

**VILLAGE OF VERNON HILLS
ORDINANCE 2023-011**

**AN ORDINANCE AMENDING ORD. 2012-055, WHICH GRANTED A SPECIAL
USE PERMIT AND ASSOCIATED APPROVALS FOR CHICK-FIL-A TO
LOCATE A RESTAURANT WITH DRIVE-THRU SERVICE AT 701 N.
MILWAUKEE AVENUE, SUITE 360**

WHEREAS, the Village of Vernon Hills approved Ordinance No. 2012-055 on October 16, 2012, granting a special use, zoning variations, variations from Chapter 19, Signs, and site, landscape, and architectural approval to facilitate the construction and operation of a Chick-Fil-A restaurant with drive-thru service at 701 N Milwaukee Avenue, Suite 360; and

WHEREAS, GBC Design Group has submitted a petition on behalf of Chick-Fil-A to modify the approved plans, specifically including the construction of canopies that require an increase to the approved side setback variation and a new front setback variation; and

WHEREAS, the Planning and Zoning Commission held a public hearing regarding the petition, duly noticed, on December 14, 2022; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition, subject to conditions, as described in Exhibit A (Planning and Zoning Commission report); and

WHEREAS, the Village Board considered the request at its Committee of the Whole meeting on January 3, 2023, and agreed that the amendment to Ordinance No. 2012-055 as requested would be appropriate.

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 1. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Exhibit B, Plans, of Ordinance No. 2012-055 is hereby amended to include the following documents, attached hereto as Exhibit B:

- Sheet C-110, Demolition Plan, GBC Design Inc., dated July 27, 2022
- Sheet C-200, Site Plan, GBC Design Inc., dated July 27, 2022
- Sheet C-300, Grading Plan, GBC Design Inc., dated July 27, 2022
- Sheet A-2.1, Exterior Elevations, Chipman Design, dated April 7, 2022
- Sheet A-2.2, Exterior Elevations, Chipman Design, dated April 7, 2022
- Sheet L-100, Landscape Plan, Manley Landscape Architecture, dated July 27, 2022

SECTION 3. Exhibit C, Terms and Conditions of Approval, of Ordinance No. 2012-055 is hereby amended to replace Variation item 1, to read as follows:

1. Variations from Section 13.6, yard regulations in the B-1 District:
 - a. To allow a canopy structure with a front yard setback of 28.0' feet (60.0' required); and
 - b. To allow a canopy structure attached to the principal structure with a side yard setback of 12.0' feet (35.0' required, 20.4' previously approved).

SECTION 4. Exhibit C, Terms and Conditions of Approval, of Ordinance No. 2012-055 is hereby amended to insert the following additional conditions of approval:

10. The photometric plan for the modified parking lot light placement and new canopy lighting shall be reviewed for compliance with the code;
11. The restaurant shall dedicate at least two (2) stalls near the exit of the drive-thru to accommodate customers waiting for larger orders; and
12. The elevation drawings submitted for permit shall reflect that the pickup window is to be replaced with split door (option for full-height opening or upper level opening only).

SECTION 5. Sections of Ordinance No. 2012-055 not expressly amended by this Ordinance are hereby reaffirmed. When Plans and Exhibits referenced in this Ordinance are found to be in conflict with Ordinance No. 2012-055, the more recent plans shall control.

SECTION 6. 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 7. 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 8. 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 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2023-011.

Adopted by roll call vote as follows:

AYES: 5 – Forster, Marquardt, Oppenheim, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Schenk, Takaoka



Roger L. Byrne, Village President

PASSED: 01/17/2023

APPROVED: 01/17/2023

ATTEST: 01/17/2023



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Chick-Fil-A, 701 N. Milwaukee Avenue Suite 360

Planning and Zoning Commission – Meeting Minutes
December 14, 2022 - 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30PM.

Attendance: Chairman Morris, Commissioners Cotton, Hezner, Mulcrone, and Heidner. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Village Attorney, Carmen Forte.

II. Public Hearing

Chairman Morris called for the opening of the following public hearing:

1. **Case 2022-15** is a petition filed by Allan Wiley, GDC Design Inc, 565 White Pond drive, Akron, OH 44320, on behalf of Chick-fil-A, 5200 Buffington Road, Atlanta, GA 30349, requesting; approval of a certain variance to facilitate construction of a free standing canopy on the property described, in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section Article 13, Section 13.3, Article 21, Section 21.5 and 21.6.

Subject Property: 701 Milwaukee Ave Unit 360, zoning B-1, General Business District. Property, is located in the Rivertree Shopping Center and is known as Chick-fil-A.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Jack Meany, GBC Design Inc., spoke on behalf of Chick-Fil-A.

Mr. Meany described the project to the Commission. He stated that Chick-fil-A is proposing to reconfigure the drive-thru to extend the two lane portion. The business will be adding two canopies, one at the order point and one at the building for pickup. He added that the grading/utility plan has been reviewed and the existing storm sewer can be re-used. He described the landscape plan and elevation plans for the Commission. The canopies would be dark bronze to blend with the other features on the building. A zoning variation is required to permit the new canopies to be located within the required front and side setbacks.

In response to a question by Commissioner Cotton, Mr. Meany stated that the canopies would have a nine foot (9') clearance, but could be raised if needed.

Commissioner Heidner requested more detail on the grading work and function of the pickup area. Mr. Meany explained that the entire surface would be raised two inches to match the finished floor of the building. Instead of a pick up window, the employees will be able to walk out to customers' cars through a new sliding door. It may be possible for two cars to leave at the same time if the second car already received its order.

In response to a question from Commissioner Heidner, Mr. Meany confirmed that there would be LED lights under the canopies and that they would take them into account in the photometric plan to ensure no light was spilling over.

In response to a follow up question by Chairman Morris, Mr. Meany stated the lights would be recessed. He added that during peak hours the order would be taken by a team member using a tablet outside. They would be able to take payment. During non-peak times customers would order at the menu board. He also confirmed that some of the parking lot lights would be shifted slightly to allow the drive thru curb to be shifted.

Commissioner Hezner requested additional information on the paving plan. Mr. Meany explained that “magnetic delineators” referred to 3’ tall removable posts that snap in place with magnets in the pavement. They reinforce lane markings. He confirmed that the pavement is not failing and is being replaced because they need to raise the elevation of the whole area.

In response to a question by Commissioner Heidner, Mr. Meany indicated that the clearance bar would be replaced with a double bar.

Chairman Morris asked about the design of the menu board. Mr. Meany explained that it would be lighted, and that it faces north. He confirmed that the concern the business is trying to address is the function of the drive-thru, and that the parking would be adequate even with the loss of several stalls.

At the request of Chairman Morris, Director Jennings confirmed that Staff did not have a concern with menu board. It doesn’t face traffic and is well below the level of the street. Director Jennings concurred that the parking would be adequate and that it would meet the required ration of the RPUD. The staff report used the wrong ratio. He also confirmed that additional storm water detention would not be required.

PUBLIC NOTICE

Public notices were sent out and no responses were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke, therefore, public comment was closed by Chairman Morris.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval, and read the draft motion from the staff report. Commissioner Cotton seconded the motion to:

Make Findings and Fact and Recommend Approval of the following variations from Appendix C, Zoning, for the property located at 701 N. Milwaukee Avenue, Suite 360, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by the application by GBC Design Inc., on behalf of Chick-Fil-A, received October 18, 2022, as illustrated on Sheet C-200, Site Plan, by GBC Design Inc., dated July 27, 2022:

1. Section 13.6, Yard regulations in the B-1 District to allow a canopy structure with a front yard setback of 28.0' feet (60.0' required); and
2. Section 13.6, Yard regulations in the B-1 District to allow a canopy structure with a side yard setback of 12.0' feet (35.0).

And to Recommend Approval of Site Plan, Landscaping, and Appearance Approval, for the property located at 701 N. Milwaukee Avenue, Suite 360, Vernon Hills, Illinois, as required by Chapter 16, Article IV, and Appendix C, Section 4.12, with the work to be completed in substantial accordance with the following plans:

- Sheet C-110, Demolition Plan, GBC Design Inc., dated July 27, 2022
- Sheet C-200, Site Plan, GBC Design Inc., dated July 27, 2022
- Sheet C-201, Site Plan Detail, GBC Design Inc., dated July 27, 2022
- Sheet A-2.1, Exterior Elevations, Chipman Design, dated April 7, 2002
- Sheet L-100, Landscape Plan, Manley Landscape Architecture, dated July 27, 2022

And with the following conditions of approval:

1. All grading and landscaping shall be subject to the final review and approval of the Village Engineer; and
2. The photometric plan for the modified parking lot light placement and new canopy lighting shall be reviewed for compliance with the code.

Prior to the vote, Commissioner Heidner requested an additional condition of approval (#2 above). Chairman Morris and Commissioner Cotton, as the second, concurred.

AYES: 5 – Mulcrone, Cotton, Hezner, Heidner, Chairman Morris

NAYS: 0 – None

ABSENT: 0 – None

Motion approved.

THE PUBLIC HEARING WAS CLOSED BY A VOICE VOTE AT 7:57 PM.

Chairman Morris called for the opening of the following second public hearing:

CONTINUED FROM NOVEMBER 30, 2022: Case #2022-013, is a petition filed by Neil R. Hoffner, dba Wynn-Hoff Air, Inc., contract lessee, requesting approval of a Special Use Permit to allow for a “Children’s Recreation Facility” and “Amusement, Recreation or Training Facility for Adults” known as Urban Air Adventure Park, on the property described below, in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Article 13, Section 13.3, Article 18, Article 21, Section 21.6.

Subject Property: 413 N Milwaukee Ave, Suite 200, Vernon Hills, IL, 60061, zoning B-1, General Business District. Property is located within the Marketplace Shopping Center.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Neil R. Hoffner, dba Wynn-Hoff Air, Inc. as Urban Air
Adam Stein, Logic Design & Architecture, Corporate Architect for Urban Air
Dean Siampos, Marketplace at Vernon Hills property manager
Stephen Polozola, attorney representing Urban Air
Attorney Lenny Asaro of Faegre Drinker Biddle & Reath LLP, representing Sky Zone at 701 Milwaukee in Vernon Hills

Chairman Morris stated that extensive testimony and questioning of the petitioner and staff had been completed on the original petition materials and staff report. He stated that testimony at the continued hearing would be limited to the new materials provided. He announced that following the testimony and cross examination, the petitioner and objecting party would each have ten minutes to make a closing statement. They could reserve a portion the time as rebuttal.

Mr. Hoffner provided a description of the new materials. A sign package illustrating the conceptual signage for the business has been provided, along with a site plan showing the parking area, a reciprocal easement agreement (REA), information on inspections, and information to illustrate the differences between Urban Air and Skyzone.

Mr. Siampos addressed the Commission, stating that he provided incorrect information at the original hearing. He had previously stated that he the property management company does not have signed waivers from the other tenants to indicate their approval of the amusement use. He learned after the meeting that they do have the waivers. In response to a question from Commissioner Mulcrone, Mr. Siampos stated that he has not yet provided the waivers to the Village.

Mr. Stephen Polozola addressed the Commission. He stated that the subject location satisfies all of the requirements of Urban Air in terms of total size, access to parking, traffic patterns, and distance from another Urban Air park. He is attending in support of the petition.

Attorney Lenny Asaro of Faegre Drinker Biddle & Reath LLP, addressed the Commission. He stated that he is attending on behalf of Sky Zone at 701 Milwaukee in Vernon Hills. He stated that he did not have any follow up questions.

Chairman Morris asked the Commission if there were additional questions. There being none, he requested closing statements.

Mr. Hoffner and Mr. Polozola indicated that the petitioner would reserve time for rebuttal.

Mr. Asaro stated that a record of testimony and evidence had been established, and that the application clearly does not satisfy the requirements of the standards. He stated that there had been no factual evidence presented on two of the six standards, and therefore the Commission

should not provide a positive recommendation. In response to a question from Chairman Morris, Mr. Asaro read the two standards that he believed had not been met:

Standard 2 (18.3.2). The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, for the purposes permitted, nor substantially diminish and impair property values within the adjacent neighborhood;

Standard 6 (18.3.6). The special use shall in all other respects conform to applicable regulations of this ordinance.

For Standard 2, Mr. Asaro stated that the property manager provided testimony that he is a licensed real estate broker, but has not developed an opinion as to the impact that the business might have on the value of adjacent property.

For Standard 6, Mr. Asaro referred to two nonconformities: (1) the parking requirement utilized is within a Regional PUD and not in the code itself; and (2) the proposed use would exceed the maximum square footage of a non retail use in the core retail overlay.

Chairman Morris noted that the petitioners had reserved time from their closing statement. Mr. Polozola and Mr. Hoffner requested time to discuss a response, and Chairman Morris called for a five minute recess. The Commission went into recess at 8:10 PM.

Chairman Morris called for the meeting to resume at 8:15 PM.

Mr. Polozola spoke on behalf of the petition in rebuttal to the closing statement made by Mr. Asaro. He referred to Standard 2 and stated that there had been no evidence presented that Urban Air would be injurious to adjacent properties. With regard to Standard 6, the evidence provided in the form of that staff report is that 806 stalls would be required and there are 840-862 provided. In addition, the building use certificate had been applied for. He noted that the question asked by Standard 2 is whether the use is injurious to property values.

Chairman Morris opened the floor to Commissioner deliberation and questions for Staff.

Commissioner Heidner referred to Standard 2. He stated that there was previous testimony that Jo-Ann's told the property manager that they thought the new use would improve business.

There being no additional questions or comments, Chairman Morris requested that the Commission review each of the six standards and discuss whether a finding of fact could be made. He noted the objecting party had not contested Standards 1, 3, 4, and 5. Standard 2 and 6 had been contested and would be discussed last.

Standard 1 (18.3.1): The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare;

The Commission did not have a concern with Standard 1 and found it had been met.

Standard 3 (18.3.3): The establishment of the special use will not impede normal and orderly development and improvement of surrounding property for uses permitted in the zoning district;

Chairman Morris stated that the owner of the property is supportive of the use. There is no likely impact on the development of the area as it is fully developed. The use would be subject to the building conversion certificate. The Commission did not have a concern with Standard 3 and found it had been met.

Standard 4 (18.3.4): Adequate service utilities, access roads, drainage and other necessary facilities are in existence or are being provided;

Chairman Morris requested Staff's opinion. Director Jennings stated that the road network was adequate and the question of the grease basin on the sanitary line would be reviewed by the County. The Commission did not have a concern with Standard 4 and found it had been met.

Standard 5 (18.3.5): Adequate measures have been, or will be, taken to provide ingress and egress designed to minimize traffic congestion in the public streets;

Chairman Morris stated that the driveways to serve the development were already constructed. He asked for Staff's assessment of the configuration and Director Jennings confirmed that no changes to the shared collector drives are needed. The Commission did not have a concern with Standard 5 and found it had been met.

Chairman Morris requested that the Commission return to Standard 2. The primary concern stated by the objector is that it has not been demonstrated that it would not substantially diminish or impair property values.

Commissioner Mulcrone stated that KFC is near Chick-fil-A and Menards is near Lowes. Commissioner Hezner agreed.

Chairman Morris identified two aspects of the finding: (1) would it be injurious to the use and enjoyment of other property? There has been testimony that it would not be. The larger question is (2): whether it would substantially diminish or impair property values in the adjacent neighborhood. He requested comment on whether it would diminish, and if so, whether it would be considered substantial.

Commissioner Hezner stated that the subject unit is vacant and occupying it enhances the surrounding property, not diminish it.

In response to a question from Chairman Morris, Village Attorney Forte confirmed that there is no requirement in the municipal code or State statute that the Commission have an appraisal. They can be included in the evidence but not required. Chairman Morris repeated the standard

and asked whether there would be substantial diminishment or impairment of property value. The Commission did not indicate that there would be substantial diminishment, and found Standard 2 had been met.

Chairman Morris read Standard 6 (18.3.6): The special use shall in all other respects conform to applicable regulations of this ordinance. He noted “ordinance” is not capitalized. In response to a question from Chairman Morris, Village Attorney Forte confirmed that the reference is interpreted to include the zoning ordinance and the regional PUD.

In response to Chairman Morris, Director Jennings confirmed that the proposed business would meet the requirements of the PUD. The Commission did not indicate a concern with the interpretation, and found Standard 6 had been met.

On completion of the discussion of the standards, Chairman Morris read the draft motion from the Staff report.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. Commissioner Heidner seconded the motion, to:

Make Findings of Fact and Recommend Approval of a Special Use for Children’s Recreation Facility / Amusement, Recreation or Training Facility for Adults, for the property located 413 N. Milwaukee Avenue, Unit 200, Vernon Hills, Illinois, as required by Section 13.3 (Special Uses in the B-1 District) and Section 21.6 (Special Use Procedures), as described in the application by Neil Hoffner, Wynn-Hoff Air, Inc., dba Urban Air Adventure Park, received October 7, 2022, and supplemental materials provided December 6, 2022, and incorporating the Findings by the Commission that the standards for a special use as listed in Section 18.3 of the Zoning Code had been met;

And with the following conditions of approval:

1. The tenant buildout plan shall be reviewed by the fire department for egress requirements prior to occupancy;
2. The permit plans for the proposed tenant buildout shall be reviewed by Lake County for requirements including, but not limited to, required size of water service to the unit, grease basin location/sizing, and food service establishment requirements;
3. The petitioner and property manager shall provide documentation to demonstrate that the existing tenants have waived the prohibited use provision of the reciprocal easement agreement; and
4. The use is subject to the granting of a certificate of use conversion by the Village Board.

AYES: 5 – Hezner, Cotton, Heidner, Mulcrone, Chairman Morris

NAYS: 0 – None

ABSENT: 0 – None

Motion approved.

Chairman Morris explained that the minutes would be prepared for approval and the Commission's report would be provided to the Board. Director Jennings stated that the minutes would be distributed before the Committee of the Whole date is determined.

THE PUBLIC HEARING WAS CLOSED BY AT 8:31 PM.

IV. Approval of the November 30, 2022 Planning & Zoning Commission minutes

Chairman Morris motioned, second by Commissioner Heidner to approve the minutes, as corrected, for the November 30, 2022 Planning & Zoning meeting.

All in favor vote, Chairman Morris abstained.
Motion was unanimously approved.

V. Development Review

DCD Jennings updated the Commissioners on the December 13th Committee of the Whole meeting.

- A request by Royal Birkdale residents to amend the development permit to allow solar roof tiles was positively received.
- The petition for Funflatables at the mall was approved.
- Belle Tire will be reviewed on January 3rd.

VI. General Public Comments

There were no comments.

VII. Adjournment

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Cotton, to adjourn the meeting.

All in favor vote.
Motion was unanimously approved.

The meeting adjourned at 8:36.

Respectfully submitted,

Andrew Jennings
Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

Approval Date

Chairperson Morris

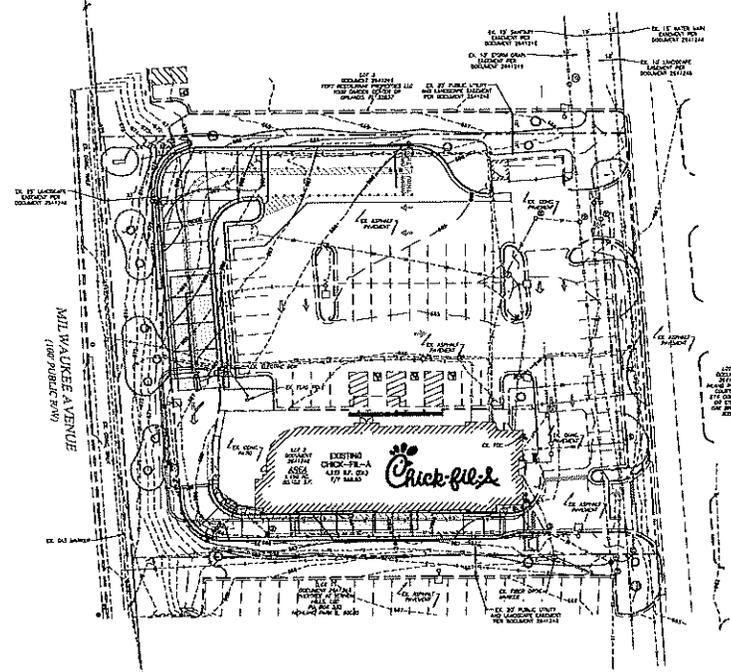
Secretary Heidner

EXHIBIT B

Updated Plans and Exhibits to Amend Exhibit B of Ordinance 2012-055

Chick-Fil-A, 701 N. Milwaukee Avenue Suite 360

1. LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED OR DESTROYED DURING CONSTRUCTION.
2. ALL UTILITIES ARE SHOWN AS THEY EXIST AT THE TIME OF THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED OR DESTROYED DURING CONSTRUCTION.
3. IF IT IS NECESSARY TO MOVE ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED OR DESTROYED DURING CONSTRUCTION.
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THIS PLAN IS PREPARED FOR THE PROPERTY AS SHOWN ON THE SURVEY AND CONSTRUCTION OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED OR DESTROYED DURING CONSTRUCTION.



LEGEND

A	PROP. PAV.
B	EX. PAV. SURFACE
C	PROP. WALK.
D	EX. WALK.
E	PROP. DRIVEWAY
F	EX. DRIVEWAY
G	PROP. DRIVEWAY
H	EX. DRIVEWAY
I	PROP. DRIVEWAY
J	EX. DRIVEWAY
K	PROP. DRIVEWAY
L	EX. DRIVEWAY
M	PROP. DRIVEWAY
N	EX. DRIVEWAY
O	PROP. DRIVEWAY
P	EX. DRIVEWAY
Q	PROP. DRIVEWAY
R	EX. DRIVEWAY
S	PROP. DRIVEWAY
T	EX. DRIVEWAY
U	PROP. DRIVEWAY
V	EX. DRIVEWAY
W	PROP. DRIVEWAY
X	EX. DRIVEWAY
Y	PROP. DRIVEWAY
Z	EX. DRIVEWAY

EXISTING STORM STAKE STRUCTURE SCHEDULE

1	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
2	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
3	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
4	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
5	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
6	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
7	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
8	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
9	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
10	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
11	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
12	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
13	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
14	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
15	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
16	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
17	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
18	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
19	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.
20	EX. STORM STAKE	NO. 12 GALV. STEEL	12" DIA.	12' H.

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND CROSSINGS AS SHOWN ON SITE PLANS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED OR DESTROYED DURING CONSTRUCTION.



GBC DESIGN, INC.
 1000 W. WILSON AVENUE, SUITE 100
 WILSONVILLE, NC 27157
 PHONE: 704.838.1234
 FAX: 704.838.1235



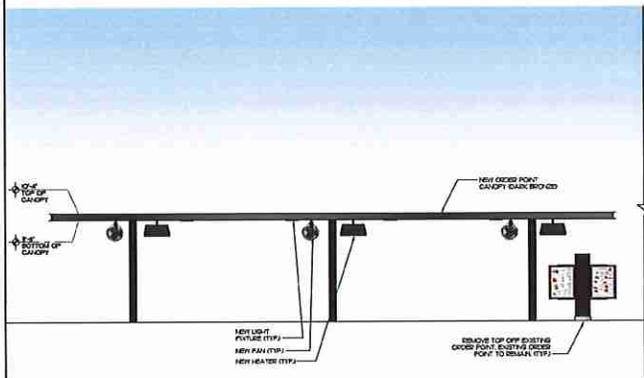
CHICK-FIL-A
 VERNON HILLS FSU
 CUSTOM PROJECT SOLUTIONS
 701 N. MILWAUKEE AVE. STE. 360
 VERNON HILLS, IL 60061

FSU# 02926

Permit: _____
 Date: _____
 Scale: _____
 Project: _____
 Sheet: _____
 Total: _____

GRADING PLAN

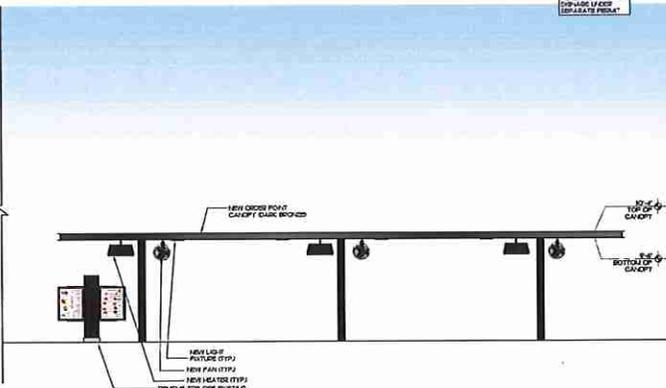
C-300



1 WEST ELEVATION
1/4" = 1'-0"



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



Chick-fil-A
 5200 Buford Rd
 Atlanta, Georgia
 30349-2998

Revisions:
 Work Date By
 ISSUED FOR REVIEW
 Work Date By
 Work Date By
 Seal

100% COMPLETE CONTRACT DOCUMENTS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMC).
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE.
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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

701 N MILWAUKEE AVE
 SUITE 200, WOODHULL, GA 30096

PROJECT TITLE
EXTERIOR ELEVATIONS

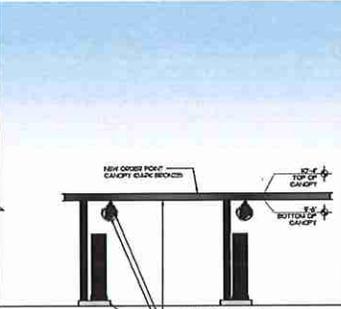
REVISED DATE: 04/2021

Job No.: 21-5708-00
 Issue: 2936
 Date: 04/20/21
 Drawn By: LC
 Checked By: EL

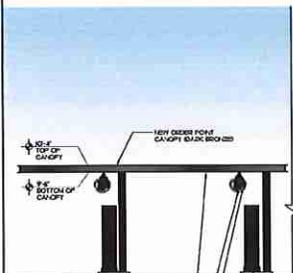
Sheet:
A-2.1



1 NORTH ELEVATION
1/8" = 1'-0"



NOTE: ALL EXTERIOR FINISHES TO BE AS SHOWN.



2 SOUTH ELEVATION
1/8" = 1'-0"

NEW HEATER (TYP)
NEW LOW PROFILE (TYP)
NEW PAN (TYP)



5200 Buffington Rd.
Atlanta, Georgia
30343-2299

Revisions:
Mark Date By
ISSUED FOR REVIEW
Mark Date By
Mark Date By

Scale

INTELLECTUAL PROPERTY RIGHTS NOTICE: THIS DOCUMENT IS THE PROPERTY OF CHICK-FIL-E. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CHICK-FIL-E.

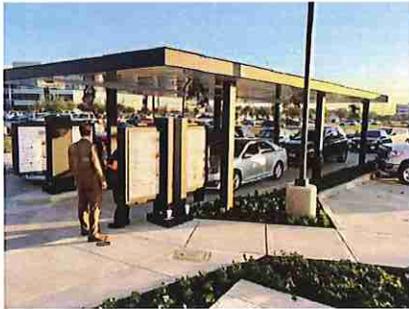
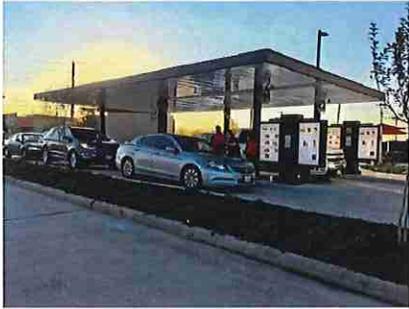
701 N. MILWAUKEE AVE
LITE 300, WENONAH
HILLS, IL 60093

PROJECT TITLE
EXTERIOR ELEVATIONS

DATE: 04/20/21

Job No.: 21-5708-00
Store #: 2326
Date: 04/20/21
Drawn By: L.L.
Checked By: E.L.

A-2.2



ORDER CANOPY

EXHIBIT C

Updated Terms and Conditions to Amend Exhibit B of Ordinance 2012-055 Chick-Fil-A, 701 N. Milwaukee Avenue Suite 360

List of Approved Variations from Section 13.6 of the Zoning Ordinance:

~~1. Side Yard Setback for the Building (South Side) - Reduction of the side yard setback area to 20.4 feet as measured from the south property line to the building.~~

1. Variations from Section 13.6, yard regulations in the B-1 District:

a. To allow a canopy structure with a front yard setback of 28.0' feet (60.0' required); and

b. To allow a canopy structure attached to the principal structure with a side yard setback of 12.0' feet (35.0' required, 20.4' previously approved).

2. Rear Yard Setback for Trash Enclosure - Reduction of the rear yard setback to 30 feet for the Trash Enclosure.

3. Signage (being Chapter 19 of the Village Code)

North Elevation Wall Signs:

a. A total size of 62.42 square feet for the two proposed wall signs on this elevation. This calculation included the "Original Chicken Sandwich".

b. Two wall signs are permitted on the north elevation.

Monument Sign

a. The logo on the monument sign may exceed 4 square feet as set forth in the Sign Plans listed above.

Menu Board Signs

a. A total of three menu boards is allowed as proposed (H1 & H2 - Speaker Canopy and the G Pre-Menu Board).

Conditions of Approval for the Site:

1. Final approval of plans by the Village Engineer and Landscape Architect.
2. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances, except as otherwise provide herein.
3. Roof top equipment may be required to be screened from all sides to match the full height of the mechanical equipment. Due to durability concerns, the screening walls shall be metal. Details on the screen shall be provided as a part of the building permit review process.
4. Compliance with all ordinance and standards of the Village except as otherwise noted.
5. Additional landscape plant materials shall be added to the southwest corner of the property adjacent to the property line to increase the landscape screening between the properties.
6. Within the outdoor eating area, a three (3) foot landscape buffer shall be added the full length of the eating area adjacent to the drive thru lanes.
7. The proposed east elevation of the building shall be changed and shall incorporate brick articulation and colors similar to the infill areas near the windows on the north & south elevations. (Completed as shown in the attached October 2, 2012 plans)
8. The metal coping shall be added along the top of the parapet wall and shall be red or complimentary color to the rest of the building.

9. The petitioner shall review with the staff and owners of the Rivertree Shopping Center the need for additional parking and an agreement to allow employee parking within the Rivertree parking lot to the east of the petitioner's property.

Additional Conditions – Ordinance 2023-011

10. The photometric plan for the modified parking lot light placement and new canopy lighting shall be reviewed for compliance with the code;
11. The restaurant shall dedicate at least two (2) stalls near the exit of the drive-thru to accommodate customers waiting for larger orders; and
12. The elevation drawings submitted for permit shall reflect that the pickup window is to be replaced with split door (option for full-height opening or upper level opening only).

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-011

AN ORDINANCE AMENDING ORD. 2012-055, WHICH GRANTED A SPECIAL USE PERMIT
AND ASSOCIATED APPROVALS FOR CHICK-FIL-A TO LOCATE A RESTAURANT WITH
DRIVE-THRU SERVICE AT 701 N. MILWAUKEE AVENUE, SUITE 360

THE 17th DAY OF JANUARY 2023

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
17th day of January, 2023

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON JANUARY 17, 2023, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2023-011 AN ORDINANCE AMENDING ORD. 2012-055, WHICH GRANTED A SPECIAL USE PERMIT AND ASSOCIATED APPROVALS FOR CHICK-FIL-A TO LOCATE A RESTAURANT WITH DRIVE-THRU SERVICE AT 701 N. MILWAUKEE AVENUE, SUITE 360.

THE PAMPHLET FOR ORDINANCE NO. 2023-011 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED JANUARY 17, 2023 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 17th DAY OF JANUARY 2023.



Kevin Timony, Village Clerk

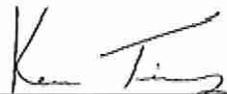
SEAL



AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2023-011 AN ORDINANCE AMENDING ORD. 2012-055, WHICH GRANTED A SPECIAL USE PERMIT AND ASSOCIATED APPROVALS FOR CHICK-FIL-A TO LOCATE A RESTAURANT WITH DRIVE-THRU SERVICE AT 701 N. MILWAUKEE AVENUE, SUITE 360 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JANUARY 17, 2023 TO JANUARY 27, 2023.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 17th DAY OF JANUARY 2023



Notary Public

