

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-027**

**AN ORDINANCE AMENDING ORDINANCE 2023-096, WHICH GRANTED A
SPECIAL USE AND CERTIFICATE OF BUILDING AND USE CONVERSION
FOR A RECREATION, AMUSEMENT, AND TRAINING FACILITY TO BE
LOCATED AT 555 TOWNLINE ROAD UNIT 100**

WHEREAS, Ordinance 2023-096, which granted a special use permit and Certificate of Building and Use Conversion for an indoor pickleball facility to be located within the existing building at 555 Townline Road, Unit 100, was approved by the Village Board on September 19, 2023; and

WHEREAS, the petitioner, Pickleball Inc., subsequently altered its business plan and elected not to proceed with the approved project; and

WHEREAS, the property owner, GW Property Group LLC, and a prospective tenant, PBJ LLC, dba Ace Pickleball Club, have requested amendments to the approved Special Use Permit as described in Ordinance 2023-096, to remove elements specific to the original petitioner's plan that would not be completed by the new operator; and

WHEREAS, the Committee of the Whole reviewed the request for minor amendments to Ordinance 2023-096 at its meeting on March 5, 2024, and determined that sufficient facts were presented which, in its judgment, would justify approving the modifications 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. Section 4, Plans and Exhibits, of Ordinance 2023-096 is hereby amended to read as follows:

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 (Amended Plans and Exhibits):**

- Introductory Letter, dated February 20, 2024
- ALTA Survey, Sherrill Associates, Inc., dated November 15, 2021
- Exterior elevation with proposed paint color
- Sample photo of typical wall signage
- Typical wall sign detail, Tuscon, AZ location shown

- Floor Plan – test fit for Ace Pickleball, dated February 20, 2024
- Sample interior finishes (photos of existing locations)

SECTION 3. Those sections of Ordinance No. 2023-096 not expressly amended by this Ordinance are hereby re-enacted and reaffirmed.

SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

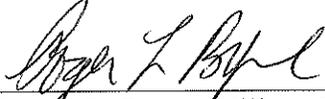
SECTION 8. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2024-027.

Adopted by roll call vote as follows:

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

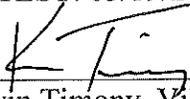
NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Schenk, Takaoka



Roger L. Byrne, Village President

PASSED: 03/19/2024
APPROVED: 03/19/2024
ATTEST: 03/19/2024



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

PickleMall, 555 Townline Road Unit 100

(Reference Ordinance 2023-096 - Unchanged)

EXHIBIT B

Amended Plans and Exhibits

Ace Pickleball, 555 Townline Road Unit 100

(Amendment to Ordinance 2023-096)



PBJ, LLC

Care of: Ira Krassan
Email: imekrassan@comcast.net
Mobile Phone: (856) 816-0545

February 20, 2024

Community Development
Attn: Andrew C. Jennings, Director of Community Development
290 Evergreen Drive
Vernon Hills, IL 60061

Dear Andrew C. Jennings:

Ace Pickleball Club (“**Ace**”) was founded amidst the sport's rapid surge in popularity and demand for optimal playing conditions year-round. The concept was designed to provide individuals of all ages and skill sets with the opportunity to enjoy playing pickleball on regulation sized courts with state-of-the-art technology. Ace has succeeded in doing just this, and its franchise model has allowed for rapid growth across the country with over a dozen locations planned to open within the next few years.

Ace focuses on creating an environment where pickleball enthusiasts can play when they want against people of the same skill level in a superior environment. This is achieved through regulation sized courts equipped with PlaySight technology that captures the entire game in real time which can be reviewed by players for coaching, game analysis, or training. Courts are open to the public, and individuals can pay a fee each time they play or can sign up through the Sports Carnival app to become members. Membership provides special benefits such as unlimited access to open play and priority access to reserve courts. Ace provides unmatched access to its facilities so pickleball enthusiasts can play from 6 AM to 10PM.

The Ace location in Vernon Hills, Illinois will be under the ownership of PBJ, LLC who are experienced in the business of owning and operating a pickleball club. This will be the second Ace franchise opened by this group with its first being in Voorhees, New Jersey. The Vernon Hills location is set to have between 14 and 15 courts with limited

concession available for purchase. In addition, the location will have about four employees to help with running the operations.

On September 19, 2023, the Village of Vernon Hills approved Ordinance 2023-096 for Picklemall, an indoor pickleball facility which provides a similar experience to that offered by Ace. The approvals contained therein for Picklemall's operation are materially similar to those which Ace will require to operate. Moreover, GW Property Group, LLC – Series 6, the landlord of the property, remains committed to completing the site improvements specified in the ordinance. To that end, Ace does not plan to make changes outside the scope of the approvals granted and its facility will comply with the ordinance previously approved for the benefit of Picklemall.

Ace is excited to bring pickleball to Vernon Hills and looks forward to a long-lasting relationship.

Sincerely,

PBJ, LLC

By: 

Ira Krassan

Ace Pickleball – 555 Townline Road Unit 100

Amendment to Ord. 2023-096 (Special Use Permit – recreation facility for indoor pickleball)



Existing conditions – north elevation



Exterior paint color

AOE
PICKLEBALL



HOURS

10:00 AM - 6:00 PM

7:00 AM - 9:00 AM

10:00 AM - 12:00 PM

1:00 PM - 3:00 PM

4:00 PM - 6:00 PM

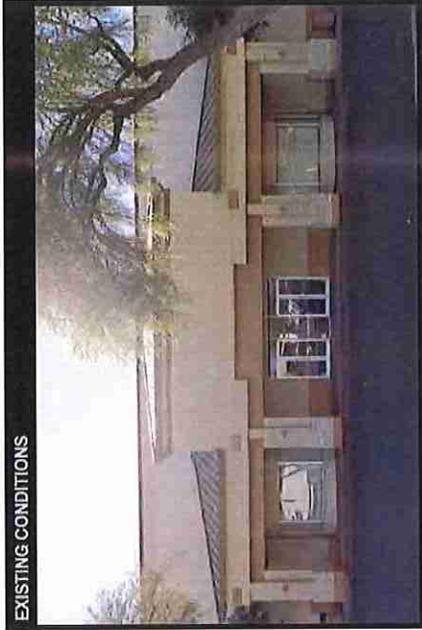
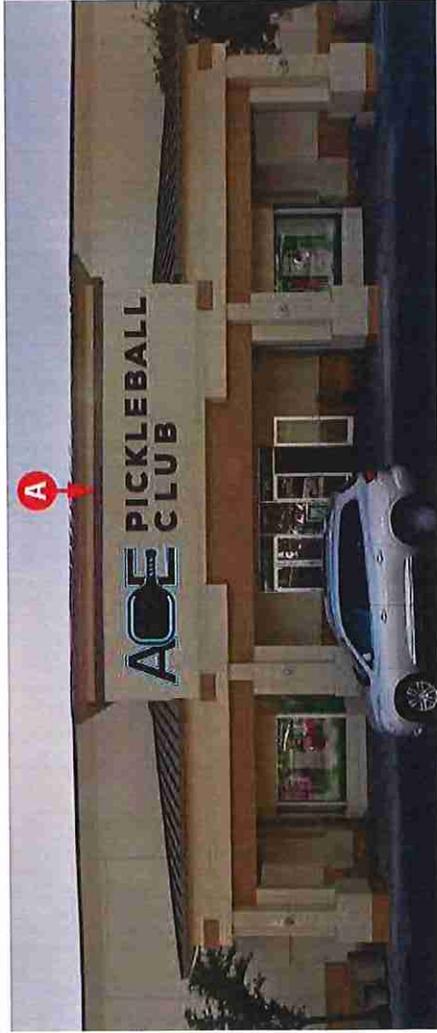
7:00 AM - 9:00 AM

10:00 AM - 12:00 PM

1:00 PM - 3:00 PM

4:00 PM - 6:00 PM

1 EAST ELEVATION - Sign Location
SCALE: 3/32" = 1'



Customer/ Job Site
ACE Pickleball Club
4981 N Stone Ave
Tucson, AZ 85704

Scope of Work

A. Illuminated Logo & Letters

GENERAL NOTES	
ILLUMINATION:	LED BACKLIT
LED COLOR:	WHITE
LETTER SPEC:	5" MINIMUM HEIGHT
FACE SPEC:	1/4" MINIMUM THICKNESS
LETTER MOUNT:	3"
TRIM COLOR:	BLACK W/SHIELD

NOTES

"A" & "E" Letters Receive Black Blockout Vinyl on Back Faces.

"C" Letter Receives Black Blockout Vinyl & Translucent Blue on Face (Exact Color TBD).

CLOUD SIGN BACKS	
POSTAL SIZE:	55.27x14.41" W
CLOUD MATERIAL:	0.125" ALUM
CLOUD COLOR:	TRIM
MOUNTING:	CHECK TO TRIM
BACKLIT COLOR:	N/A

GENERAL NOTES	
ILLUMINATION:	LED
LED COLOR:	WHITE
LETTER SPEC:	5" MINIMUM HEIGHT
FACE SPEC:	1/4" MINIMUM THICKNESS
LETTER MOUNT:	3"
TRIM COLOR:	BLACK

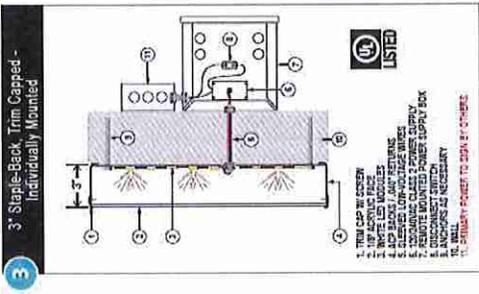
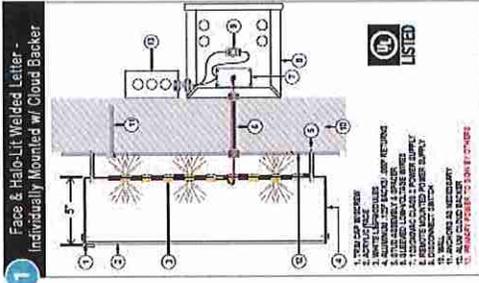
151.5
SQ. FT.

ELECTRICAL REQUIREMENTS	
AMP'S:	100
VOLTS:	120
PHASE:	1
WIRING:	CONFORM TO LOCAL CODES

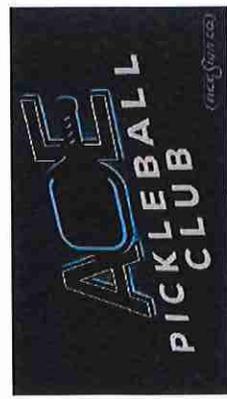
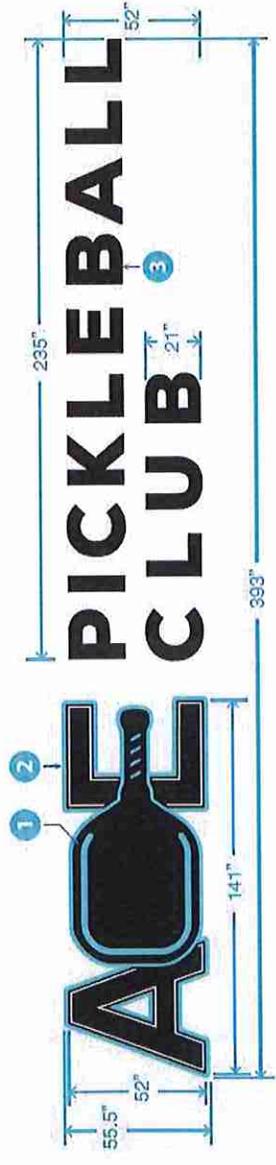
IMPORTANT:
Detailed primary panel for sign to be run by others. If adding a line of social media or other sign, please contact us at least 60 days in advance. Final connection can be completed by ACH.

Scale is Approximate Must Verify.

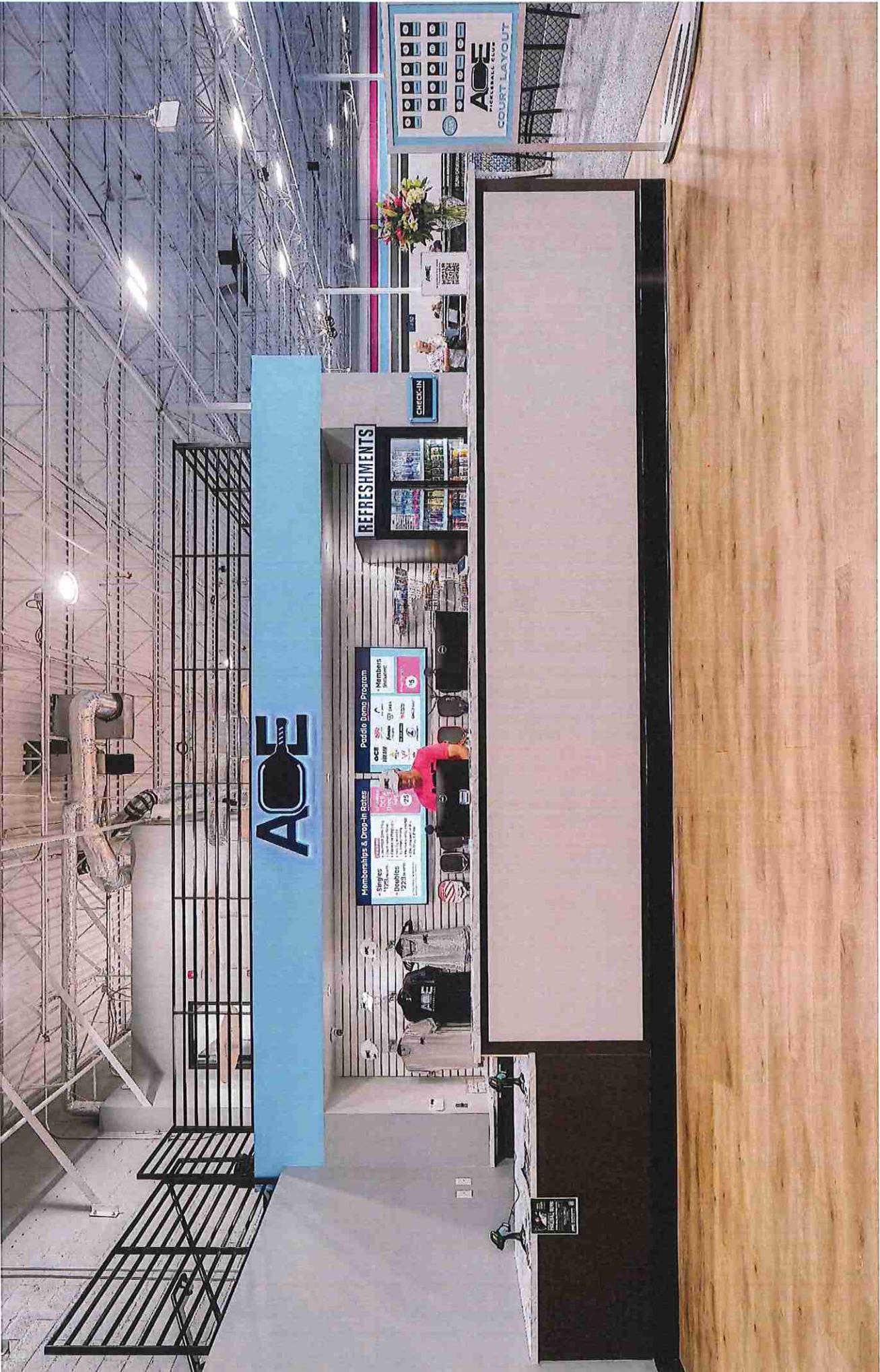
3 WALL DETAIL - Sect/Attach.
SCALE: NTS



2 SIGN DETAIL - Dimensions
SCALE: 1/4" = 1'







ACE

REFRESHMENTS

Memberships & Drop-In Rates

- Single
- Family
- Drop-ins
- 22% off

Paddle Board Program

- Members
- Non-Members

CHECK-IN

ACE
FITNESS CLUB
COURT LAYOUT

VILLAGE OF VERNON HILLS

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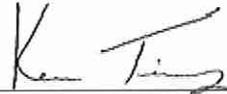
THE 19th DAY OF MARCH 2024

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
19th day of March, 2024

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. 2024-027 AN ORDINANCE AMENDING ORDINANCE 2023-096, WHICH GRANTED A SPECIAL USE AND CERTIFICATE OF BUILDING AND USE CONVERSION FOR A RECREATION, AMUSEMENT, AND TRAINING FACILITY TO BE LOCATED AT 555 TOWNLINE ROAD UNIT 100 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MARCH 19, 2024 TO MARCH 29, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th DAY OF MARCH 2024



Notary Public

