

**VILLAGE OF VERNON HILLS
ORDINANCE 2021-001**

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND CERTAIN VARIATIONS RELATED TO THE SIGN CODE FOR PROPERTY COMMONLY KNOWN AS ORCHARD CHURCH, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, representatives of Orchard Evangelical Free Church (The “Petitioner”), located at 870 West end Court and legally described in Exhibit A (the “Subject Property”), have petitioned the Village of Vernon Hills for the following:

1. Approval of a zoning map amendment changing the zoning classification from OR&D, Office Research & Development to PIB, Public and Institutional Building District, on the legally described property; and
2. Approval of variations related to the Sign Code.

WHEREAS, upon due notice and after a public hearing held on October 21, 2020 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 and recommendation concerning said petition referenced herein; and

WHEREAS, based upon the evidence adduced at said hearing and in their application, the Petitioners have entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commission’s report and recommendation at its Committee of the Whole meeting on December 8, 2020, found that sufficient facts were presented which, in its judgment, would justify approving: (i) approval of a zoning map amendment changing the zoning classification from OR&D, Office Research & Development to PIB, Public and Institutional Building District, on the legally described property; and (ii) granting certain variations related to the Sign Code.

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 of a zoning map amendment changing the zoning classification from OR&D, Office Research & Development to PIB, Public and Institutional Building District is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval to grant certain variations related to the Sign Code as listed in Exhibit B is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION III. 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 B are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION IV. 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 V. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict with this Ordinance 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 VI. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on and inure to the benefit of all successors and assigns of the Petitioners and the owners of the Subject Property.

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

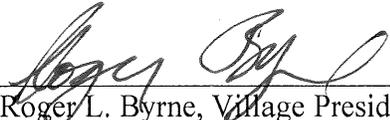
SECTION VIII. ORDINANCE NUMBER. This Ordinance shall be known as Ordinance Number 2021-001.

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



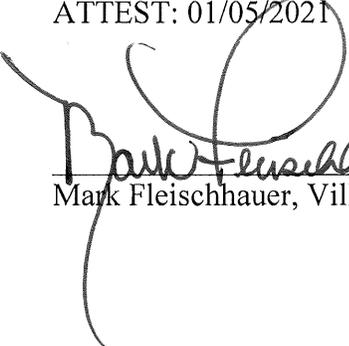
Roger L. Byrne, Village President

PASSED: 01/05/2021

APPROVED: 01/05/2021

PUBLISHED IN PAMPHLET FORM: 01/05/2021

ATTEST: 01/05/2021



Mark Fleischhauer, Village Clerk



Exhibit A

ORCHARD CHURCH

Legal description

LOTS 33, 34 AND 35 AND THAT PART OF LOT 32, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 32, WHICH IS
14.05 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE
SOUTH 70 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 326.45
FEET TO A POINT ON THE WEST LINE OF SAID LOT 32; THENCE IN A
NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE WEST,
HAVING A RADIUS OF 3233.23 FEET, AN ARC DISTANCE OF 104.96 FEET TO
THE NORTHWEST CORNER OF SAID LOT 32, THE CHORD OF SAID ARC
HAVING A LENGTH OF 104.95 FEET AND A BEARING OF NORTH 17 DEGREES
29 MINUTES 37 SECONDS WEST; THENCE NORTH 88 DEGREES 43 MINUTES
AND 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 32, A
DISTANCE OF 339.83 FEET TO THE POINT OF BEGINNING (EXCEPTING
THEREFROM THE PARCEL DESCRIBED AS FOLLOWS: THAT PART OF LOT 34
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF
SAID LOT 34; THENCE EASTERLY, 16.40 FEET ON AN ASSUMED BEARING OF
NORTH 71 DEGREES 48 MINUTES 07 SECONDS EAST ALONG THE NORTH
LINE OF SAID LOT 34; THENCE SOUTH 26 DEGREES 48 MINUTES 07 SECONDS
WEST, 23.20 FEET TO THE WEST LINE OF SAID LOT 34; THENCE NORTH 18
DEGREES 11 MINUTES 53 SECONDS WEST, 16.40 FEET ALONG SAID WEST
LINE TO THE POINT OF BEGINNING) IN NEW CENTURY TOWN SITE 3, UNIT
EIGHT, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 44
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED OCTOBER 11, 1977 AS DOCUMENT
1871923, IN BOOK 62 OF PLATS, PAGE 15, IN LAKE COUNTY, ILLINOIS.

Exhibit B

AMENDED
PLANNED UNIT DEVELOPMENT PERMIT
For Orchard Evangelical Free Church
870 West End Court

Compliance with the following plans:

1. General compliance with the architectural floor plan, consisting of two (2) pages, prepared by Aspen Group, dated October 15, 2020. It is the intent of this ordinance that the interior balcony overlooking the worship center is not required as a condition of approval ; and
2. Compliance with the color renderings showing the wall and monument sign, consisting of one (1) page, prepared by Aspen Group, dated October 15, 2020.

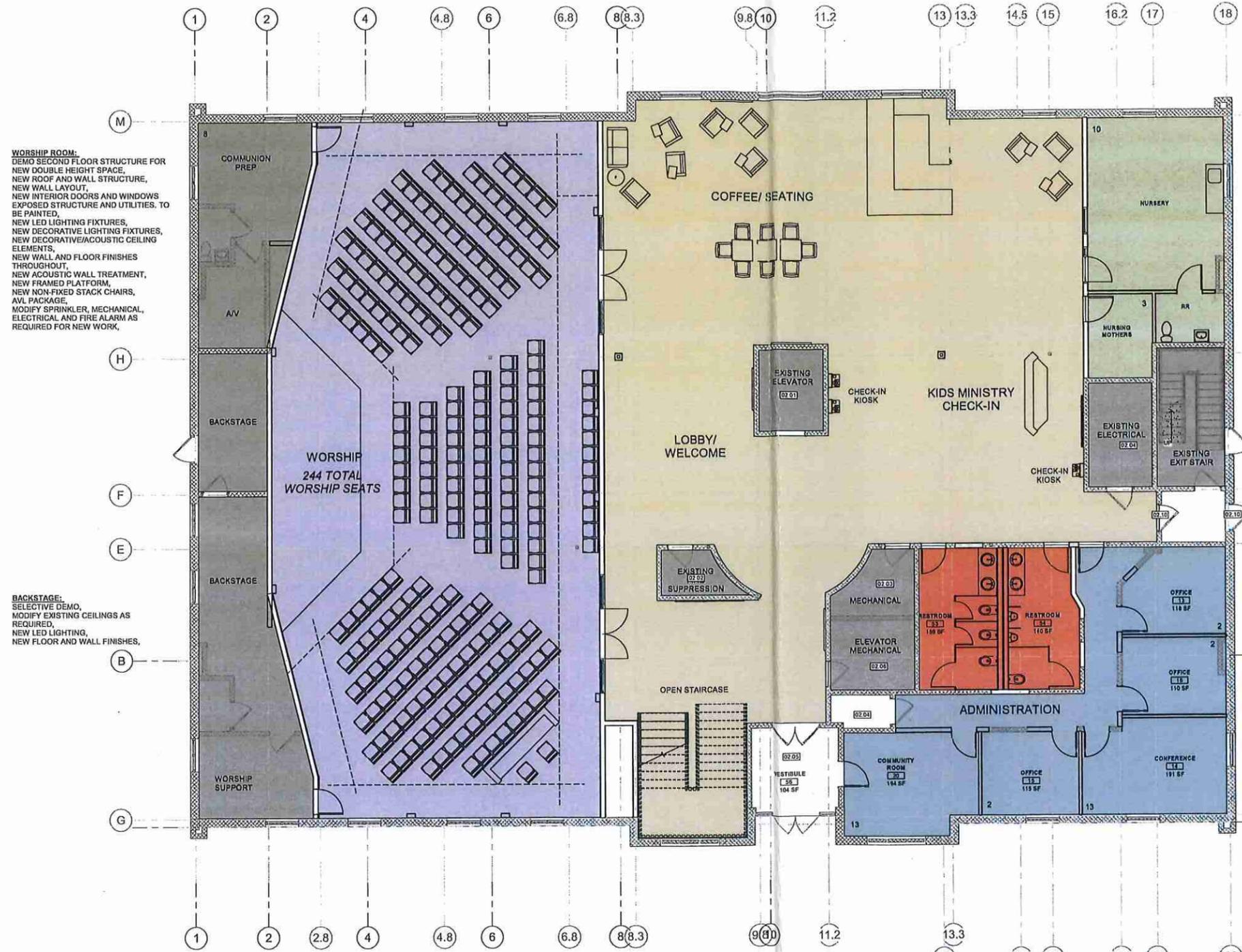
Terms and Conditions of Approval:

1. Existing landscaping shall be restored and/or upgraded in compliance with Village requirements, subject to inspection by the Village Landscape Technician; and
2. Existing sidewalks, curbs, storm structured, pavement and walking surfaces shall be restored and/or upgraded in compliance with Village and ADA requirements, subject to inspection by the Village Engineering Technician.

Approved Sign Code Variations:

Sign Code - Section 19-3(c)(4)d and 19-3(c)(4)e: to allow a logo on the wall and monument sign to exceed the height of the lettering and to exceed the width of any two letters.

ORDINANCE 2021-001 Exhibit 1 General compliance with the architectural floor plan, consisting of two (2) pages, prepared by Aspen Group, dated October 15, 2020. It is the intent of this ordinance that the interior balcony overlooking the worship center is not required as a condition of approval



WORSHIP ROOM:
 DEMO SECOND FLOOR STRUCTURE FOR NEW DOUBLE HEIGHT SPACE, NEW ROOF AND WALL STRUCTURE, NEW WALL LAYOUT, NEW INTERIOR DOORS AND WINDOWS EXPOSED STRUCTURE AND UTILITIES, TO BE PAINTED, NEW LED LIGHTING FIXTURES, NEW DECORATIVE LIGHTING FIXTURES, NEW DECORATIVE/ACOUSTIC CEILING ELEMENTS, NEW WALL AND FLOOR FINISHES THROUGHOUT, NEW ACOUSTIC WALL TREATMENT, NEW FRAMED PLATFORM, NEW NON-FIXED STACK CHAIRS, AVL PACKAGE, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,

BACKSTAGE:
 SELECTIVE DEMO, MODIFY EXISTING CEILING AS REQUIRED, NEW LED LIGHTING, NEW FLOOR AND WALL FINISHES,

CAFE:
 NEW WALL LAYOUT, EXPOSED STRUCTURE AND UTILITIES, TO BE PAINTED, NEW LED LIGHTING FIXTURES, NEW DECORATIVE LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, NEW CAFE CASEWORK, NEW CAFE EQUIPMENT PACKAGE, MODIFY PLUMBING FOR NEW DROP-IN SINK, HAND SINK AND COFFEE BREWER WATERLINE, NEW FURNITURE PACKAGE, AVL PACKAGE, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE,

NURSERY PRE-SCHOOL:
 SELECTIVE DEMO, NEW WALL LAYOUT, NEW INTERIOR DOORS AND WINDOWS, NEW ACOUSTIC CEILING TILE AND GRID, NEW LED LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, MODIFY RESTROOMS TO COMPLY WITH ADA, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW FURNITURE AND CASEWORK PACKAGE, NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE,

KIDS CHECK-IN:
 NEW WALL LAYOUT, NEW ACOUSTIC CEILING TILE AND GRID, NEW LED LIGHTING FIXTURES, NEW DECORATIVE LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, NEW CHECK-IN CASEWORK, AND KIOSKS, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW FURNITURE AND CASEWORK PACKAGE, NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE,

ADMINISTRATION:
 SELECTIVE DEMO, NEW WALL LAYOUT, NEW INTERIOR DOORS, NEW ACOUSTIC CEILING TILE AND GRID, NEW LED LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW FURNITURE AND CASEWORK PACKAGE,

DIVISION 02 - EXISTING CONDITIONS
 02.01 EXISTING ELEVATOR TO REMAIN
 02.02 EXISTING FIRE SPRINKLER SYSTEM TO REMAIN, MODIFY AS REQUIRED FOR NEW SPRINKLER WORK
 02.03 EXISTING MECHANICAL EQUIPMENT AND ELECTRICAL TO REMAIN, MODIFY AS REQUIRED FOR NEW MECHANICAL WORK
 02.04 EXISTING ELECTRICAL ROOM TO REMAIN, MODIFY AS REQUIRED FOR NEW ELECTRICAL WORK
 02.05 EXISTING VESTIBULE TO REMAIN
 02.06 EXISTING ELEVATOR EQUIPMENT TO REMAIN

DIVISION 08 - OPENINGS
 02.10 REMOVE DOOR AND FRAME, REPLACE WITH NEW STOREFRONT ENTRANCE DOORS.

GENERAL ARCHITECTURAL NOTES

- PATCH, REPAIR AND PREP. EXIST. CONCRETE FLOOR FOR NEW FLOOR FINISH. CLEAN OUT CONTROL JOINTS AND CRACKS AS REQUIRED.
- PATCH & SEAL OPENINGS AT PIPE PENETRATIONS. MAINTAIN FIRE RATINGS.
- FRAME ALL OPENINGS FOR MECHANICAL DUCTS, TRANSFER GRILLS OR EQUIPMENT. INSTALL GWB AND SEAL. COORDINATE WITH MECH. CONTRACTOR. MAINTAIN FIRE RATINGS.
- HVAC WALL PENETRATIONS: ALL WALL PENETRATIONS TO BE COORDINATED WITH HVAC CONTRACTOR. SEE MECHANICALS FOR LOCATION OF OPENINGS AND QUANTITIES.
- REFER TO DIMENSION PLANS FOR PARTITION DETAILS.
- REFER TO INTERIOR SHEETS FOR FINISHES AND INTERIOR ELEVATIONS.
- REFER TO RAILING PLAN SHEET FOR FURTHER INFORMATION.

1 ARCHITECTURAL PLAN - FIRST LEVEL
 3/16" = 1'-0"

- LARGE ASSEMBLY WORSHIP SPACES
- PUBLIC / LOBBY AREAS
- KIDS MINISTRY SPACES
- BACK OF HOUSE / INFRASTRUCTURE
- PUBLIC RESTROOMS
- ADMINISTRATIVE SPACE

NEW STAIRCASE:
 NEW METAL PAN STAIRCASE AND METAL RAILINGS, NEW WALL LAYOUT, REMOVE PORTION OF EXISTING SECOND FLOOR STRUCTURE, NEW LED LIGHTING FIXTURES, NEW DECORATIVE LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE,

LOBBY/WELCOME:
 NEW WALL LAYOUT, EXPOSED STRUCTURE AND UTILITIES, TO BE PAINTED COMBINED WITH ACOUSTIC CEILING, NEW LED LIGHTING FIXTURES, NEW DECORATIVE LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, NEW WELCOME DESK CASEWORK, NEW UN LOCKING THE BIBLE CASEWORK, AVL PACKAGE, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK, NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE,

RESTROOMS:
 NEW WALL LAYOUT, NEW ACOUSTIC CEILING TILE AND GRID, NEW LED LIGHTING FIXTURES, NEW WALL AND FLOOR FINISHES THROUGHOUT, NEW PLUMBING FIXTURES, PARTITIONS AND ACCESSORIES, MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,

ASPEN GROUP
 9645 Lincoln-Way Lane Suite 201 Frankfort, IL 60423

The Orchard - Vernon Hills
 870 West End Court

SEAL: [Professional Engineer Seal for Aspen Group, State of Illinois, Exp. 11/21]

REVISIONS

No.	Date	By	Description
A	2020-10-15		ISSUING EXHIBIT

DIVISION 02 - EXISTING CONDITIONS
02 01 EXISTING ELEVATOR TO REMAIN
02 02 EXISTING MECHANICAL EQUIPMENT AND ELECTRICAL TO REMAIN, MODIFY AS REQUIRED FOR NEW WORK.



ELEMENTARY LARGE GROUP:
NEW WALL LAYOUT,
NEW INTERIOR DOORS,
EXPOSED STRUCTURE AND UTILITIES, TO BE PAINTED,
ACOUSTIC CEILING TILE IN BREAKOUT AREAS,
NEW LED LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
NEW FURNITURE AND CASEWORK PACKAGE,
AVL PACKAGE,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE.

CLASSROOMS:
SELECTIVE DEMO,
NEW WALL LAYOUT,
NEW INTERIOR DOORS,
NEW ACOUSTIC CEILING TILE AND GRID,
NEW LED LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW FURNITURE AND CASEWORK PACKAGE,
NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE.

KIDS CHECK-IN:
NEW WALL LAYOUT,
NEW ACOUSTIC CEILING TILE AND GRID,
NEW LED LIGHTING FIXTURES,
NEW DECORATIVE LIGHTING FIXTURES,
NEW DECORATIVE CEILING ELEMENTS,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
NEW CHECK-IN CASEWORK, AND KIOSKS,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW FURNITURE AND CASEWORK PACKAGE,
NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE.

YOUTH LARGE GROUP:
SELECTIVE DEMO,
NEW WALL LAYOUT,
NEW INTERIOR DOORS AND WINDOWS PAINT EXPOSED STRUCTURE AND UTILITIES,
NEW LED LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW FURNITURE AND CASEWORK PACKAGE,
NEW AVL PACKAGE.

WORSHIP ROOM:
DEMO PARTIAL SECOND FLOOR STRUCTURE FOR NEW DOUBLE HEIGHT SPACE,
NEW ROOF AND WALL STRUCTURE,
NEW WALL LAYOUT,

1 ARCHITECTURAL PLAN - SECOND LEVEL
3/16" = 1'-0"

- YOUTH MINISTRY SPACES
- PUBLIC / LOBBY AREAS
- KIDS MINISTRY SPACES
- BACK OF HOUSE / INFRASTRUCTURE
- PUBLIC RESTROOMS
- PRE-K SPACE

NEW STAIRCASE:
NEW METAL PAN STAIRCASE AND METAL RAILINGS,
NEW WALL LAYOUT,
REMOVE PORTION OF EXISTING SECOND FLOOR STRUCTURE,
NEW LED LIGHTING FIXTURES,
NEW DECORATIVE LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE.

SECOND LEVEL LOBBY:
NEW WALL LAYOUT,
EXPOSED STRUCTURE AND UTILITIES, TO BE PAINTED COMBINED WITH ACOUSTIC CEILING,
NEW LED LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
NEW CHECK-IN KIOSKS,
NEW FURNITURE PACKAGE,
NEW INTERIOR WINDOWS TO WORSHIP,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK,
NEW WAYFINDING, BRANDING AND SIGNAGE PACKAGE.

RESTROOMS:
NEW WALL LAYOUT,
NEW INTERIOR DOORS,
NEW ACOUSTIC CEILING TILE AND GRID,
NEW LED LIGHTING FIXTURES,
NEW WALL AND FLOOR FINISHES THROUGHOUT,
NEW PLUMBING FIXTURES AND ACCESSORIES,
MODIFY SPRINKLER, MECHANICAL, ELECTRICAL AND FIRE ALARM AS REQUIRED FOR NEW WORK.

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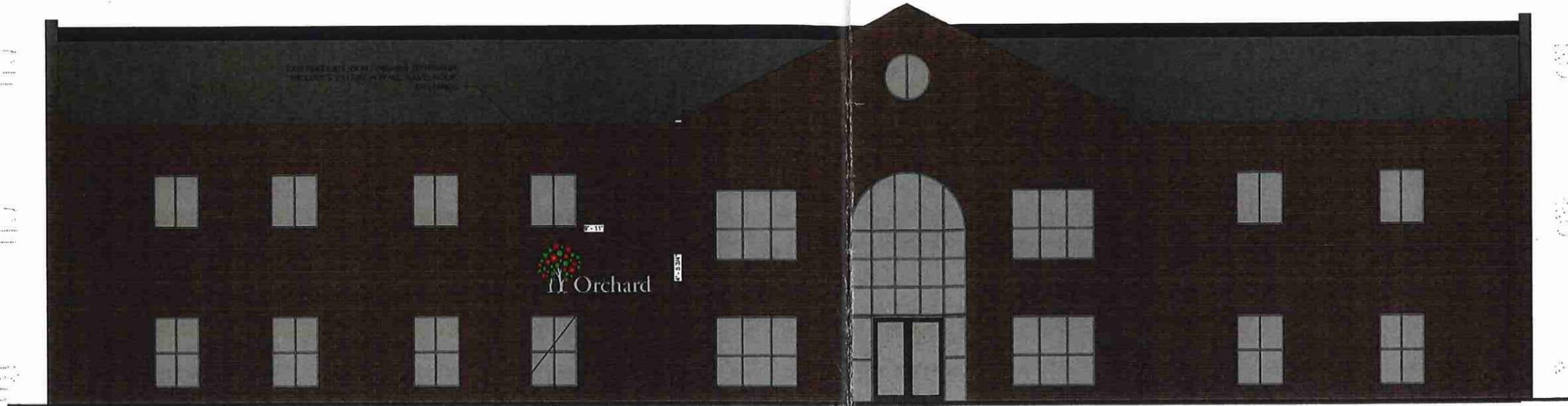


The Orchard - Vernon Hills
870 West End Court

REVISIONS			
No.	Date	By	Description
A	2020-10-15		ZONING EXHIBIT

SECOND FLOOR PLAN
A.101
ASPEN PROJECT/Sheet Number

DATE PLOTTED: 11.14.20



EXISTING SIGNAGE TO BE REMOVED
NEW DIMENSIONAL CHANNEL
LETTERS WITH LOGO AS SHOWN

① EAST BUILDING ELEVATION
1/4" = 1'-0"



EXISTING WHITE SIGNAGE
STRUCTURE TO REMAIN
LOGO AND VERBIAGE TO BE UPDATED
AS SHOWN
NON-ILLUMINATED
EXISTING BRICK BASE TO REMAIN

② FRONT MONUMENTAL SIGN
1" = 1'-0"

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9645 Lincoln-Way Lane Suite 201 Frankfort, IL 60423

The Orchard - Vernon Hills
870 West End Court

SEAL: [Professional Engineer Seal]
EXPIRES: 11/21

REVISIONS

No.	Date	By	Description
A	2020-10-15		ZONING EXHIBIT

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SIGNAGE EXHIBIT
A.700
ASPEN PROJECT # [Number]

KEY PLAN