

**VILLAGE OF VERNON HILLS
ORDINANCE 2021-006**

**AN ORDINANCE GRANTING APPROVAL OF SITE, LANDSCAPE AND ARCHITECTURAL
PLANS TO ALLOW CONSTRUCTION OF A NEW BUILDING ON PROPERTY LOCATED AT
800 FOREST EDGE DRIVE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of Philharmonic Studios has petitioned the Village of Vernon Hills for approval of site, landscape and architectural plans to allow construction of a new building on property located at 800 Forest Edge Drive; and

WHEREAS, the subject property is located within the Corporate Woods Planned Unit Development as authorized by a Special Use Permit; and

WHEREAS, the annexation agreement authorizing a Special Use Permit for a Planned Unit Development for Corporate Woods requires approval from the Village Board for site, landscape and architectural plans; and

WHEREAS, the Board of Trustees, having reviewed and considered the site, landscape and architectural plans at their Committee of the Whole meeting on December 8, 2020, found that the site, landscape and architectural plans sufficiently comply with the requirements and standards of the Corporate Woods Planned Unit Development and which, in its judgment, would justify it in recommending approval of the site, landscape and architectural plans:

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 Code of Ordinances, as amended, approval of the site, landscape and architectural plans to allow construction of a new building at 800 Forest Edge Drive hereby granted.

SECTION II. Approval of the site, landscape and architectural plans shall be in accordance with the following conditions:

1. Compliance with the site plan prepared by Bleck Engineers - Surveyors, dated November 23, 2020; and
2. Compliance with the color renderings of the building, prepared by Melichar Architects, dated December 8, 2020; and
3. Compliance with landscape drawings prepared by HLN Landscape Architects, dated October 18, 2020; and
4. Final civil engineering plans are subject to review and approval by the Village Engineer; and

5. Final landscape plans are subject to review and approval by the Village Landscape Technician; and
6. A photometric and site lighting plan shall be submitted for approvals as part of the building permit application process and is subject to review and approval by the Village Engineer and Director of Community Development. It is the intent of this condition that the design of the site lighting prevents glare onto adjacent properties, in particular, the adjacent residential development to the west. Wall sconces shall not be permitted on the west elevation.

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

SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2021-006.

Adopted by roll call vote as follows:

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

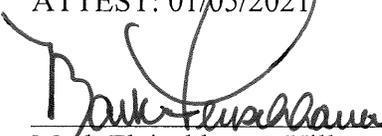
NAYS: None - 0

ABSENT AND NOT VOTING: 0 – None



Roger L. Byrne, Village President

PASSED: 01/05/2021
APPROVED: 01/05/2021
ATTEST: 01/05/2021



Mark Fleischhauer, Village Clerk



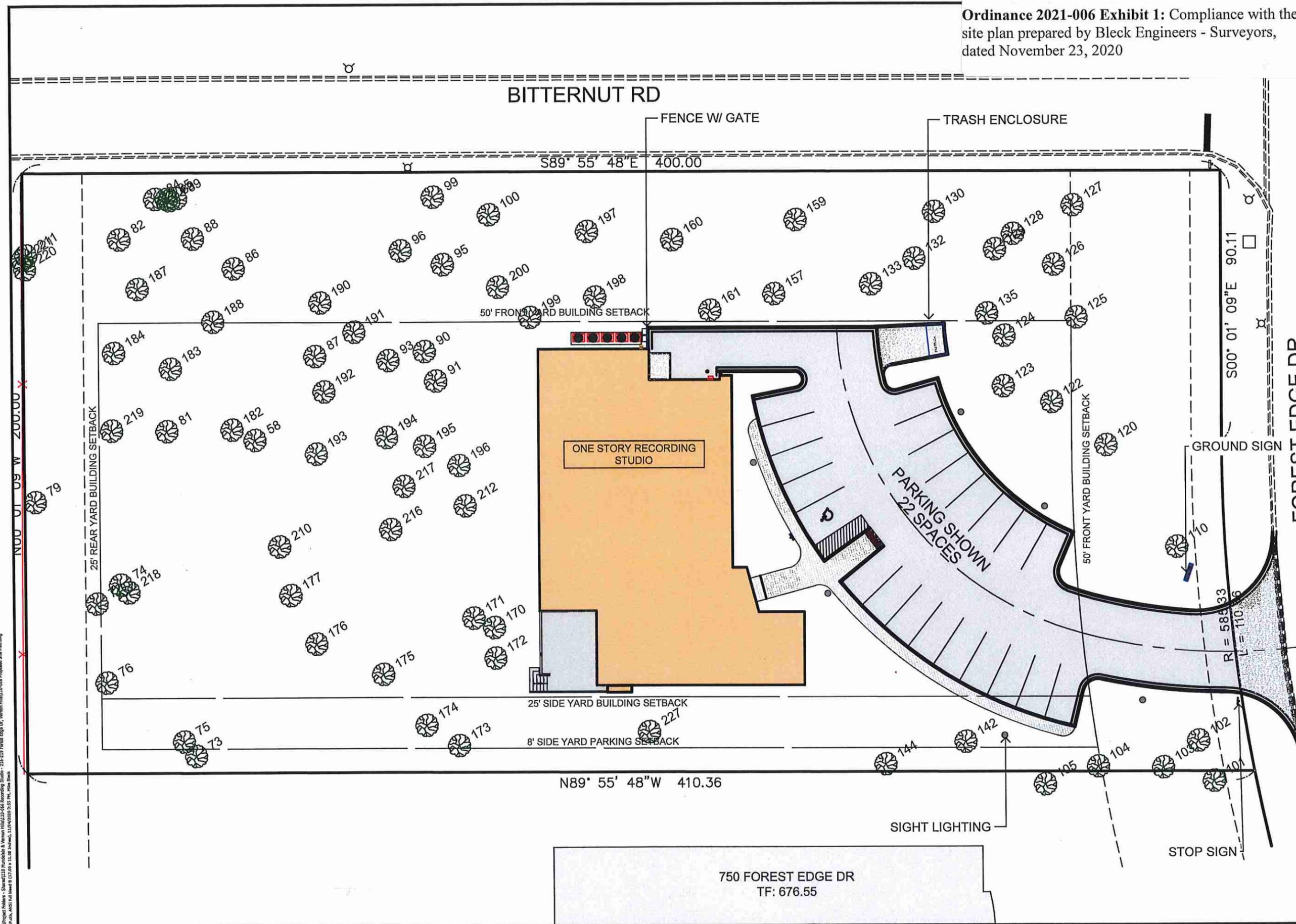
Ordinance 2021-006 Exhibit 1: Compliance with the site plan prepared by Bleck Engineers - Surveyors, dated November 23, 2020

BLECK

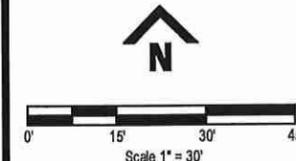
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

PHILHARMONIC STUDIOS
VERNON HILLS, IL



FOREST EDGE DR



ISSUED DATE	ISSUED FOR
11.23.2020	REFERENCE

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Illinois Professional Design Firm 184.000911

PHILHARMONIC STUDIOS INC.
216-219 FOREST EDGE DRIVE VERNON HILLS, IL 60061

110-086	Project No.
BCF	Drawn By
MGB	Checked By

Drawing No. **1**

Drawing Name
PROPOSED SITE PLAN

Site Plan for Philharmonic Studios, 216-219 Forest Edge Drive, Vernon Hills, IL 60061. Prepared by Bleck Engineering Company, Inc. on 11/23/2020. Scale: 1" = 30'. Drawing No. 110-086. Project No. 110-086. Client: Philharmonic Studios, Inc.

Ordinance 2021-006 Exhibit 1: Compliance with the color renderings of the building, prepared by Melichar Architects, dated December 8, 2020



1 EARLY DESIGN RENDERING - FRONT (EAST) ELEVATION
NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020

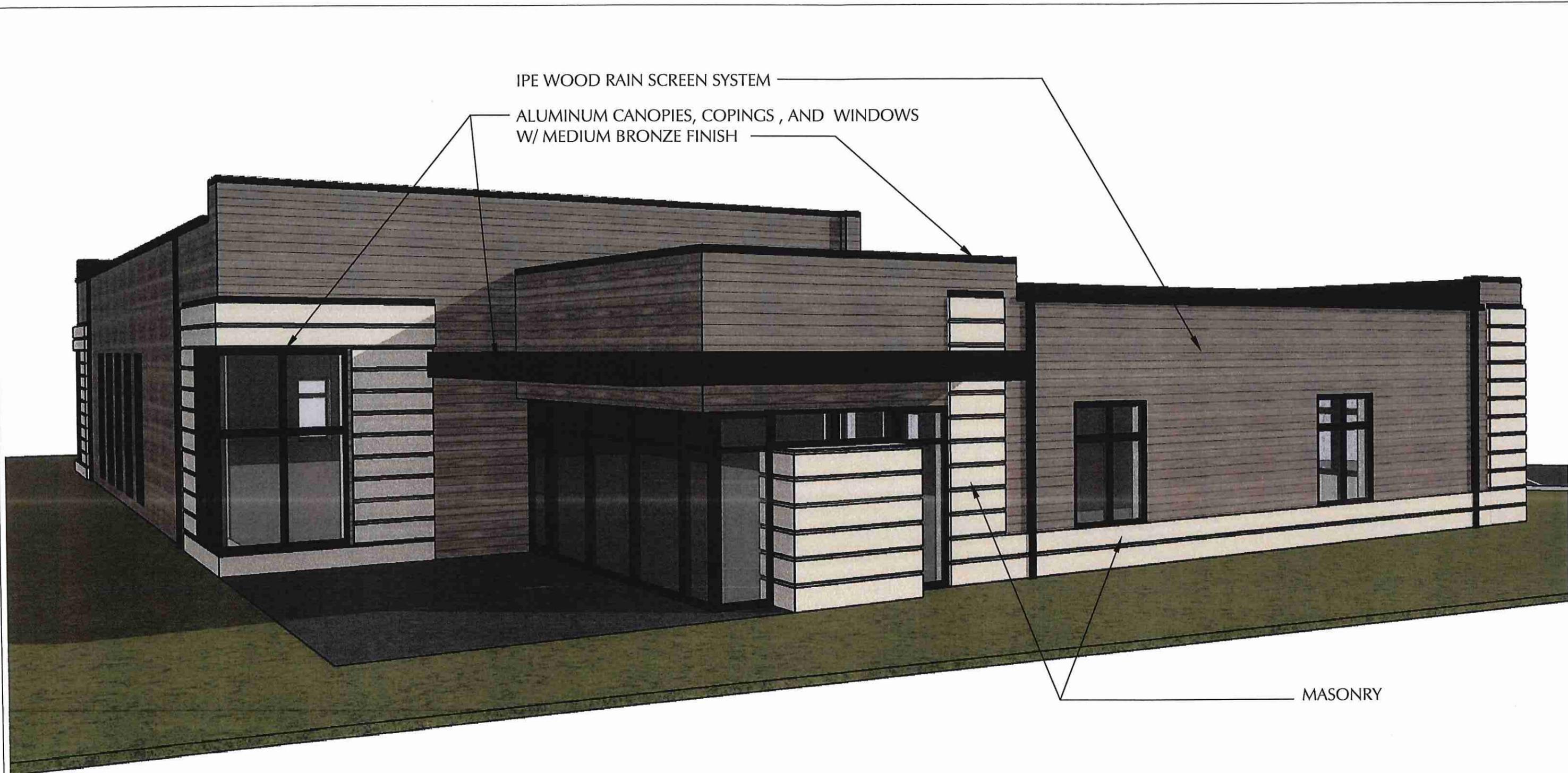
 MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2020 MELICHAR ARCHITECTS



PHILHARMONIC STUDIOS INC.
NEW SOUND STUDIO AT
FOREST EDGE DRIVE & SOUTHEAST CORNER OF BITTERNUT ROAD
(LOTS 216-219 FOREST EDGE DRIVE)
VERNON HILLS, IL

JOB NO.
1897

CS200



IPE WOOD RAIN SCREEN SYSTEM

ALUMINUM CANOPIES, COPINGS, AND WINDOWS
W/ MEDIUM BRONZE FINISH

MASONRY

4 EARLY DESIGN RENDERING - SOUTHWEST ELEVATION
NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020

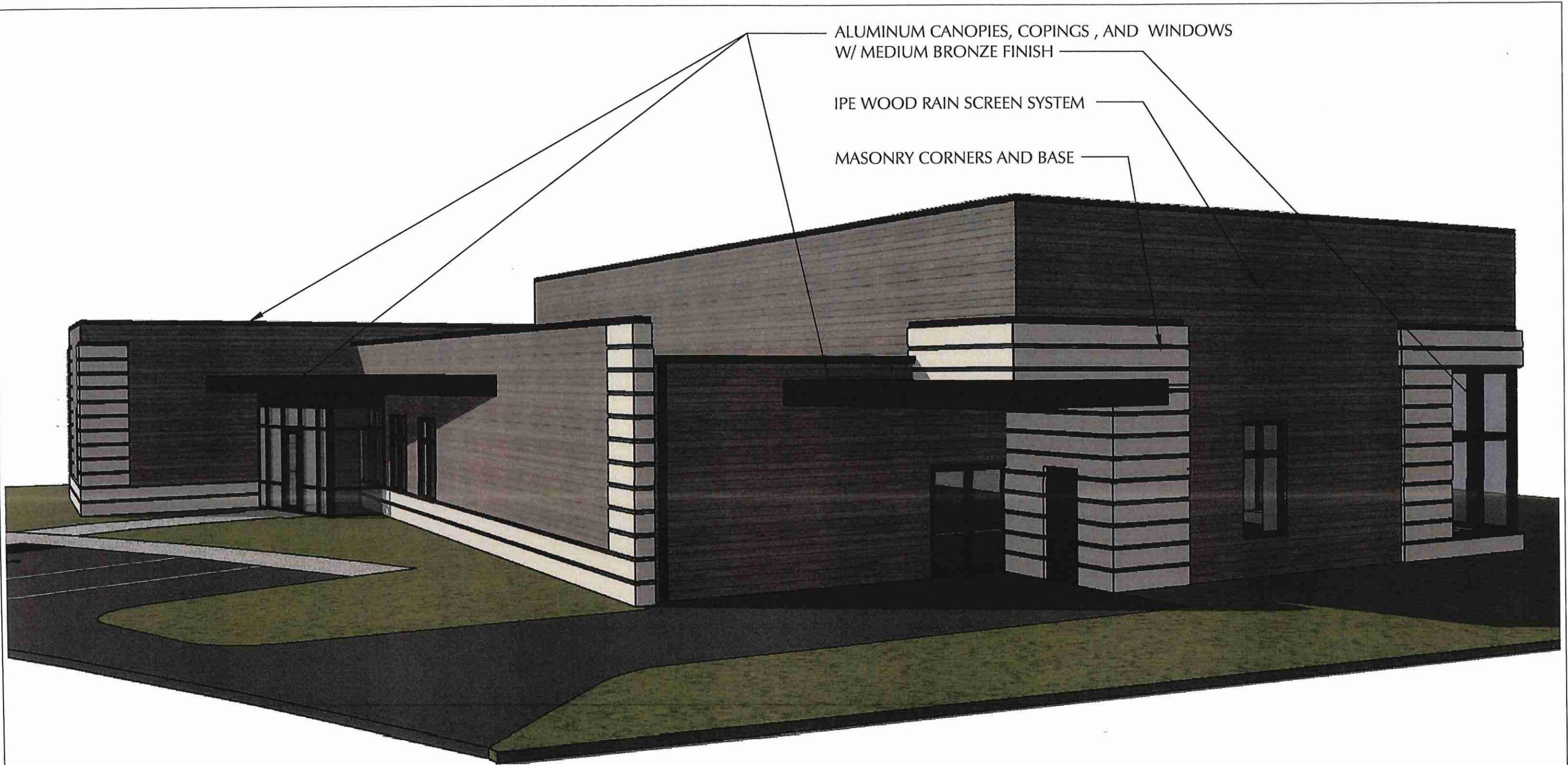
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RBDG

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VERNON HILLS, IL

JOB NO.
1897

CS204



2 EARLY DESIGN RENDERING - NORTHEAST ELEVATION
NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

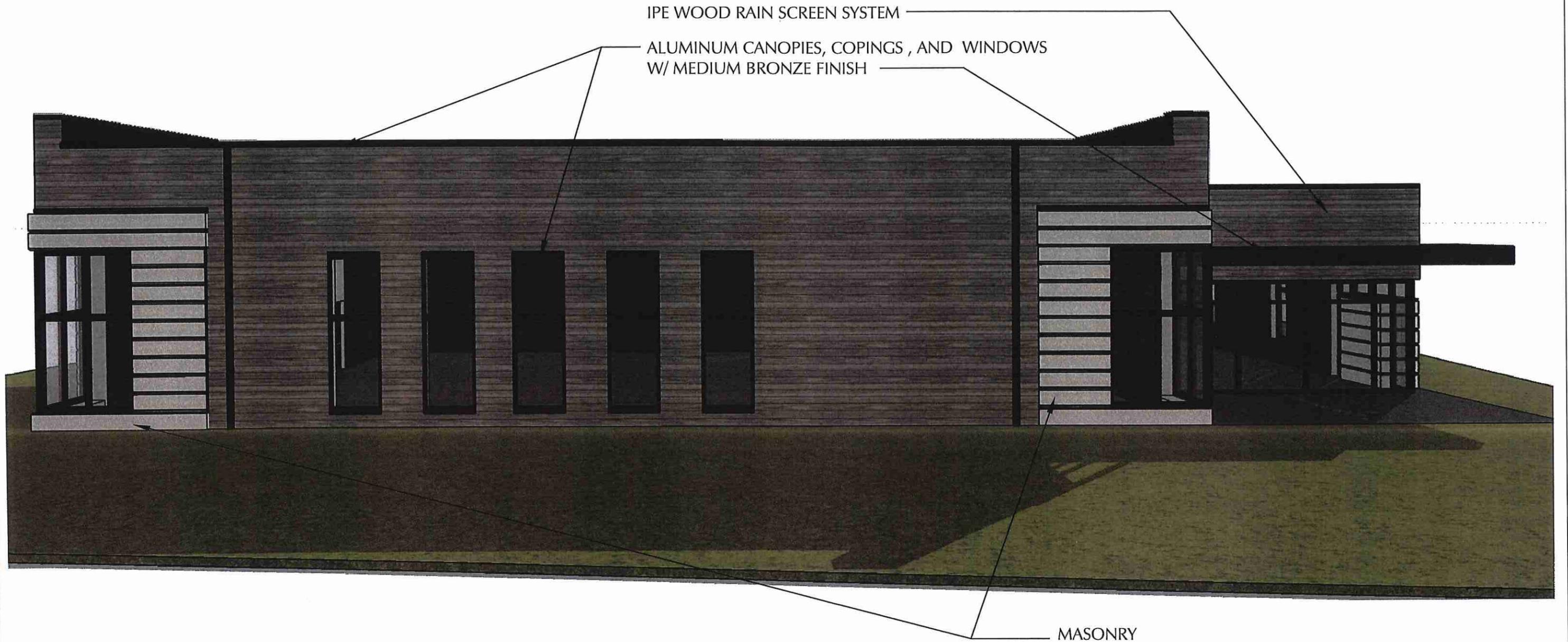
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VERNON HILLS, IL

JOB NO.
1897

CS202



3 EARLY DESIGN RENDERING - REAR (WEST) ELEVATION
NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020

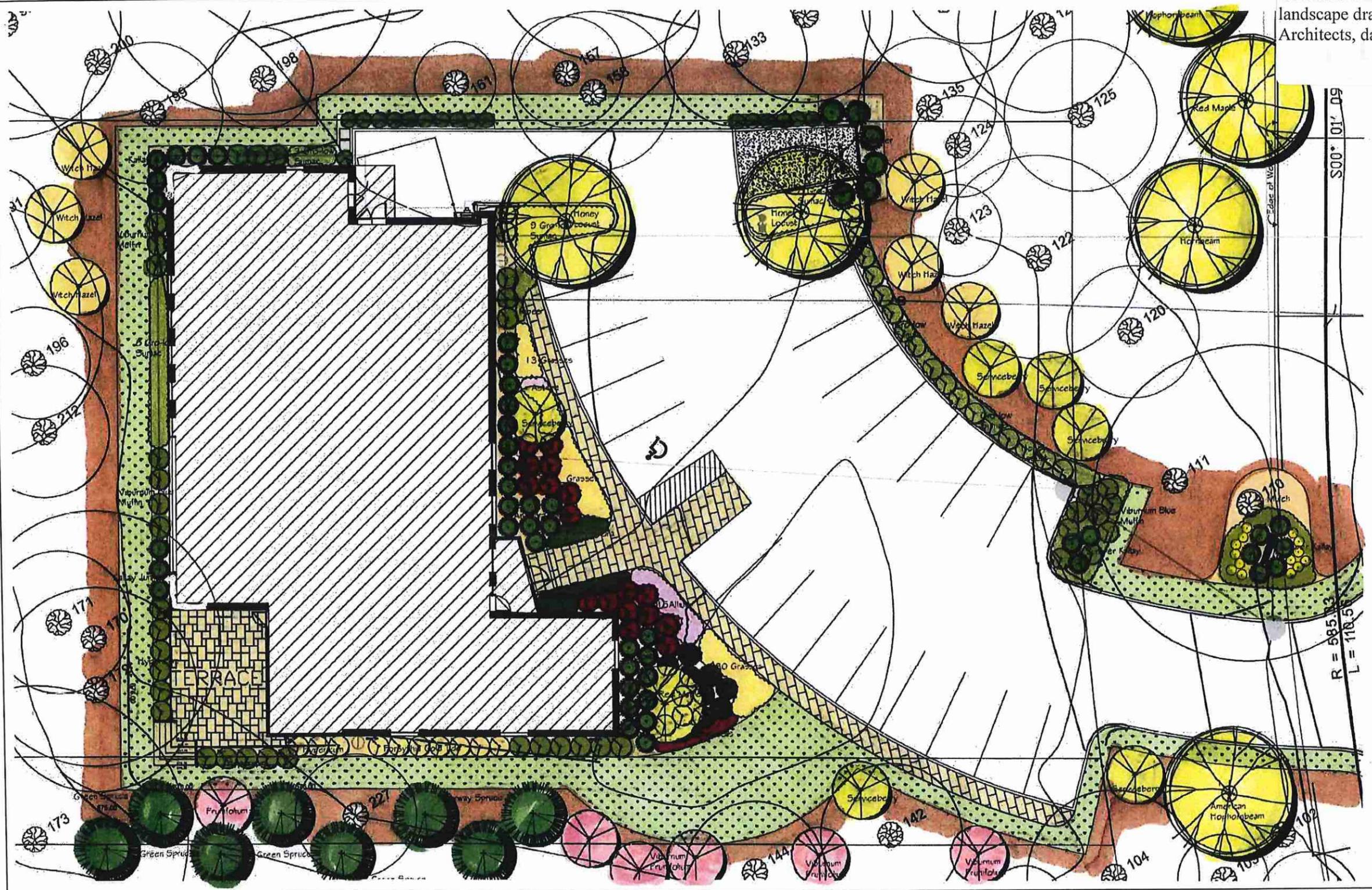
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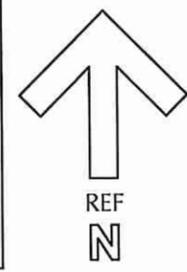
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VERNON HILLS, IL

JOB NO.
1897

CS203



FOREST EDGE DRIVE



1 RENDERING - LANDSCAPE PLAN DETAIL
NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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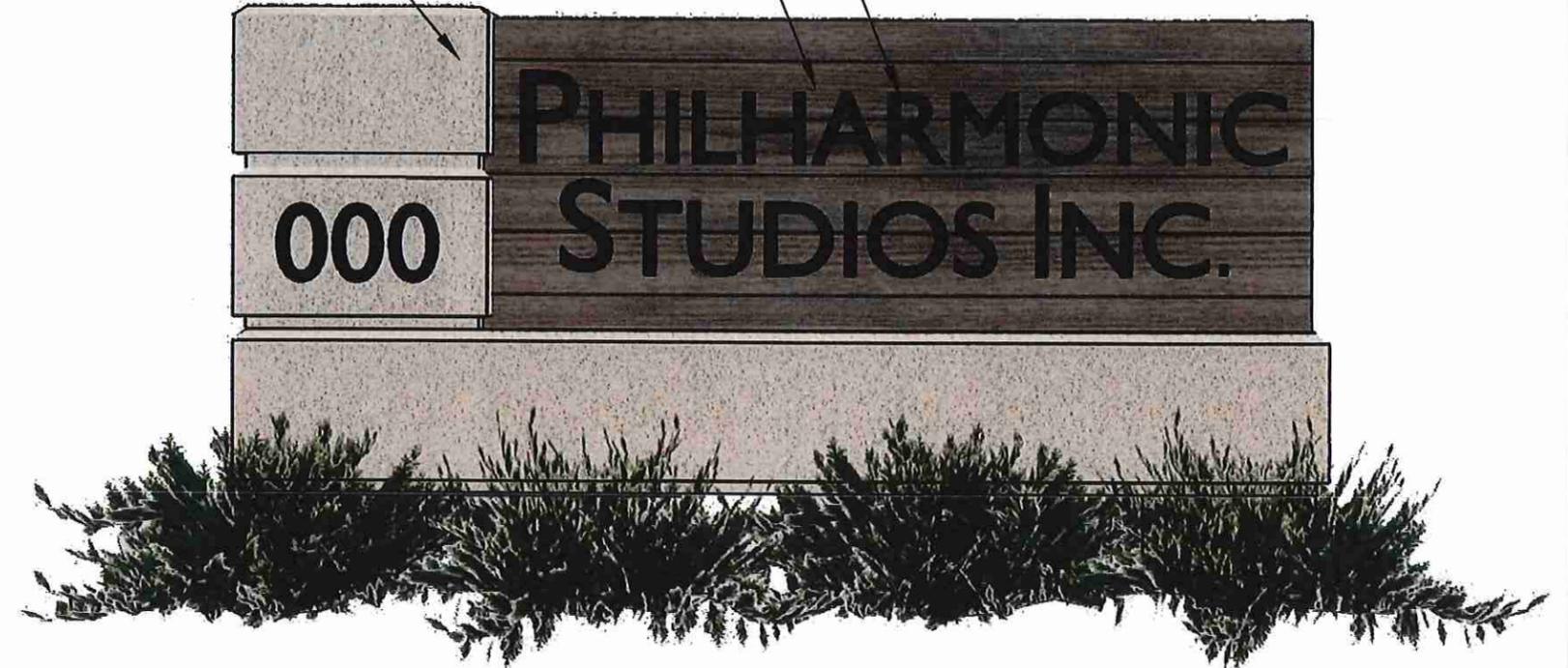


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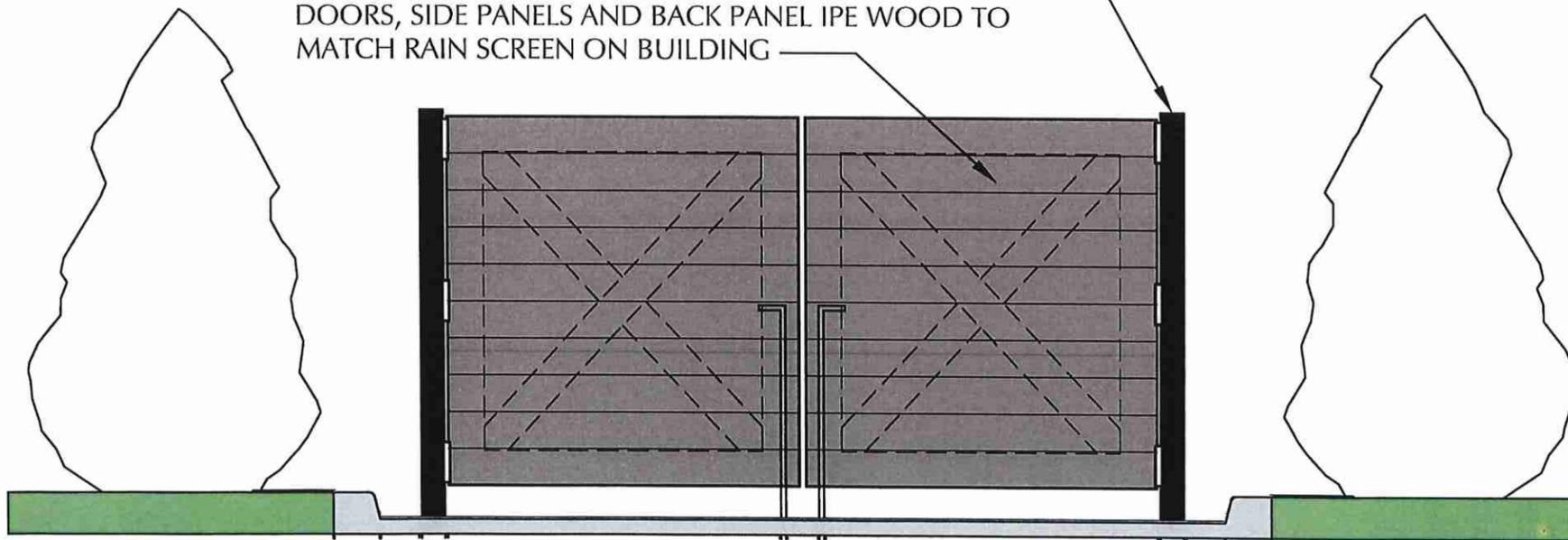
JOB NO.
1897

L2

BACKLIT MEDIUM BRONZE LETTERS
 IPE WOOD TO MATCH RAIN SCREEN ON BUILDING
 MASONRY TO MATCH
 MASONRY ON BUILDING



STEEL POST PAINTED BLACK
 DOORS, SIDE PANELS AND BACK PANEL IPE WOOD TO
 MATCH RAIN SCREEN ON BUILDING



5 RENDERING - GROUND SIGN
 NOT TO SCALE

6 RENDERING - TRASH ENCLOSURE
 NOT TO SCALE

VILLAGE BOARD MEETING: DECEMBER 8, 2020

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 VERNON HILLS, IL

JOB NO.
 1897

CS205