

**ORDINANCE NO. 2018-014**

**AN ORDINANCE GRANTING APPROVAL OF A  
CERTIFICATE OF BUILDING AND USE  
CONVERSION FOR BEARS FIT AT 155 EAST  
TOWNLINER ROAD IN THE VILLAGE OF  
VERNON HILLS, LAKE COUNTY**

**WHEREAS**, Football Fit Chicago, LLC, is proposing to own and operate property located at 155 East Townline Road to Bears Fit and has petitioned the Village of Vernon Hills for approval of the following:

1. Approval of a Building & Use Conversion for Bears Fit, a health club, to be located at 155 East Townline Road.

**WHEREAS**, the property is located within the Village's Core Retail Area Overlay District. The CRA is defined as the commercially zoned properties generally located along Milwaukee Avenue (Route 21) and Townline Road (Route 60) and specifically defined as the Core Retail Area on the Village Zoning District Map.

**WHEREAS**, the Village Board may authorize the approval of the Certificate of Building and Use Conversion based on certain standards including:

- The proposed building conversion either through its unique nature or via commensurate PILOT equivalent will not have a detrimental impact on the fiscal health of the Village; or
- The proposed building conversion will strengthen the economic viability of the adjacent properties and Village; or
- Without the proposed building conversion, the property cannot yield a reasonable rate of return; and
- The proposed building conversion of RSE floor area is the minimum needed to accomplish the goals of the property owner and/or developer.

**WHEREAS**, the Village Board has made certain findings of fact regarding 155 East Townline Road and that the subject property meets the standards for approval of a Certificate of Building and Use Conversion.

**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, a Certificate of Building and Use Conversion is hereby approved for 155 East Townline Road.

**SECTION II. SEVERABILITY.** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall

remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

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 REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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

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

**SECTION V. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2018-014.

Adopted by roll call vote as follows:

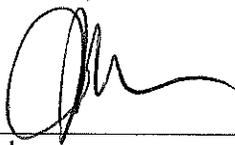
AYES: 6 – Koch, Marquardt, Oppenheim, Schultz, Takaoka, Byrne

NAYS: 1 - Hebda

ABSENT AND NOT VOTING: 0 - None

  
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Roger K. Byrne  
Village President

PASSED: February 6, 2018  
APPROVED: February 6, 2018  
ATTEST: February 7, 2018

  
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John M. Kalmar  
Village Clerk