

VILLAGE OF VERNON HILLS

ORDINANCE 2017-068

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A
CHILDREN'S RECREATIONAL FACILITY AT 500 BUNKER COURT IN THE VILLAGE
OF VERNON HILLS, LAKE COUNTY

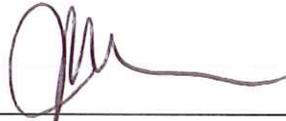
THE 16TH DAY OF MAY 2017

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 18th Day of
May 2017

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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 2017-068 AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A CHILDREN'S RECREATIONAL FACILITY AT 500 BUNKER COURT IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 18, 2017 TO MAY 29, 2017.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 18th DAY OF MAY 2017

Notary Public

ORDINANCE NO. 2017-068

**AN ORDINANCE GRANTING APPROVAL OF A
SPECIAL USE PERMIT TO ALLOW A
CHILDREN'S RECREATIONAL FACILITY AT
500 BUNKER COURT IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY**

WHEREAS, Gym Spot and M&N Rhythmic Gymnastics are proposing to lease property located at 500 Bunker Court and legally described in Exhibit A, and have petitioned the Village of Vernon Hills for approval of the following:

1. Approval of a Special Use Permit to allow a children's recreational facility to be known as The Gym Spot and M&N Rhythmic to be located at 500 Bunker Court within the BP Business Park District

WHEREAS, the requested approvals would be in general compliance with the following:

- Site Plan dated March 3, 2017 totaling 1 page and prepared by A+M Architects, LLC.

Said Plans are attached hereto as Exhibit B; and

WHEREAS, upon due notice and after public hearing held April 26, 2017 and May 1, 2017 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that address the conditions in Section 18.3 of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow a children's recreational facility is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed in Section V and the terms and conditions as set forth in Exhibit C.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the terms and conditions as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

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

SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2017-068.

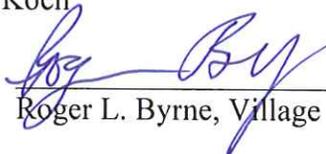
Dated the 16th of May, 2016

Adopted by roll call votes as follows:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch



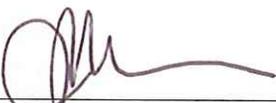
Roger L. Byrne, Village President

PASSED: 05/16/2017

APPROVED: 05/16/2017

PUBLISHED IN PAMPHLET FORM: 5/18/2017

ATTEST:



John M. Kalmar, Village Clerk

Exhibit A
Legal Description

LOTS 15 TO 27, BOTH INCLUSIVE, IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 7 IN CONTINENTAL EXECUTIVE PARKE - PHASE I, BEING A SUBDIVISION OF PARTS OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1989 AS DOCUMENT 2799267, IN LAKE COUNTY, ILLINOIS.

Commonly known as 500 East Bunker Court, Vernon Hills, Illinois

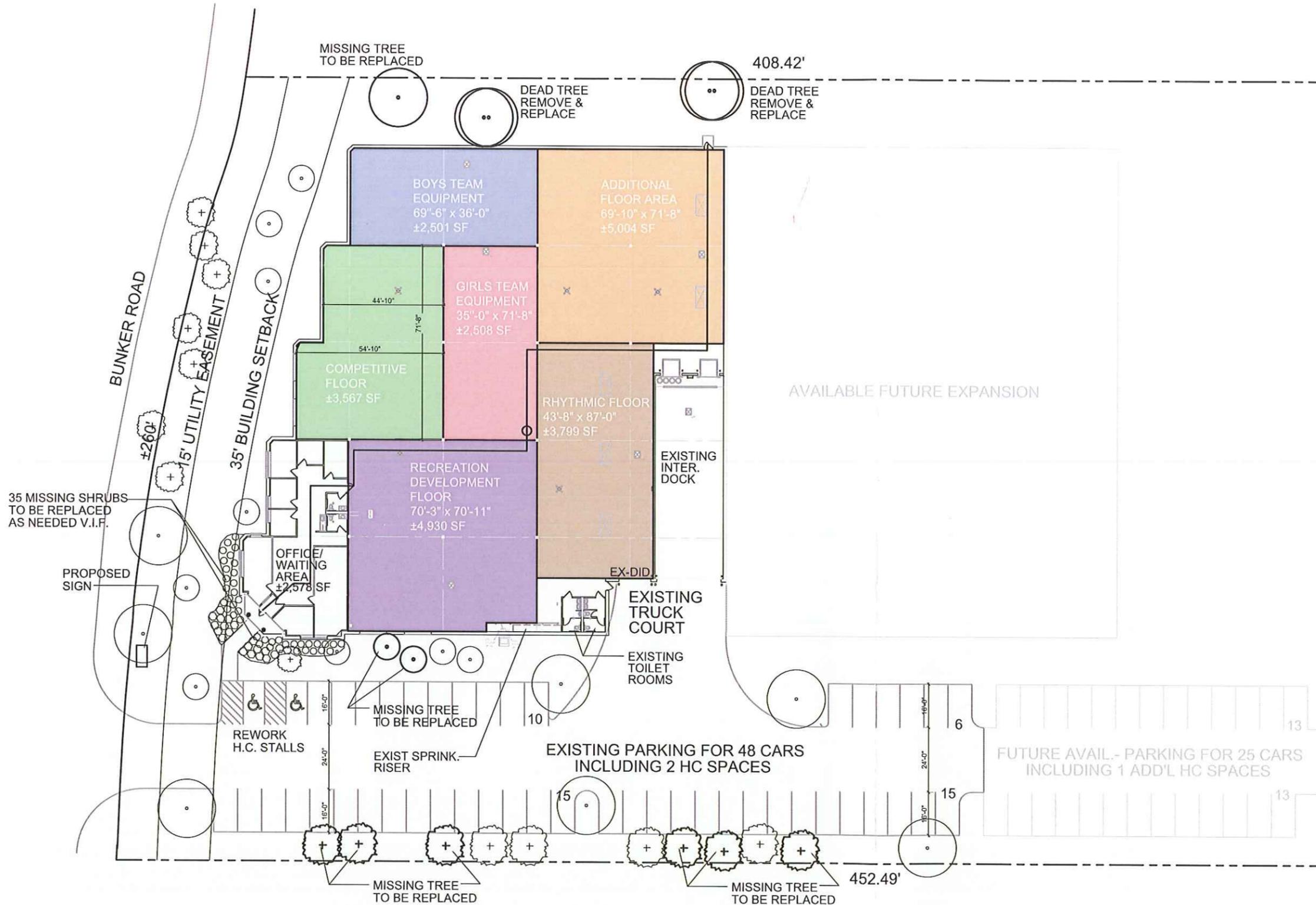
**Exhibit B
Plans**

General Compliance with the following plans:

- Site Plan dated March 3, 2017 totaling 1 page and prepared by A+M Architects, LLC.

Exhibit C
Terms and Conditions of Approval

1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit
2. An executed shared parking agreement shall be in place prior to the issuance of a building permit and be in place during the operation of the children's recreational facility.
3. Compliance with all ordinance and standards of the Village except as otherwise noted.
4. Subject to the petitioner providing parking and drop off rules to the Village.



BUILDING AREA:	±28,464 SF
OFFICE:	±2,578 SF
REMAINING AREA	±25,886 SF
AREA WILL INCLUDE :	
GYMNASTICS AREA	
RECREATION DEVELOPM'T AREA	±4,930 SF
RHYTHMIC FLOOR	±3,799 SF
COMPETITIVE FLOOR	±3,567 SF
GIRLS TEAM EQUIPM'T	±2,508 SF
BOYS TEAM EQUIPM'T	±2,501 SF
ADDITIONAL FLOOR AREA	±5,004 SF
INTERIOR TRUCK DOCK	±2,410 SF
INCL: 2 DOCK POSITIONS	
CLEAR HEIGHT:	24 FEET
DRIVE-IN DOORS:	1
TYPICAL BAY:	36 x36

MAX OCCUPANT COUNT PER TENANT	105 PERSONS
PARKING REQUIRED	1 STALL / 3 PERSONS
105/3 =	35 STALLS
CURRENT PARKING	48 STALLS INCL: 2 HC AND ADDITIONAL 25 STALLS IF NEEDED

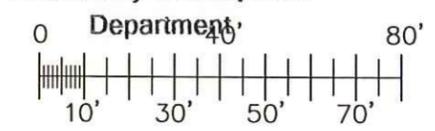
TREES AND SHRUBS TO BE REMOVED AND REPLACED OR JUST REPLACED AS INDICATED IN PLAN
 MULCH TO ADDED AS NEEDED.
 TREES TO BE PRUNED AS NEEDED
 GRASS TO BE IMPROVED AS NEEDED

EXISTING OVERALL BUILDING FLOOR PLAN

RECEIVED

MAR 03 2017

Community Development Department



REV: 03-03-17
Date: 02-22-17
Dwg: 17-012
Drawn by: AA
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GYM SPOT

500 BUNKER CT. VERNON HILLS, ILLINOIS