

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-012**

**AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR APPLE ORCHARD, 1101 SOUTH MILWAUKEE AVENUE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Apple Orchard Shopping Center, 1101 South Milwaukee Avenue, Vernon Hills, IL, filed an application requesting a variation from Chapter 19, Signs, Section 19-3(c)(7)b allowing a ground mounted sign to display six (6) tenant panels rather than one tenant panel as permitted ; and

**WHEREAS**, A public hearing was conducted on this application by the Planning and Zoning Commission at its meeting of December 15, 2021, after due notice thereof by publication, mailing and posting of the property; and

**WHEREAS**, The Planning and Zoning Commission having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from Chapter 19, Signs, Section 19-3(c)(7)b allowing a ground mounted sign to display six (6) tenant panels rather than one tenant panel as permitted; and

**WHEREAS**, The Committee of the Whole at its meeting on January 18, 2022, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of the variation; and

**WHEREAS**, The Village Board of Trustees have found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

**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 Sign Code, as amended, a Variation from Chapter 19, Signs, Section 19-3(c)(7)b allowing a ground mounted sign to display six (6) tenant panels rather than one tenant panel as permitted, is hereby approved subject to the following conditions:

1. General compliance with the color rendering of the sign, prepared by North Shore Sign dated May 17, 2021; and
2. The sign shall be located as shown on the site plan prepared by Spaceco, dated April 12, 2006 and shall be centered on the parking lot landscape island; and

3. Ground level landscaping shall be provided at the base of the sign and is subject to review and approval by the Village Landscape Technician; and
4. Sign lighting shall be LED interior illumination only. Exterior illumination shall not be permitted; and
5. The sign lighting shall be turned off at the time when the last business closes or at 10:00 pm, whichever is later; and
6. Compliance with all ordinances and standards of the Village except as may otherwise be provided.

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

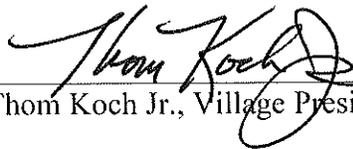
**SECTION V. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2022-012.

Adopted by roll call vote as follows:

AYES: 6 – Marquard, Forster, Oppenheim, Koch, Schenk, Takaoka

NAYS: 0 - None

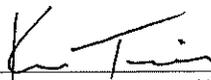
ABSENT AND NOT VOTING: 1 - Byrne

  
 Thom Koch Jr., Village President Pro Tem

PASSED: 02/01/2022

APPROVED: 02/01/2022

ATTEST: 02/01/2022

  
 Kevin Timony, Village Clerk





- DOUBLE FACE ILLUMINATED DISPLAY  
1/2" = 1'-0"
- FABRICATED METAL CABINET / DK. TAN (MP 25839) POLYURETHANE FINISH  
WHITE LED ILLUMINATION / ROUTED -OUT  
BACKED-UP WHITE PLEXIGLAS COPY
- FABRICATED METAL CABINET W/ TAOS SAND BEIGE (MP 25929) POLYURETHANE FINISH  
WHITE LED ILLUMINATION
- TENANT PANELS  
FLANGED ALUM. FACES  
1" DEEP / DK TAN (MP 25839) POLYURETHANE FINISH  
ROUTED -OUT BACKED-UP WHITE PLEXIGLAS COPY
- BRICK BASE & LIMESTONE SILL BY OTHERS

**NORTH SHORE SIGN**  
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020  
*"Quality Signage Since 1930"*



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

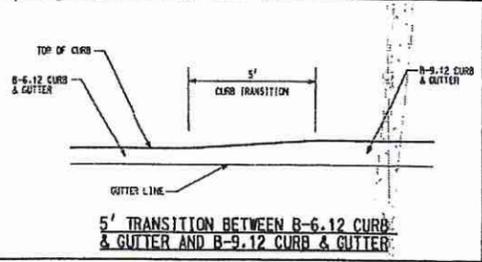
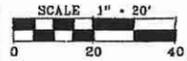
This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

REVISED		COMMENTS
A	10/5/21	ADD TENANT NAME / BASE BY OTHERS
1101 S. MILWAUKEE AVE. BUILDING VERNON HILLS, IL.		
SCALE	NOTED	SALESPERSON MATT
DATE	5/17/21	
DRAW BY:	AS	DRAWING # 12364

GEORGETOWN WAY

ERNIE'S SUBDIVISION

APPLE ORCHARD LANE



A FULL DEPTH SAW CUT IS REQUIRED ALONG THE EXISTING EDGE OF PAVEMENT FOR THE LENGTH OF PAVING.

DETENTION POND AREA  
HWL=662.00  
POND OUTLET=657.0  
VOLUME PROVIDED=0.473 AC-FT

A FULL DEPTH SAW CUT IS REQUIRED ALONG THE EXISTING EDGE OF PAVEMENT FOR THE LENGTH OF PAVING.

**NOTES:**

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE PARKING SPACE - SIGNAGE SHALL MEET ADA REQUIREMENTS.
3. SEE SHEET TS1 FOR TYPICAL PAVEMENT SECTION DETAILS.
4. ALL CURB & GUTTER ALONG MILWAUKEE AVENUE SHALL BE B-6.24.
5. ALL CURB & GUTTER ALONG APPLE ORCHARD LANE AND ON-SITE SHALL BE B-6.12 UNLESS NOTED OTHERWISE.
6. THE EXISTING OVERHEAD POWER LINES ACROSS THE FRONT OF THE SITE ON MILWAUKEE AVENUE SHALL BE BURIED BY OTHERS.
7. PAVEMENT MARKINGS ON APPLE ORCHARD LANE AND MILWAUKEE AVE. SHALL BE THERMOPLASTIC.
8. PAVEMENT MARKINGS WITHIN THE PARKING AREA SHALL BE TWO (2) COATS 1/2" YELLOW PAINT. THE STOP BAR SHALL BE TWO (2) COATS WHITE PAINT AND THE HANDICAP PARKING STALLS SHALL BE 16' IN DIMENSION PAINTED WITH TWO (2) COATS YELLOW PAINT.
9. SEE SHEET 16 & 17 FOR MILWAUKEE AVENUE STRIPING & RAISED REFLECTIVE PAVEMENT MARKER SPECIFICATIONS AND DETAILS.

**LEGEND**

- HEAVY DUTY PAVEMENT
- AUTO AREA PAVEMENT
- MILWAUKEE AVE. R.O.W. PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- DECORATIVE STAMPED CONCRETE SIDEWALK (THE AGENT OF STAMPED CONCRETE IS TO BE APPROVED BY THE AGENCY & OWNER PRIOR TO CONSTRUCTION)
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER
- PLANTING BED
- PROPOSED LIGHT POLE LOCATION AS DESIGNED BY OTHERS.
- PROPOSED 8-6.12 CURB & GUTTER
- PROPOSED 8-9.12 CURB & GUTTER
- PROPOSED 6'x7' PREFABRICATED CURB STOP

REVISED: 12/17/08  
**RECORD DRAWING**  
DATE: 10/3/08  
SHEET 4 OF 17  
LAST DAY OF FIELD WORK: 8/26/2008

PARKING SUMMARY	
REGULAR SPACES PROVIDED	43
HANDICAPPED SPACES PROVIDED	2
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>45</b>
REQUIRED PARKING SPACES (1 SPACE / 200 SF.)	45

**SIGN LEGEND:**

- ① STOP 30" x 30"
- ② RESERVED PARKING 30" x 36"
- ③ LOCAL TRAFFIC ONLY
- ④ NO COMMERCIAL TRAFFIC LOCAL TRAFFIC ONLY
- ⑤ ONLY 30" x 36"
- ⑥ NO OUTLET 35" x 36"
- ⑦ NO PARKING R8-3

NOTE: ① INDICATES SIGN ② MOUNTED ABOVE SIGN ②

**GEOMETRIC PLAN**

**APPLE ORCHARD SQUARE**  
VERNON HILLS, ILLINOIS

NO.	DATE	REMARKS
6	8/22/07	PER DOT
5	4/20/07	PER VILLAGE
4	1/20/07	PER VILLAGE
3	11/22/06	PER OWNER & SPACECO
2	9/8/06	PER DOT & VILLAGE
1	7/12/06	PER VILLAGE
0	6/22/07	PER VILLAGE & LRPD

CONSULTING ENGINEER: [Signature]  
SITE DEVELOPMENT ENGINEERS: [Signature]  
LAND SURVEYORS: [Signature]

4535 W. Higgins Road, Suite 200, Vernon Hills, IL 60061  
Phone: (847) 896-0140 Fax: (847) 896-0100

**SPACECO INC.**

FILENAME: 3623GMI.DGN  
DATE: 04/12/08  
JOB NO.: 3623  
SHEET: 4 OF 17