

**VILLAGE OF VERNON HILLS
ORDINANCE 2021-126**

**AN ORDINANCE GRANTING APPROVAL OF SITE, LANDSCAPE AND
ARCHITECTURAL ELEVATIONS ALLOWING EXPANSION OF THE BUILDING AND
PARKING LOT ON PROPERTY LOCATED AT 700 LAKEVIEW PARKWAY, IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, the Vernon Hills Park District has petitioned the Village of Vernon Hills for approval of site, landscape and architectural elevations allowing expansion of the building and parking lot on property located at 700 Lakeview Parkway; and

WHEREAS, the subject property is located within Continental Executive Park as authorized by a Special Use Permit granting a Regional Planned Unit Development; and

WHEREAS, the annexation agreement authorizing a Special Use Permit for a Regional Planned Unit Development for Continental Executive Park 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 elevations at their Committee of the Whole meeting on October 19, 2021, found that the site, landscape and architectural elevations sufficiently comply with the requirements and standards of the Continental Executive Park Regional Planned Unit Development and which, in its judgment, would justify it in recommending approval of the site, landscape and architectural elevations:

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 elevations to allow expansion of the building and parking lot at 700 Lakeview Parkway is hereby granted.

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

1. Compliance with the site plan, consisting of one page, prepared by Gewalt Hamilton, dated September 28, 2021; and
2. Compliance with the landscape plan, consisting of one page, prepared by Gewalt Hamilton, dated September 28, 2021; and
3. Compliance with the color renderings, consisting of one page, titled "Vernon Hills Lakeview Fitness Addition," dated May 26, 2021; and

4. The site plan is subject to final review and approval by the Village Engineer; and
5. The landscape design is subject to final review and approval by the Village Landscape Technician; and
6. Existing landscaping and trees on the site that damaged by construction shall be removed and replaced in accordance with Village requirements.

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 2021-126

Adopted by roll call vote as follows:

AYES: 6 – Marquardt, Forster, Oppenheim, Koch, Schenk, Byrne

NAYS: 0 - None

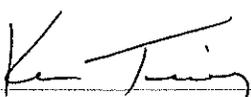
ABSENT AND NOT VOTING: 1 - Takaoka


Roger L. Byrne, Village President

PASSED: 11/02/2021

APPROVED: 11/02/2021

ATTEST: 11/02/2021


Kevin Timony, Village Clerk



PROPOSED LIGHT FIXTURES AND ELECTRIC LINE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO WORK WITH ARCHITECT AND OWNER TO LOCATE, MAINTAIN, AND EXTEND ELECTRICAL AS NEEDED FOR THE INSTALLATION ON THE NEW PARKING LOT LIGHT FIXTURES. THE CONTRACTOR SHALL WORK WITH THE OWNER AND ARCHITECT TO DETERMINE THE FINAL NUMBER AND PLACEMENT OF PARKING LOT LIGHT FIXTURES.

LANDSCAPE FEATURES SHOWN FOR REFERENCE, TO BE PLANTED BY THE OWNER

INSTALL 4" CATCH BASIN (TYP.) OPEN LD-DOT TYPE 1
RW: 683.50
INV. 681.00 (SE)

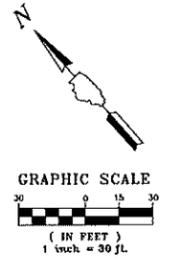
INSTALL 6" +/- OF 12" PVC SDR 26 STORM SEWER @ 0.7%
RW: 685.50
INV. 678.48 (SE)

INSTALL 4" MANHOLE (TYP.) CLOSED LD-DOT TYPE 1
RW: 685.50
INV. 678.48 (SE)

LANDSCAPE FEATURES SHOWN FOR REFERENCE, TO BE PLANTED BY THE OWNER

PROPOSED LEGEND

- ASPHALT PAVEMENT
- PCC PAVEMENT
- PCC SIDEWALK
- TEMPORARY CONSTRUCTION LOADING/UNLOADING AREA
- TOPSOIL FURNISH AND PLACE, 4" SEEDING, CLASS 1A
- LANDSCAPE AREA
- PAVEMENT COLORED SECTION
- ACCESSIBLE PARKING SIGN, STEEL BOLLARD AND BOLLARD COVER (SEE DETAILS)
- SIDEWALK JOINTS
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REGULAR)
- DETECTABLE WARNINGS
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN

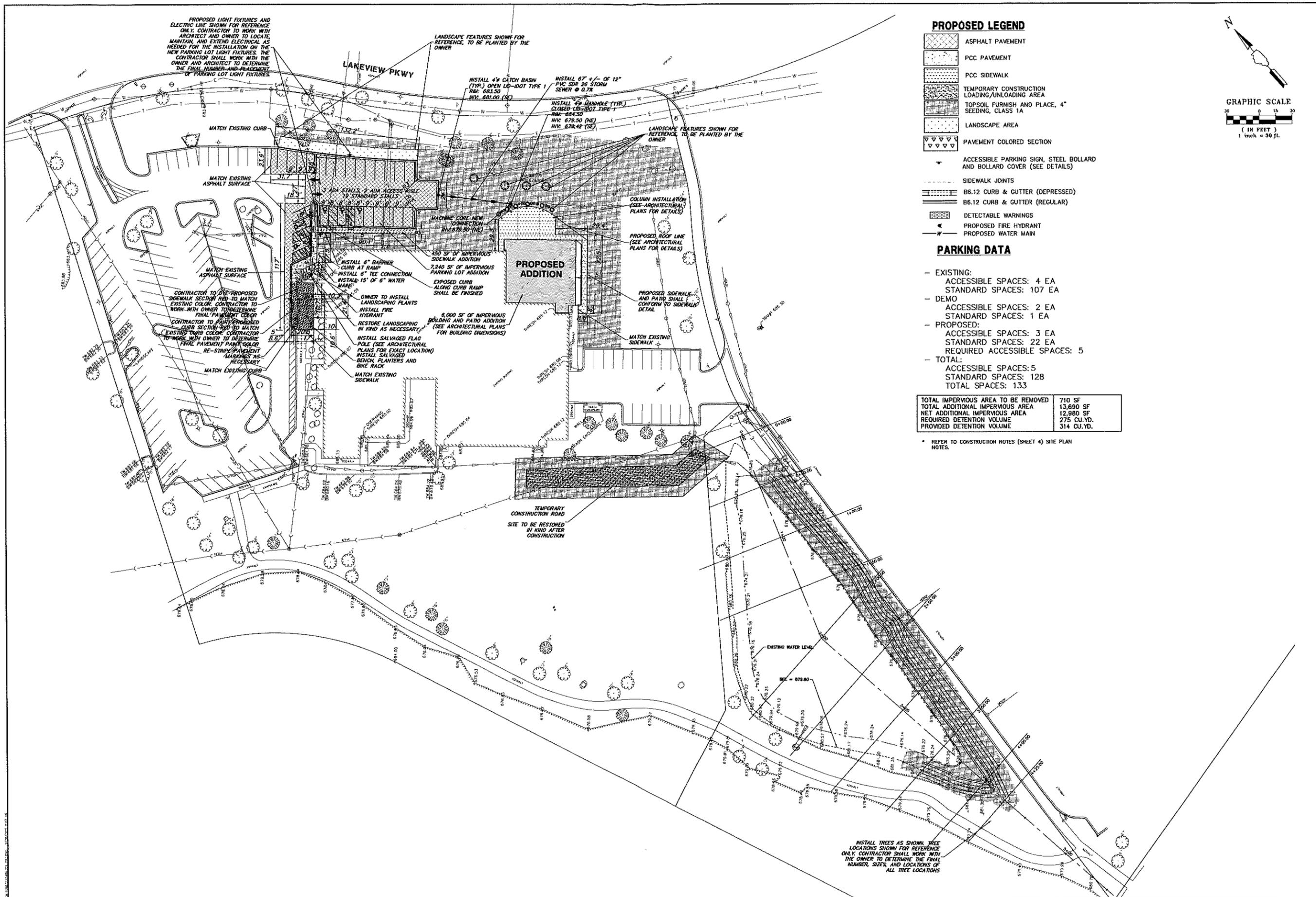


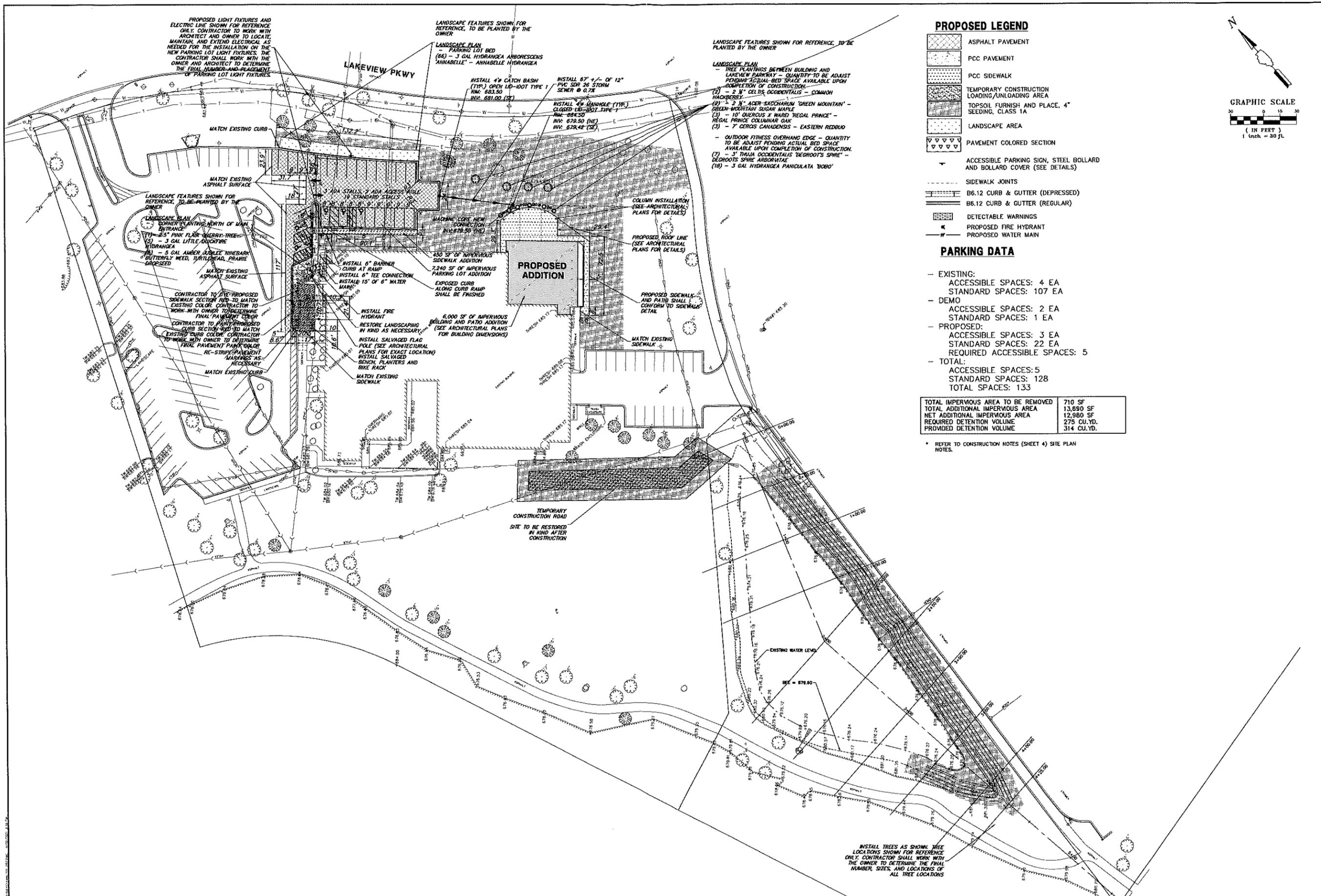
PARKING DATA

- EXISTING:
 - ACCESSIBLE SPACES: 4 EA
 - STANDARD SPACES: 107 EA
- DEMO
 - ACCESSIBLE SPACES: 2 EA
 - STANDARD SPACES: 1 EA
- PROPOSED:
 - ACCESSIBLE SPACES: 3 EA
 - STANDARD SPACES: 22 EA
 - REQUIRED ACCESSIBLE SPACES: 5
- TOTAL:
 - ACCESSIBLE SPACES: 5
 - STANDARD SPACES: 128
 - TOTAL SPACES: 133

TOTAL IMPERVIOUS AREA TO BE REMOVED	710 SF
TOTAL ADDITIONAL IMPERVIOUS AREA	13,690 SF
NET ADDITIONAL IMPERVIOUS AREA	12,980 SF
REQUIRED DETENTION VOLUME	275 CU.YD.
PROVIDED DETENTION VOLUME	314 CU.YD.

* REFER TO CONSTRUCTION NOTES (SHEET 4) SITE PLAN NOTES.





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NO.	DATE	REVISION	NO.	DATE	REVISION



NORTHWEST ELEVATION

FITNESS ADDITION ARCHITECTURAL PROPOSAL

MAY 19TH 2021 & MAY 26TH 2021 | VERNON HILLS LAKEVIEW CENTER FITNESS ADDITION