

ORDINANCE NO. 2019-021

AN ORDINANCE AMENDING ORDINANCE 2016-016 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS FOR PROPERTY COMMONLY KNOWN AS THE SULLIVAN CENTER, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, the Vernon Hills Park District and Hawthorn School District 73, located at 635 Aspen Drive and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. To amend the Special Use Permit for a Planned Unit Development to allow an addition to the existing Vernon Hills Park District Recreational Center commonly referred to as "The Sullivan Community Center", and to allow the expansion of a parking lot and related improvements; and
2. Preliminary and final site and landscaping plan approvals and building elevations.

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

1. General compliance with the site plan and engineering drawings, prepared by Gewalt Hamilton Associates; Inc., dated April 6, 2018.
2. General compliance with the vehicle-stacking plan, prepared by Gewalt Hamilton Associates; Inc., dated December 19, 2018.
3. General compliance with the landscape plan prepared by Gewalt Hamilton Associates; Inc., dated January 16, 2019. This plan shall be revised in accordance with the current plan utilizing an access route south of Victory Center.
4. General compliance with the building elevation drawings/color renderings, prepared by DLR Group, dated January 9, 2019.

Said Plans are attached hereto as Exhibit B; and

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

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
2. Compliance with all ordinances and standards of the Village except as otherwise noted.

3. Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
4. The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.

WHEREAS, upon due notice and after a public hearing held on January 16, 2019 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 standards 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 amendment to the Special Use Permit for a Planned Unit Development for the Vernon Hills Park District Recreational Center commonly referred to as “The Sullivan Community Center,” is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the Terms and Conditions of Approval as set forth in Exhibit C.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, approvals of the preliminary and final site and landscaping plans as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

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

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

SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2019-021.

Adopted by roll call vote as follows:

AYES: 6 – Koch, Marquardt, Takaoka, Schultz, Brown, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Oppenheim


Roger L. Byrne, Village President

PASSED: 02/19/2019

APPROVED: 02/19/2019

PUBLISHED IN PAMPHLET FORM: 02/19/2019

ATTEST:02/19/2019


Mark Fleischhauer, Village Clerk



Exhibit A
Legal Description

Exhibit B
Plans

General Compliance with the following plans:

1. General compliance with the site plan and engineering drawings, prepared by Gewalt Hamilton Associates; Inc., dated April 6, 2018.
2. General compliance with the vehicle-stacking plan, prepared by Gewalt Hamilton Associates; Inc., dated December 19, 2018.
3. General compliance with the landscape plan prepared by Gewalt Hamilton Associates; Inc., dated January 16, 2019. This plan shall be revised in accordance with the current plan utilizing an access route south of Victory Center.
4. General compliance with the building elevation drawings/color renderings, prepared by DLR Group, dated January 9, 2019.

Exhibit C

**AMENDED
DEVELOPMENT PERMIT**

For

**Vernon Hills Park District Recreational Center and
School District 73 Kindergarten Addition**

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
2. Compliance with all ordinances and standards of the Village except as otherwise noted.
3. Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
4. The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.