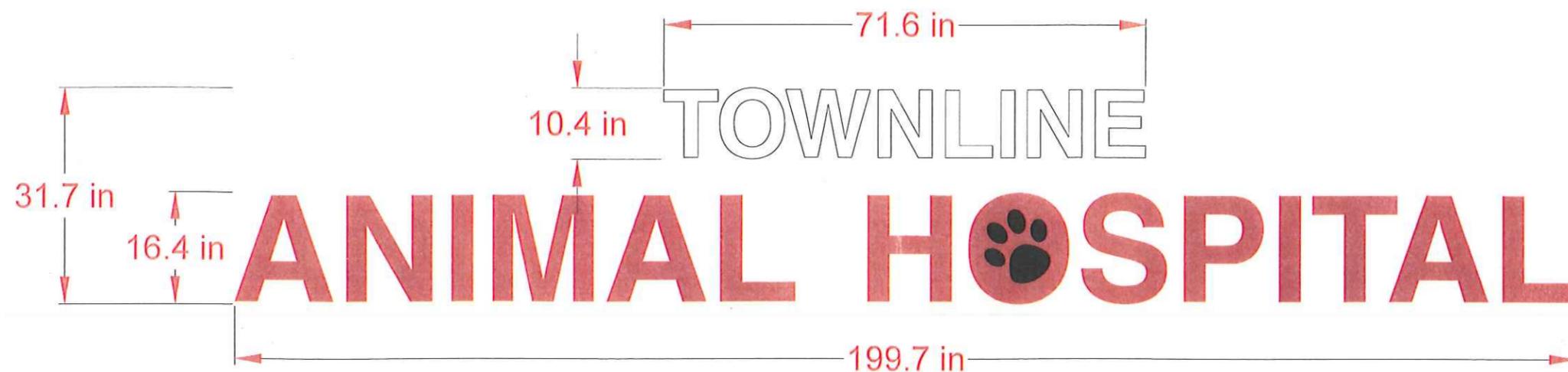
Client: Townline Animal Hospital

Date: 02/28/2017

Location:

SIGNATURE OF APPROVAL

PROOF



Qty: 1
199.7"x31.7"
Channel Letter Sign
Red and White back-lit acrylic face w/ black extrusion



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Client: Townline Animal Hospital

Date: 02/28/2017

Location:

SIGNATURE OF APPROVAL