

**VILLAGE OF VERNON HILLS  
ORDINANCE 2023-012**

**AN ORDINANCE GRANTING SPECIAL USE AND ASSOCIATED SITE PLAN,  
LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR AN AUTOMOBILE  
SERVICE STATION, BELLE TIRE, TO BE LOCATED AT 1810 MILWAUKEE AVENUE**

**WHEREAS**, the Village of Vernon Hills received a petition by Enright Architects on behalf of Belle Tire, requesting a Special Use Permit and associated Site Plan, Landscape Plan, and Architectural Plan approvals for a retail tire store with associated installation and light repair service (defined as Automobile Service Station in the zoning code), to be located on the property commonly known as 1810 Milwaukee Avenue, legally described herein; and

**WHEREAS**, the petitioner also requested variations from the zoning code and sign code, to be considered in separate ordinances, related to the proposed development; and

**WHEREAS**, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on November 16, 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 18.3 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, having considered the Planning and Zoning Commission report and recommendation at its Committee of the Whole meeting on January 3, 2023, found that sufficient facts were presented which, in its judgment, would justify approving the development referenced herein.

**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.** The Special Use Permit to facilitate the construction and operation of an automobile service station, pursuant to Article 18 and Section 21.6 of Appendix C, Zoning, of Village of Vernon Hills Code, on the property commonly known as 1810 Milwaukee Avenue, zoned B-1 (General Business District), and legally described in Section 3 of this Ordinance, is hereby approved.

**SECTION 3.** The Special Use Permit granted in Section 2 of this ordinance shall apply to the property legally described below:

PARCEL 1:  
LOT 4 OF GREGG'S LANDING NORTH COMMERCIAL RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF SECTIONS 28 AND 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 1, 2018 AS DOCUMENT 7466902, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR ACCESS, COMMON UTILITY LINES, DRAINAGE, SIGNS, AND PARKING FOR THE BENEFIT OFF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AUGUST 22, 2014 AS DOCUMENT 7125620, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 1, 2018 AS DOCUMENT NUMBER 7466905.

PIN: 11-28-413-069

**SECTION 4.** The Special Use Permit granted in Section 2 of this ordinance is associated with and supported by a petition for site plan, landscape plan, and architectural plan approval, pursuant to Chapter 16, Article IV, and Appendix C, Section 4.12, and shall be developed in substantial conformance with the following plans and exhibits, attached hereto as **Exhibit B:**

- Introductory letter, Christopher Enright Architects, dated October 26, 2022
- Plan set by Christopher Enright Architects, last revised September 23, 2022
  - Civil engineering drawings (17 sheets)
  - Landscape Plan, site and pond area (5 sheets)
  - Photometric Plan
  - Sign plan
  - Floor Plan
  - Elevations (3 sheets, includes trash enclosure)
  - Building elevations (3 sheets)
  - Retaining wall plan (2 sheets)
  - Rendering

**SECTION 5.** The development described in the Ordinance is subject to the following terms and conditions:

1. The petitioner and property owner agree to provide a 10' x 10' sign easement area in the future should the Village determine that the existing Village entrance sign must be relocated;
2. The hours of operation shall not exceed Monday-Friday 8:00AM to 8:00PM, and Saturday/Sunday 8:00AM to 5:00PM;
3. All materials and merchandise shall be stored indoors;
4. Advertising displays shall comply with the sign code;
5. The installation of the pond area landscape improvements shall be completed in conjunction with the development of Belle Tire, with ongoing Common Area

maintenance performed as described in the reciprocal easement agreement for the development.”

6. The trash enclosure shall be moved south approximately five feet (5.0’);
7. Trucks exiting the site shall not use westbound Gregg’s Parkway; and
8. The permit drawings shall be revised to reflect a maximum flagpole height of forty feet (40.0’) displaying a flag with a maximum size of 12.0’ x 18.0’ (216 square feet).

**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.

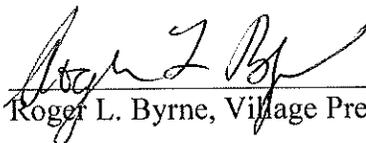
**SECTION 10. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2023-012.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

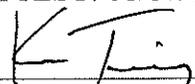
ABSENT AND NOT VOTING: 2 – Schenk, Takaoka

  
\_\_\_\_\_  
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**

**Belle Tire, 1810 Milwaukee Avenue**

**Planning and Zoning Commission**  
**November 16, 2022**  
**7:30 p.m.**

**I. Call to Order and Roll Call**

DCD Jennings called the meeting to order at 7:30 PM.

Attendance: Commissioners Cotton, Hezner, Mulcrone, and Heidner. Chairman Morris gave prior notice that he would not be in attendance. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Recording Secretary Heavrin.

DCD Jennings called for a motion to appoint a Chairman Pro-Tem for the duration of the Planning and Zoning meeting.

Motion by Commissioner Hezner, second by Commissioner Cotton, to appoint Commissioner Heidner as Chairman Pro-Tem for the duration of the meeting.

Roll call vote:

AYES: 4 – Cotton, Hezner, Mulcrone, Heidner

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Morris

Motion carried.

**II. Public Hearing**

Chairman Pro-Tem Heidner called for the opening of the following public hearing:

1. **Case #2022-014** being a petition filed by Debora Dorsey-Fleszewski, FunFlatables Fun Centers, Inc. 8423 w 102nd Ave, Saint John, IN 46373, requesting approval of a Special Use Permit to allow for a children's recreation and fitness facility 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:* 122 Hawthorn Center Unit 704, Vernon Hills, IL, 60061, zoning B-1, General Business District. Property is located within the Hawthorn Mall.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Debra Dorsey-Fleszewski,, dba FunFlatables Fun Centers Inc.

The petitioner detailed her request for a special use permit to allow for the operation of an indoor children's party facility featuring games and inflatables (bounce houses, obstacle courses, climbers, and slides). She indicated there would be three party rooms, a seating area for "open play" guests, seven inflatables, and a toddler play area.

Chairman Pro-Tem Heidner asked if all the FunFlatables Fun Centers are located in malls. The petitioner responded that all sites are located in malls, except three in strip malls in Indiana.

Commissioner Hezner inquired if the other sites were a franchise and the petitioner responded she is the sole owner of FunFlatables Fun Centers, LLC, however, she does have area managers, shift leads and on-site managers to assist.

Commissioner Cotton and the petitioner discussed the age groups and accommodating to special needs children. The petitioner said her centers accommodate special needs children, have special needs nights and train staff to recognize the “different abilities” and how to engage individuals. Commissioner Cotton asked about cleaning procedures and the petitioner responded that staff uses a commercial grade disinfectant at the end of the night for deep cleaning and a safe, non-abrasive product when people are present.

DCD Jennings noted the following conditions of approval in the draft motion from the Staff report:

1. The tenant buildout plan shall be reviewed by the fire department for egress requirements prior to occupancy; and
2. The configuration of restrooms shall be modified as needed to comply with the Illinois State Plumbing Code.

#### **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 Pro-Tem Heidner.

Chairman Pro-Tem Heidner stated before the Commission that there is a standing motion to recommend approval. Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Cotton, to:

**Recommend Approval of a Special Use for A Children’s Recreation Facility**, for the property located at 122 Hawthorn Center, Suite 704, Vernon Hills, Illinois, as required by Section 13.3 (Special Uses in the B-1 District), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by Debra Dorsey-Fleszewski,, dba FunFlatables Fun Centers Inc., received October 28, 2022, to be developed in accordance with the following plans and exhibits:

- Description of Type of Business
- Floor Plan

*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; and
2. The configuration of restrooms shall be modified as needed to comply with the Illinois State Plumbing Code.

Motion approved by a roll call vote (4-0, with 1 absent and 2 vacancies)

AYES: 4 –Hezner, Cotton, Mulcrone, Heidner

NAYS: 0 – None

ABSENT: 1- Morris

Motion approved.

*The public hearing for Case 2022-014 was called to close by Chairman Pro-Tem Heidner, second by Commissioner Cotton, with a voice vote at 7:52 pm. DCD Jennings communicated the next approval steps to the petitioner.*

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**Public Hearing: Case #2022-08 (Belle Tire, 1810 N. Milwaukee Avenue)**

Chairman Pro-Tem Heidner called for the opening of the following second public hearing:

2. **Case #2022-008** being a petition filed by Christopher Enright, NCARB, Enright Architects, 628 E Parent Ave Suite 100, Royal Oak, MI 48067, on behalf of SJC Gregg's Landing LLC, property owner, requesting Approval of a Special Use for an Automobile Service Station, associated site plan, landscape plan, and build appearance approval, zoning variations, and signage variations, to facilitate construction of an automotive repair and service store 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 20, Section 21.5 and 21.6, and Chapter 19, Sign Code, Section 19.3.

*Subject Property:* 1810 N Milwaukee Ave, Vernon Hills, IL, 60061, zoning B-1, General Business District. Property is located north of the Aldi Food Store in the Shoppes of Gregg's Landing.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Brendan Ferro, Enright Architects

The petitioner is requesting a special use, and approvals of the associated site plan, landscape, and architectural plan to establish a retail tire store with installation and light repair service. The petitioner said there is no transmission work, no body work and all services are done professionally and orderly. He noted there are about 25 employees and open times are standard business hours. Mr. Ferro presented the renderings. He noted there are two prototype designs, a square and a rectangle, and that the Vernon Hills store would use the square model. Belle Tire maintains the building and site, and uses a specialized third party company for the flag.

Belle Tire takes pride on landscaping for each store. Plans include a mix of shade trees, deciduous shrubs, evergreen shrubs, decorative grasses, and perennials in the parking lot. The pond plantings include a mix of native plants and deciduous trees. The petitioner notified the Commissioners that the pond was discovered to have algae, therefore, Belle Tire will be installing aerators to address this issue. The plans include a retaining wall meant to mirror the Aldi retaining wall. Parking is on three sides. There is a masonry trash enclosure near the southwest entrance. The sidewalk along the west collector drive would be installed with the development.

The primary material is a face brick broken up by a soldier course, stone sills, and decorative vertical bump-outs. The building plans include a blue standing seam roof on the east and north elevations and above the entry tower. There is a 3.5' parapet that will screen rooftop mechanicals. There are 6 pole mounted lights in the parking lot with decorative sconces on the west and north elevations. The photometric plans comply with code.

Mr. Ferro stated that Belle Tire spoke with Staff regarding a condition of approval that the business does not agree with. He referred to Condition 3: "Work within the bays should be conducted with the doors closed." DCD Jennings said there is no objection to this request. The business is not immediately adjacent to residential and utilizes quieter electric tools instead of pneumatic wrenches.

Commissioner Mulcrone asked about the Sunday operating hours. DCD Jennings stated that the purpose of the condition was to allow flexibility to increase hours so that all weekdays could match.

Commissioner Mulcrone asked about the trash coral, inquiring if it could be located directly against the building. The petitioner noted that option can be tough for waste vehicles. Commissioner Hezner agreed, noting that the trucks pull straight up to the enclosure. Commissioner Mulcrone requested that the enclosure move slightly south, as shown on the landscape plan.

Commissioner Hezner asked about the truck sizes and the petitioner said they are sizes of semi-trucks with once a week deliveries and some smaller delivery trucks throughout the week. It was stated that the semi-trucks would come in off the Aldi side. DCD Jennings said the driveway is being modified for the truck turning radiuses. Commissioner Hezner expressed concerned on the 180 degree turns and impacting traffic. The petitioner explained it is not the intent for drivers to impact traffic and they would be leaving towards Gregg's Parkway. Chairman Pro-Tem Heidner asked the locations of the drops and the petitioner said they are on the south side.

The petitioner discussed the sign package that includes one monument sign, one directional sign, and four wall mounted signs. The petitioner is requesting to keep most of their signage on four sides and acknowledged the request is less signage than what Belle Tire normally would have. Commissioner Hezner summarized the understanding of the signage, mentioning they are on the east, north and then the Certified Auto Service sign is on the south. Commissioner Hezner suggested two monument signs would be a much better option. Chairman Pro-Tem Heidner is concerned the signage positioning at the shared entrance with Aldi could be misleading.

Commissioner Mulcrone said Belle Tire is justified to have signage on the west, where the majority of the customers would be coming into the property. Commissioner Hezner feels a smaller version of the 8 foot tall monument that could be on the northeast side and Commissioner Mulcrone agreed with this suggestion. Commissioner Hezner indicated that the prominent entrance off of Gregg's Parkway would have the monument sign and a smaller version be at the northeast entrance for that area of identification. Chairman Pro-Tem Heidner suggested that the variations could be separated into separate motions.

Commissioner Cotton voiced that the Tire Man logo is too large. She suggested that the Commission stipulate that the logo would not appear on the shopping center tenant panel sign. Commissioner Hezner stated that he found the signage on the building and the logos on on the monument sign to be appropriate. He suggested that the monument sign be placed at both entrances, but that the north entrance sign be no taller than five or six feet.

Commissioner Mulcrone stated the scale of the signs on all faces of the building is appropriate. He would be in favor of adding the main sign on the south and west side to identify the business. Commissioner Hezner is pleased with the signage minus the directional sign..

Commissioner Hezner requested a discussion of the large American flag. The petitioner indicated that the Belle Tire signature flag is a 60 foot flag pole with a 20 foot by 30 foot flag. DCD Jennings agreed to check the code for site lighting hours.

Commissioner Cotton was concerned about the height and light on the flagpole. She stated that it may be visible to residents of Gregg's Landing. She does not feel it is necessary to vary from Vernon Hills standards.

Commissioners Cotton and Hezner provided recommendations on how to separate the motions related to the sign variations.

The Commissioners and DCD Jennings added that the retention pond responsibility needs to be specified within the motions. Mr. Ferro was not aware of whether the pond was intended to remain under Belle Tire's care. DCD Jennings stated that if there is a document that said otherwise, it should be provided to the Village.

Chairman Pro-Tem Heidner discussed the conditions of approval in the draft motion. He noted that the petitioner had provided testimony that Belle Tire does not store or advertise anything outside of their building. DCD Jennings clarified that two conditions of approval were meant to be suggestions for discussion and should be deleted. Chairman Pro-Tem Heidner asked the Commissioners if there were other questions to the petitioners. The Commissioners stated they were satisfied with responses and clarifications.

#### **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 Pro-Tem Heidner.

The public comment portion of the hearing was called to close by Chairman Pro-Tem Heidner, second by Commissioner Hezner, with a voice vote at 8:52 pm.

Chairman Pro-Tem Heidner stated before the Commission that there is a standing motion to recommend approval. Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Cotton, to:

**Make Findings of Fact and Recommend Approval of a Special Use for an Automobile Service Station, with associated site plan, landscape plan, and architectural approval,** for the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 13.3 (Special Uses in the B-1 District), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022, in accordance with the following plans and exhibits:

- Introductory letter, Christopher Enright Architects, dated October 26, 2022
- Plan set by Christopher Enright Architects, last revised September 23, 2022
  - Civil engineering drawings (17 sheets)
  - Landscape Plan, site and pond area (5 sheets)
  - Photometric Plan
  - Sign plan
  - Floor Plan
  - Elevations (3 sheets, includes trash enclosure)
  - Building elevations (3 sheets)
  - Retaining wall plan (2 sheets)
  - Rendering

*And with the following conditions of approval:*

1. The petitioner and property owner agree to provide a 10' x 10' sign easement area in the future should the Village determine that the existing Village entrance sign must be relocated;
2. The hours of operation shall not exceed Monday-Friday 8:00AM to 8:00PM, and Saturday/Sunday 8:00AM to 5:00PM;
3. All materials and merchandise shall be stored indoors;
4. Advertising displays shall comply with the sign code;
5. The responsibility for maintenance of the pond area shall remain with the subject parcel unless the Village is provided documentation transferring the maintenance responsibility to another entity;
6. The trash enclosure shall be moved south approximately five feet (5.0'); and
7. Trucks exiting the site shall not use westbound Gregg's Parkway.

Motion approved by a roll call vote (4-0, with 1 absent and 2 vacancies)

AYES: 4 –Hezner, Cotton, Mulcrone, Heidner  
NAYS: 0 – None

ABSENT: 1- Morris  
Motion approved.

Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Cotton, to:

**Make Findings of Fact and Recommend Approval of the following variations from Appendix C, Zoning, and Resolution 96-06, Regional Planned Unit Development Regulations,** for the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

1. Section 13.6, Yard Regulations in the B-1 District: to permit the garbage enclosure to encroach approximately nineteen feet (19.0') into the required forty foot (40.0') rear yard; and
2. Relief from the Requirements of Resolution 96-06, Regional Planned Unit Development (Exhibit F, Zoning), to reduce the required setback for parking from twelve feet (12.0') to five feet (5.0').

Motion approved by a roll call vote (4-0, with 1 absent and 2 vacancies)

AYES: 4 –Mulcrone, Cotton, Hezner, Heidner

NAYS: 0 – None

ABSENT: 1- Morris

Motion approved.

Chairman Pro-Tem Heidner referred to the earlier discussion of the separation of the draft sign variation motion into multiple motions. He stated that motions would be made for the proposed flag, monument signs, monument sign logos, wall signs, and wall sign logos.

Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Hezner, to:

**Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs,** of the Vernon Hills Code, pertaining to a flag pole proposed on the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

- a. Section 19-5 Exemptions, Subsection 6: To permit a flag pole at a height of sixty feet (60.0'), exceeding the maximum of forty feet (40.0');
- b. Section 19-5 Exemptions, Subsection 6: To permit a flag of six hundred (600) square feet, exceeding the maximum of fifty (50) square feet;

*As illustrated on the following exhibits:*

- Sheet A001, Sign Plan, Christopher Enright Architects, last revised July 8, 2022
- Sign Package, by Allen Industries, dated March 28, 2022

Motion approved by a roll call vote (3-1, with 1 absent and 2 vacancies)

AYES: 3 –Mulcrone, Hezner, Heidner

NAYS: 1 – Cotton

ABSENT: 1- Morris

Motion approved.

Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Cotton, to:

**Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs,** of the Vernon Hills Code, pertaining to monument signs proposed on the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

- a. Section 19-3 Sign Standards by District, Subsection c7(b): To permit two ground-mounted signs at driveway entrances that are not on dedicated street frontages

*As illustrated on the following exhibits:*

- Sheet A001, Sign Plan, Christopher Enright Architects, last revised July 8, 2022
- Sign Package, by Allen Industries, dated March 28, 2022

*And with the following conditions of approval:*

1. The sign designated as Sign 5 “Standard Monument Sign” sign shall be located at the southwest entrance in lieu of Sign 6 “Lighted Directional Sign”; and
2. A reduced version of Sign 5 (scaled to 75% of the dimensions on the sign drawing) shall be located at the northeast entrance.

Motion approved by a roll call vote (4-0, with 1 absent and 2 vacancies)

AYES: 4 – Cotton, Mulcrone, Hezner, Heidner

NAYS: 0 – None

ABSENT: 1- Morris

Motion approved.

Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Cotton, to:

**Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs,** of the Vernon Hills Code, pertaining to logos displayed on monument signs proposed on the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

- a. Section 19-3 Sign Standards by District, Subsection (c)4: To permit logos that exceed the height of the lettering and exceed the width of two letters.

*Clarification discussion: A yes vote is a vote in favor of allowing a larger logo.*

Motion approved by a roll call vote (3-1, with 1 absent and 2 vacancies)

AYES: 3 – Hezner, Cotton, Mulcrone

NAYS: 1 – Heidner

ABSENT: 1- Morris

Motion approved.

Chairman Pro-Tem Heidner made a motion, seconded by Commissioner Hezner, to:

**Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs,** of the Vernon Hills Code, pertaining to wall signs proposed on the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

- a. Section 19-3, Subsection (c)6b: To permit wall signs of equal size on three frontages (north, south, and east), while the code restricts the maximum sign area to one frontage

And with the following conditions of approval:

1. The south elevation sign shall match the design of the north and east elevation signs, in lieu of the proposed “certified auto service” sign

Discussion of the motion: Commissioner Cotton feels having one sign smaller would not look appropriate. The petitioner confirmed that the north sign could be placed on the south elevation. Earlier sign packages had the additional identification sign, and the sign company had removed it at staff’s request. Commissioner Mulcrone feels the signs will appear proportional due to the distance from the street and size of the building. He feels the name of the company should be shown in its entirety. No change was suggested to the original motion.

Motion approved by a roll call vote (3-1, with 1 absent and 2 vacancies)

AYES: 3 – Mulcrone, Hezner, Cotton

NAYS: 1 – Heidner

ABSENT: 1- Morris

Motion approved.

Chairman pro-tem Heidner made a motion, seconded by Commissioner Mulcrone, to:

**Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs,** of the Vernon Hills Code, pertaining to logos displayed on wall signs proposed on the property located at 1810 Milwaukee Avenue, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Enright Architects, on behalf of Belle Tire, dated October 26, 2022:

- a. Section 19-3 Sign Standards by District, Subsection (c)4: To permit logos that exceed the height of the lettering and exceed the width of two letters.

Motion failed by a roll call vote (2-2, with 1 absent and 2 vacancies)

AYES: 2 – Mulcrone, Hezner

NAYS: 2 – Cotton, Heidner

ABSENT: 1- Morris

Motion did not pass.

*DCD Jennings communicated to the petitioner the next steps of going to the Village Board within the Committee of the Whole Meeting.*

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### **III. Approval of the October 12, 2022 Planning & Zoning Commission minutes**

Chairman Pro-Tem Heidner motioned, second by Commissioner Mulcrone to approve the minutes of the October 12, 2022 Planning & Zoning meeting.

All in favor vote.

Motion was unanimously approved.

### **IV. Development Review**

DCD Jennings updated the Commissioners on the following items.

- The Village Board approved special use for a Montessori School located at 536 Atrium.
- The Village Board approved the steakhouse at the Hawthorn Mall outlot. The business was identified as Perry's Steakhouse in a press release this morning.
- Urban Air Indoor Amusement Park will be on the next Planning and Zoning Agenda scheduled for November 30, 2022.
- Chick-Fil-A will be on the December 14<sup>th</sup> Planning and Zoning Agenda for drive-through reconfigurations with canopies.

### **V. General Public Comments**

There were no comments.

### **VI. Adjournment**

With no further items on the agenda, Chairman Pro-Tem Heidner motioned, second by Commissioner Hezner, to adjourn the meeting.

All in favor vote.  
Motion was unanimously approved.

The meeting adjourned at 9:22 PM.

Respectfully submitted,

Andrew Jennings  
Director of Community Development

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

11.30.22  
Approval Date

  
Chairman Pro-Tem Heidner

  
Secretary Mulcrone

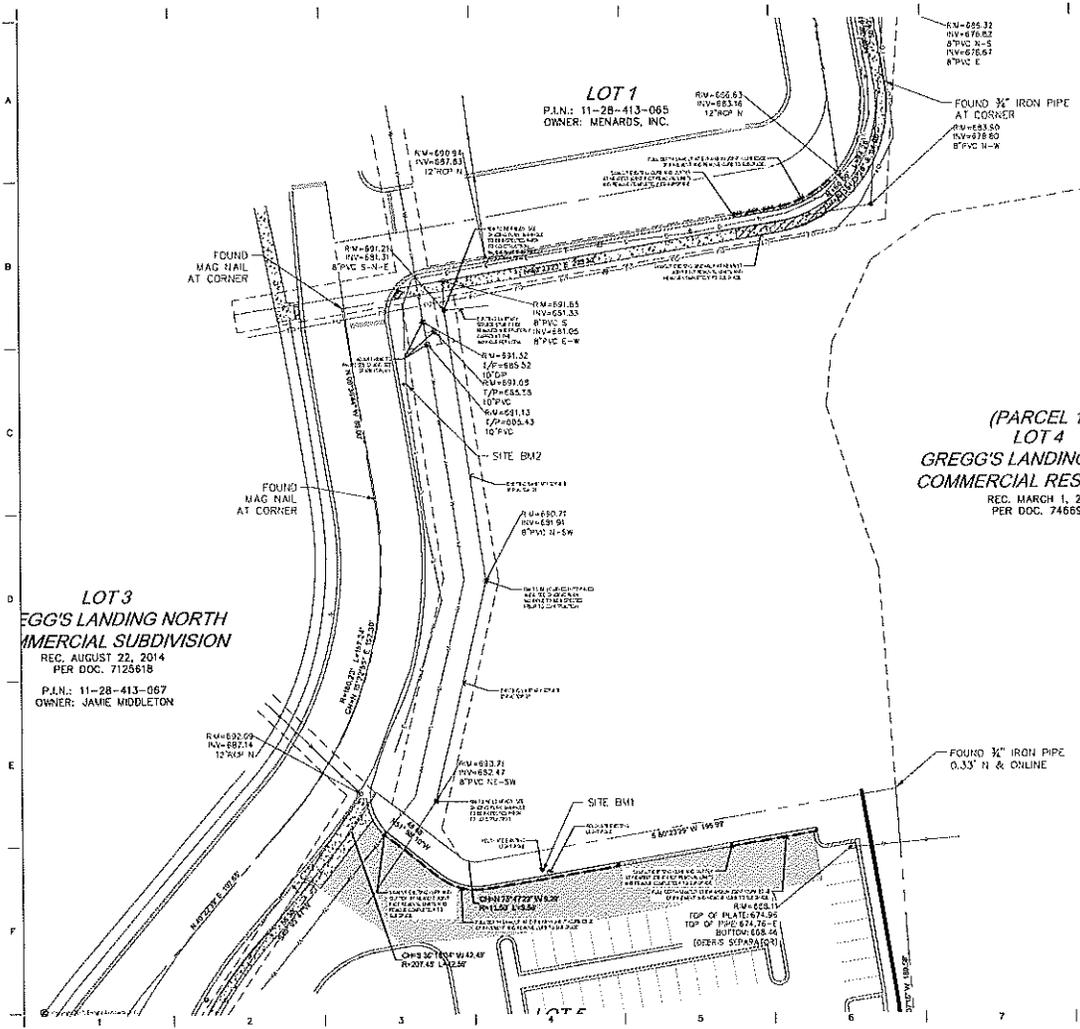
**EXHIBIT B**

**Plans and Exhibits**

**Belle Tire, 1810 Milwaukee Avenue**







- LEGEND**
- FULL DEPTH EXCAVATION FILL
  - EXCAVATION FILL
  - OPEN END
  - ALL OTHERS
  - TREE PROTECT
- NOTES**
1. REFER TO GENERAL NOTES ON SHEET C-101 AND SHEETS C-102 THROUGH C-104 FOR ADDITIONAL INFORMATION.
  2. EXCAVATION TO CLEAR AND PREPARE FOR CONSTRUCTION SHALL BE TO THE BOTTOM OF THE EXCAVATION. EXCAVATION SHALL BE TO THE BOTTOM OF THE EXCAVATION. EXCAVATION SHALL BE TO THE BOTTOM OF THE EXCAVATION.
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**Vernon Hills, IL**  
 1310 N. Milwaukee Avenue  
 Vernon Hills, IL 60061

**DEMOLITION PLAN**

DATE: 03/01/18  
 PROJECT: GREGG'S LANDING NORTH COMMERCIAL SUBDIVISION  
 SHEET: C-100

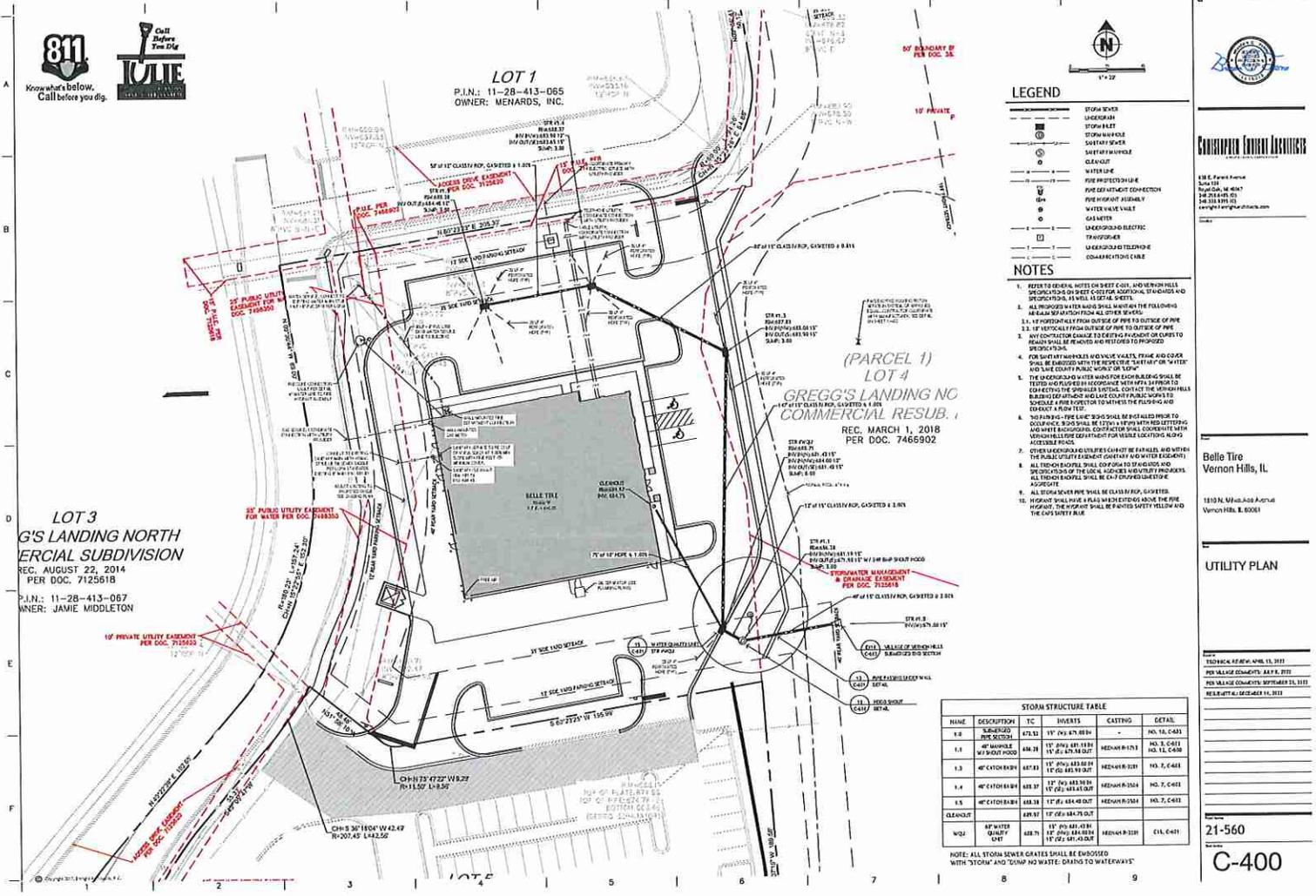


21-560  
**C-100**









**LEGEND**

- STORM SEWER
- UNDERPASS
- STORM SEWER
- STORM SEWER
- STORM SEWER
- STORM SEWER
- WATER LINE
- PIPE PROTECTION
- PIPE PROTECTION CONNECTION
- PIPE PROTECTION ASSEMBLY
- WATER VALVE EXHAUST
- GAS METER
- UNDERGROUND ELECTRIC
- TRANSFORMER
- UNDERGROUND TELEPHONE
- COMMUNICATIONS CABLE

**NOTES**

1. REFER TO GENERAL NOTES ON SHEET C-001 AND VERNON HILLS SPECIFICATIONS ON SHEET C-002 FOR ADDITIONAL STANDARDS AND SPECIFICATIONS AS WELL AS SETBACKS.
2. ALL PROPOSED WATER AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM SETBACKS FROM ALL OTHER SERVICES:
  - a. 10' FROM EXISTING OR PROPOSED WATER LINES.
  - b. 10' FROM EXISTING OR PROPOSED GAS LINES.
  - c. 10' FROM EXISTING OR PROPOSED UNDERGROUND ELECTRIC LINES.
  - d. 10' FROM EXISTING OR PROPOSED TELEPHONE LINES.
3. FOR SETBACKS TO EXISTING UTILITIES, THE PROPOSED WATER AND SEWER LINES SHALL BE INSTALLED WITH THE PROTECTIVE SHEATHING ON THE WATER AND SEWER PUBLIC WORKS OR TRENCH.
4. THE UNDERPASS WITH MANHOLE FOR EXISTING UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM SETBACKS FROM EXISTING UTILITIES AS SPECIFIED IN THE VERNON HILLS BUILDING DEPARTMENT AND CLAY COUNTY PUBLIC WORKS DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER AND SEWER LINES.
5. ALL TRENCHES SHALL BE PROTECTED WITH LETTERING AND MARKING. THE LETTERING SHALL BE PLACED AT THE END OF EACH TRENCH AND SHALL BE MAINTAINED FOR THE LIFE OF THE TRENCH.
6. ALL STORM SEWER PIPES SHALL BE CLASSIFIED AS PER DOC. 7125478.
7. STORM SEWER PIPES SHALL BE CLASSIFIED AS PER DOC. 7125478.
8. STORM SEWER PIPES SHALL BE CLASSIFIED AS PER DOC. 7125478.
9. STORM SEWER PIPES SHALL BE CLASSIFIED AS PER DOC. 7125478.
10. STORM SEWER PIPES SHALL BE CLASSIFIED AS PER DOC. 7125478.

**STORM STRUCTURE TABLE**

LINE	DESCRIPTION	T.C.	INVERTS	CASTING	DETAIL
1.0	UNDERPASS	472.32	15' (N) 471.85 (S)	-	NO. 10, C-003
1.1	15" (N) 471.85 (S) W/ 36" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.2	15" (N) 471.85 (S) W/ 36" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.3	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.4	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.5	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.6	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.7	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.8	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.9	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011
1.10	48" (N) 471.85 (S)	486.19	15' (N) 471.85 (S) 15' (S) 471.85 (N)	MANHOLE P-203	NO. 3, C-011

NOTE: ALL STORM SEWER GRATES SHALL BE EMBOSSED WITH "STORM" AND "DUMP NO WASTE. DRAINS TO WATERWAYS"

**Conservation Easement Acknowledgment**

Belle Tire  
Vernon Hills, IL

1818 N. Milwaukee Avenue  
Vernon Hills, IL 60051

**UTILITY PLAN**

21-560

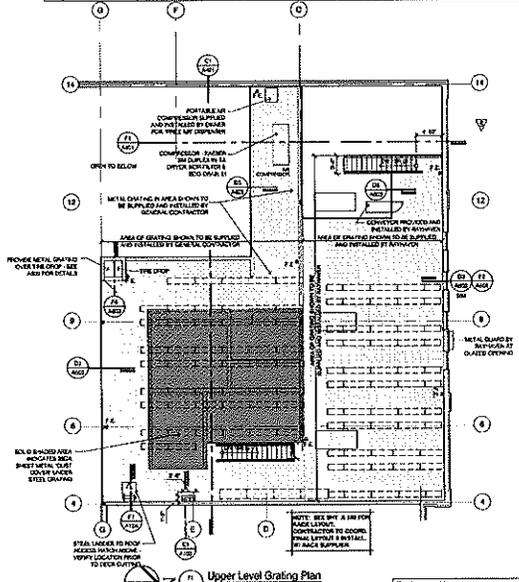
**C-400**



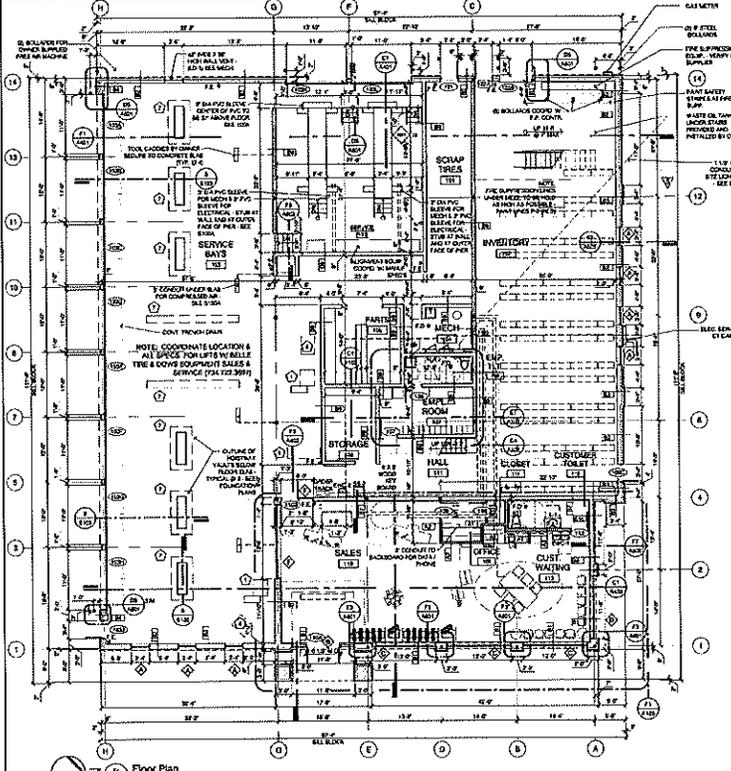




WALL TYPES														
TYPE	DETAIL	DESCRIPTION	TYPE	DETAIL	DESCRIPTION	TYPE	DETAIL	DESCRIPTION	TYPE	DETAIL	DESCRIPTION	TYPE	DETAIL	DESCRIPTION
A1		1/2\"/>	B1		1/2\"/>	B3		1/2\"/>	B5		1/2\"/>	B7		1/2\"/>
A2		1/2\"/>	B2		1/2\"/>	B4		1/2\"/>	B6		1/2\"/>	B8		1/2\"/>
A3		1/2\"/>	B3		1/2\"/>	B4		1/2\"/>	B6		1/2\"/>	B8		1/2\"/>



- NOTES:**
- CONCRETE SHALL BE MANUFACTURED AND PLACED AND FINISHED IN THE PRESENCE OF THE BIDDING CONTRACTOR.
  - ALL REINFORCING BARS SHALL BE EPOXY COATED AND SHALL BE PLACED AND FINISHED IN THE PRESENCE OF THE BIDDING CONTRACTOR.
  - ALL FORMWORK SHALL BE REINFORCED WITH BRASS BOLTS AND SHALL BE PLACED AND FINISHED IN THE PRESENCE OF THE BIDDING CONTRACTOR.
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**Project Information:**

**Bella Tire**  
18101 Macdonald Ave  
Vernon Hills, IL 60061

**Contract Dates:** January 17, 2022  
**By Contract Review:** February 18, 2022  
**Technical Review:** April 13, 2022  
**Architect Review:** June 8, 2022

**MARK DATE DESCRIPTION**

**PROJECT NO:** 21-580

**MODEL FILE:** 21-580.dwg

**SHEET TITLE:** Floor Plan

**A101**





**CONCEPT DESIGN ARCHITECTS**  
 528 S. Park Avenue  
 Suite 102  
 Vergennes, Vermont 05491  
 TEL: 802.244.4444  
 FAX: 802.244.4444  
 www.conceptdesignarchitects.com

**Belle Tire**  
 1810 H. Main Street Ave  
 Vergennes VT, 05491

Contract Date: January 17, 2022  
 Rev. General Review: February 23, 2022  
 Structural Review: April 13, 2022  
 Structural Review Response: July 8, 2022

MARK DATE DESCRIPTION  
 PROJECT NO: 21-560  
 MODEL FILE: 21-560-01-A1.rvt  
 SHEET TITLE: Building Elevations

A202



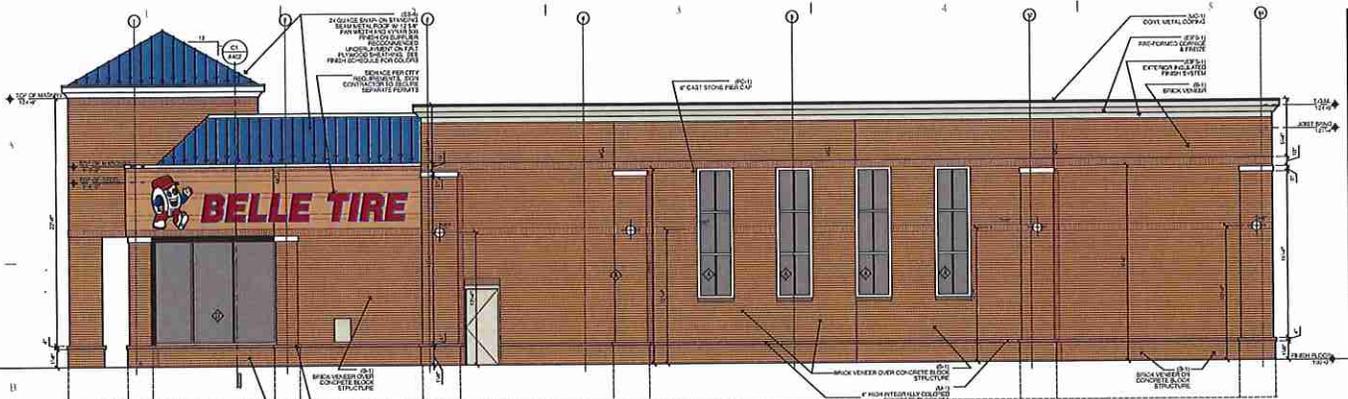
East Elevation  
 SCALE: 1/4" = 1'-0"

MARK	DESCRIPTION	MARK	DESCRIPTION
B1	HENTLAND WOODWORK BY GLENDEBY BROWN CO.	P4	PRECAST STONE COURSE - BELLE TIRE CONTRACTOR TO SOURCE SAMPLE FOR FACILITY APPROVAL
DP5-1	STANDARD 1/2 MOONER SAND 13011-44	P1	BRICK GAGE OCCASION - EXISTING BRICK - PAINT & LAKEST
MG1	GRANULITE / FIBREGLASS FIBRE BRICK MATRICH FINISH: COLORED THERMOFORMER 4000000000	P2	CONCRETE SIDING - EXISTING BRICK - PAINT & LAKEST
SD24	STANDING SEAM ROOF - 18 GA. GALV. STEEL WITH 18 GA. ALUMINUM UNDERLAYMENT	P3	COLOR TO MATCH BRICK VENEER - TO BE DETERMINED
Q1-1	BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST COLOR TO MATCH BRICK VENEER - TO BE DETERMINED BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST COLOR TO MATCH BRICK VENEER - TO BE DETERMINED	P5	CONCRETE FOUNDATION - EXISTING - BRICK - PAINT & LAKEST
Q1-2	BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST COLOR TO MATCH BRICK VENEER - TO BE DETERMINED	P6	BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST
		P7	BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST
		P8	BRICK VENEER - EXISTING - BRICK - PAINT & LAKEST



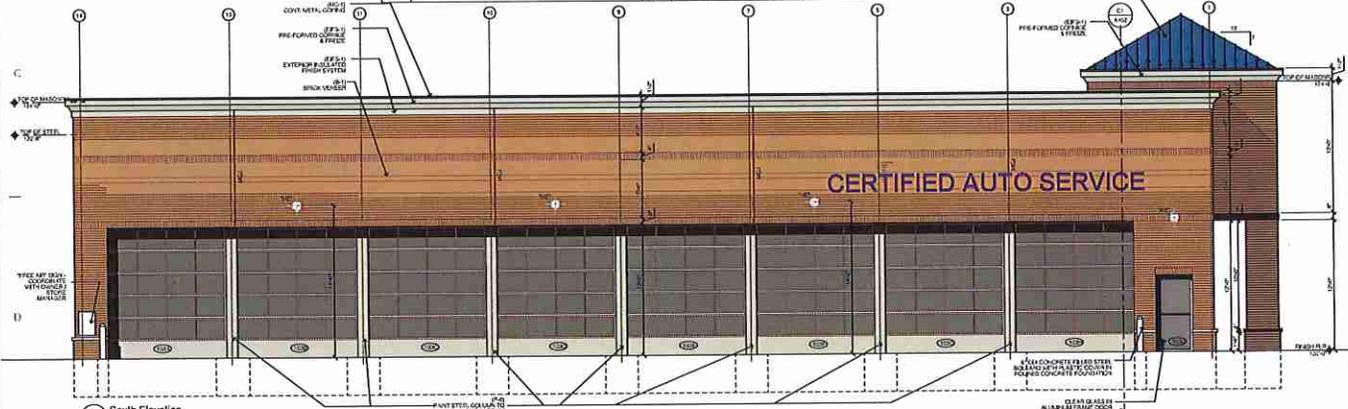
West Elevation  
 SCALE: 1/4" = 1'-0"

Address: 1810 H. Main Street, Vergennes, VT 05491  
 Project Name: Belle Tire  
 Drawing Title: Building Elevations  
 Drawing Number: A202  
 Date: 01/17/2022  
 Author: [Name]  
 Checker: [Name]  
 Designer: [Name]  
 Project Manager: [Name]  
 Structural Engineer: [Name]  
 Architect: [Name]



North Elevation  
SCALE: 1/4"=1'-0"

MARK	DESCRIPTION	MARK	DESCRIPTION
EX-1	EXTERIOR WOODWORK BY GREENEY BRICK CO.	P-1	PRE-CAST CONCRETE COLOR - BLUE, CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL
EX-2	6" x 12" x 12" ROOFING BRICK	P-2	PRE-CAST CONCRETE - 8" GROUTING CHANNEL - WHITE LAURET
EX-3	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-3	CONCRETE FILL - INDUSTRIAL GRAVEL - WHITE LAURET
EX-4	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-4	COLOR TO MATCH BRICK NUMBER - TO BE DETERMINED
EX-5	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-5	CEMENT FILL - WHITE - INTERIOR ROOF DECK ONLY
EX-6	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-6	GENERAL WHITE - INDUSTRIAL GRAVEL - WHITE LAURET
EX-7	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-7	GENERAL WHITE - INDUSTRIAL GRAVEL - WHITE LAURET
EX-8	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-8	GENERAL WHITE - INDUSTRIAL GRAVEL - WHITE LAURET
EX-9	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-9	GENERAL WHITE - INDUSTRIAL GRAVEL - WHITE LAURET
EX-10	STANDARD 1/2" THICK 2" DEEP BRICK ON METAL FLASH - COLOR TO MATCH EX-1	P-10	GENERAL WHITE - INDUSTRIAL GRAVEL - WHITE LAURET



South Elevation  
SCALE: 1/4"=1'-0"



**CHRISTOPHER GRANT ARCHITECTS**

201 E. Pratt Street  
Rt. 108, Vernon, VT 05497  
TEL: 248-3344 FAX: 248-3345  
WWW: www.christophergrant.com

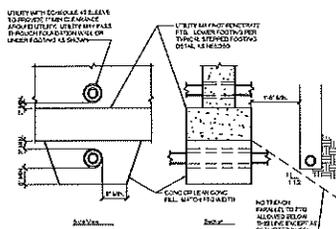
Belle Tire  
1810 N. Main Street  
Vernon Hills, IL 60061

- Structural Review: January 17, 2022
- Buyer Review: February 25, 2022
- Architect Review: April 13, 2022
- Structural Review: June 8, 2022

MARK DATE DESCRIPTION  
PROJECT NO: 21-560  
SHEET TITLE: Building Elevations

A203





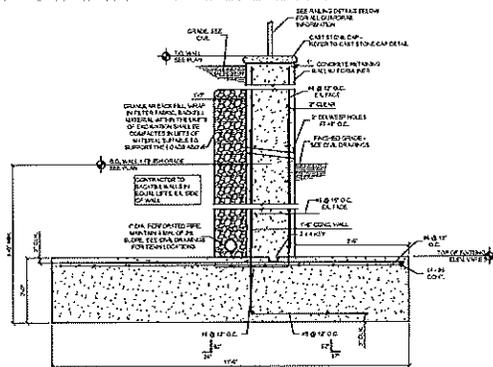
**Utility Penetration of Retaining Wall**  
SCALE: 1/2" = 1'-0"

**FOUNDATIONS AND SOILS**

1. SITE WORK SHALL BE UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER FOR SOIL TESTING AND REPORTING. THE REPORT SHALL INCLUDE PENETRATION TESTS AND ALL NECESSARY SOIL REPORTS. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER WITHIN 14 DAYS OF THE DATE OF TESTING. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION. THE FOUNDATION SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS. THE FOUNDATION SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS. THE FOUNDATION SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS.
2. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL PRESSURE OF 200 PSF. BASES ON THE GEOTECHNICAL REPORT. FOUNDATIONS SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS. THE FOUNDATION SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS AND MOMENTS.
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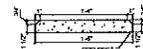
**CONCRETE**

1. CONCRETE SHALL CONFORM TO THE FOLLOWING: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL BE MIXED IN ACCORDANCE WITH THE MIX DESIGN REPORT. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE MIX DESIGN REPORT. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE MIX DESIGN REPORT.
2. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK CONCRETE FINISH. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE MIX DESIGN REPORT. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE MIX DESIGN REPORT.
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**Retaining Wall Detail**  
SCALE: 3/4" = 1'-0"

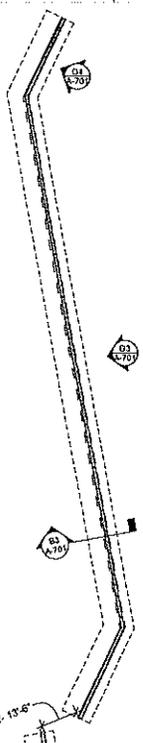
1. CONCRETE SHALL CONFORM TO THE FOLLOWING: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL BE MIXED IN ACCORDANCE WITH THE MIX DESIGN REPORT. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE MIX DESIGN REPORT.
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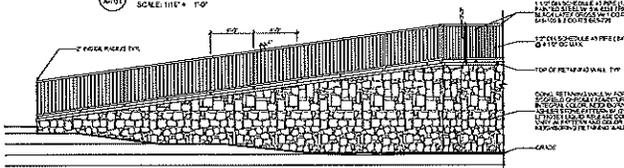
**Cast Stone Cap**  
SCALE: 1/2" = 1'-0"



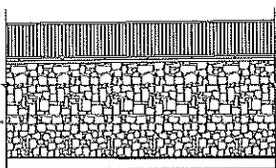
**Railing Post Base**  
SCALE: 1/2" = 1'-0"



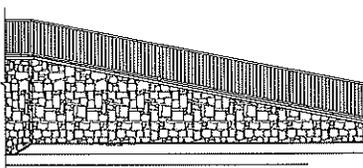
**Retaining Wall Plan 2**  
SCALE: 1/4" = 1'-0"



**Retaining Wall South End**  
SCALE: 1/4" = 1'-0"



**Retaining Wall Elevation**  
SCALE: 1/4" = 1'-0"



**Retaining Wall North End**  
SCALE: 1/4" = 1'-0"

**Professional Engineer**

**Bella Tira**  
1410 H Street, Suite 200  
Norton, MA, 01854

DATE: 08/23/2017

PROJECT NO: 21-580

MODEL FILE: 21-580.dwg

DESCRIPTION: Retaining Wall Detail

SHEET TITLE: Retaining Wall Detail

**A-701**



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-012

AN ORDINANCE GRANTING SPECIAL USE AND ASSOCIATED SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR AN AUTOMOBILE SERVICE STATION, BELLE TIRE, TO BE LOCATED AT 1810 MILWAUKEE AVENUE

THE 17<sup>th</sup> 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 17<sup>th</sup> day of January, 2023



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. 2023-012 AN ORDINANCE GRANTING SPECIAL USE AND ASSOCIATED SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN APPROVAL FOR AN AUTOMOBILE SERVICE STATION, BELLE TIRE, TO BE LOCATED AT 1810 MILWAUKEE AVENUE 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 17<sup>th</sup> DAY OF JANUARY 2023

  
\_\_\_\_\_  
Notary Public

