

ORDINANCE 2019-128

AN ORDINANCE AMENDING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT, SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL ELEVATIONS FOR PROPERTY COMMONLY KNOWN AS THE GODDARD SCHOOL LOCATED IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, The Goddard School located at 461 West Townline Road and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Amendment to the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans to allow for an addition to a building, including a parking variance; and
2. Approval to amend Ordinance 2008-03, granting revisions to a Special Use Permit for a day care facility on property legally described herein; and
3. Preliminary and final site and landscaping plan approvals and architectural elevations.

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

1. General compliance with the site plan and engineering drawings, consisting of ten (10) pages, prepared by Eriksson Engineering Associates, LTD, dated March 1, 2019.
2. General compliance with the landscape plan, consisting of three (3) pages, prepared by Eriksson Engineering Associates, LTD, dated February 2, 2019.
3. General compliance with the building elevation drawings/color renderings, consisting of three (3) pages, prepared by Kluber Architects + Engineers, dated January 15, 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. Existing landscape plantings damaged during construction shall be replaced as a condition of approval of the final certificate of occupancy.

4. The Goddard School shall explore a shared parking agreement with Chili's and/or the vacant bank property to the north.

Said conditions are attached hereto as Exhibit C; and

WHEREAS, upon due notice and after a public hearing held on July 10, 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, approval to amend the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans to allow for an addition to a building, including a parking variance for property commonly known as The Goddard School 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, as amended, the request to amend the Special Use for a Planned Unit Development for property commonly known as The Goddard School, 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 III. 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 IV. 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 V. 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 VI. 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 VII. 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 VIII. 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 IX. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

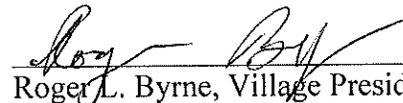
SECTION X. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2019-128.

Adopted by roll call vote as follows:

AYES: 7 – Oppenheim, Takaoka, Brown, Schultz, Marquardt, Koch, Byrne

NAYS 0 - None

ABSENT AND NOT VOTING: 0 – None


Roger L. Byrne, Village President

PASSED: 09/03/2019
APPROVED: 09/03/2019
ATTEST: 09/03/2019

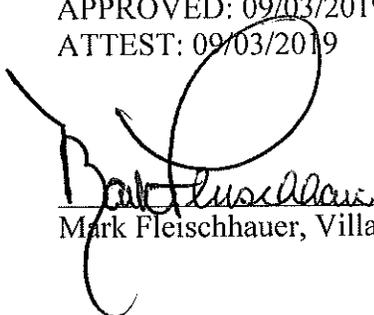

Mark Fleischhauer, Village Clerk



Exhibit A
Legal Description

Exhibit B
Plans

General Compliance with the following plans:

1. General compliance with the site plan and engineering drawings, consisting of ten (10) pages, prepared by Eriksson Engineering Associates, LTD, dated March 1, 2019.
2. General compliance with the landscape plan, consisting of three (3) pages, prepared by Eriksson Engineering Associates, LTD, dated February 2, 2019.
3. General compliance with the building elevation drawings/color renderings, consisting of three (3) pages, prepared by Kluber Architects + Engineers, dated January 15, 2019

Exhibit C

AMENDED
DEVELOPMENT PERMIT
For
The Goddard School

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. Existing landscape plantings damaged during construction shall be replaced as a condition of approval of the final certificate of occupancy.
4. The Goddard School shall explore a shared parking agreement with Chili's and/or the vacant bank property to the north.