

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-033**

**AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE
CONVERSION FOR A NON-RETAIL USE, PURE BARRE, TO BE LOCATED
AT 122 HAWTHORN CENTER UNIT 654**

WHEREAS, the Village of Vernon Hills received an application from Centennial Real Estate Management requesting a Certificate of Building and Use Conversion, to facilitate tenant improvements associated with a proposed fitness facility, Pure Barre, to be located at the property commonly known as 122 Hawthorn Center, Units 654; and

WHEREAS, the petition, if granted, would result in a total non-retail square footage of twenty-eight percent (28.1%) of the leasable square footage controlled by Centennial Real Estate; and

WHEREAS, in accordance with Section 4.14 of the Zoning Code, the Village Board may approve a Certificate of Building and Use Conversion, based on a finding that the request meets the following standards:

1. 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
2. The proposed building conversion will strengthen the economic viability of the adjacent properties and village; or
3. Without the proposed building conversion, the property cannot yield a reasonable rate of return; and
4. 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 Committee of the Whole discussed the application at its meeting on March 5, 2024, and recommended approval of the conversion certificate by a vote of 5-0 (two absent).

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. A Certificate of Building and Use Conversion, in accordance with the provisions of Section 4.14 of the Zoning Code, is hereby granted, as supported by the

materials reviewed by the Committee of the Whole, attached hereto as **Exhibit A**, and subject to the following condition:

1. The Certificate granted in this Ordinance is related to the proposed occupancy of Unit 654 by Pure Barre. Additional changes in tenancy will be reviewed for compliance with Section 4.14, unless such review is rendered unnecessary by action of the Village Board.

SECTION 3. 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 4. 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 5. 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 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 7. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2024-033.

Dated the 19th of March, 2024

Adopted by roll call votes as follows:

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

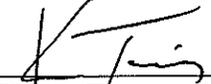
NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Schenk, Takaoka

PASSED: 03/19/2024

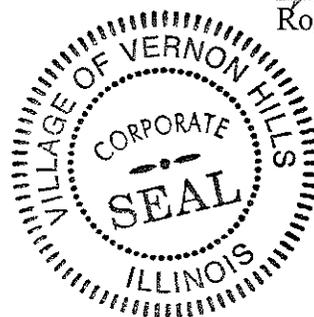
APPROVED: 03/19/2024

ATTEST: 03/19/2024



Kevin Timony, Village Clerk

Ordinance 2024-033
Page 2 of 3





Roger L. Byrne, Village President

EXHIBIT A

Certificate of Building and Use Conversion

Application Materials

122 Hawthorn Center – Unit 654

Pure Barre at Hawthorn Use Conversion Questionnaire

Detailed Description of the Project:

Pure Barre will be occupying 1,786 square feet of a vacant 7,500 sqft space that has never been occupied since being built out in 2014. The space is located under the AMC Hawthorn 12 on the Northeast side of Hawthorn Mall. Pure Barre is a first-class fitness studio, offering individual and group classes and training. They also offer fitness related apparel and products.

Proposed use for the space and business name:

The use will be a fitness studio, focusing on barre workouts, which are low impact, minimal equipment workouts. The business name is Pure Serendipity Inc.

Why is the building being converted:

This space, built out in 2014 as part of Westfield's development project that including a new Maggiano's, Dave & Buster's and AMC theater, has sat vacant for it's entirety. The space currently does not provide any revenue in either rent to the landlord or sales tax revenue to the Village. In order to survive in the ever-evolving retail climate, shopping centers need to continue to adapt as well to meet the needs of their community. By looking outside the traditional norms of retail and eateries, Hawthorn hopes to provide additional experiences to both residents of the community, and the newly opened Domaine Apartments located at Hawthorn Row.

To what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or facility that is permitted outside the CRA district.

Pure Barre currently serves the Vernon Hills community in an adjacent shopping center. They are interested in relocating to Hawthorn and in particular this location, as they too see the benefits of the Hawthorn 2.0 development project currently underway. They will not only be able to tap into the residents currently living onsite at the Domaine, but will be able to take advantage of the built-in traffic at the shopping center and Hawthorn Row. The development project's continued goal is to bring an urban shopping experience to the Hawthorn campus and continue breaking away from the norms of what a traditional shopping center is.

How this conversion is in the best interest of the Village and will contribute to the financial vitality of the Village or general welfare of the community:

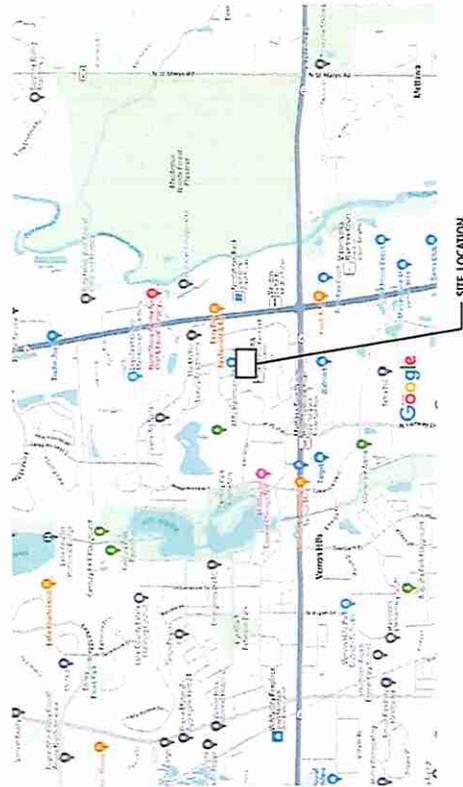
Despite the efforts of past and current ownership in leasing the space, it has been deemed undesirable by food and beverage uses due to it's low visibility on Milwaukee Avenue. Over the past 2 years, and with the emergence of Hawthorn Row and The Domaine, the spaces have begun to grow traction to several fitness and non-traditional retail uses who see the benefit of being so close to the project. By including Pure Barre on the Hawthorn campus, we are continuing the push of making Hawthorn a place to Shop, Dine, Play, Live and Work. By having Pure Barre onsite, this will increase traffic to the shopping center and promote cross-shopping into the center, driving up traffic and sales for shops and eateries in both Hawthorn and Hawthorn Row.

Economic Impact: Currently, this space does not provide an sales tax revenue income to the Village. As the space does allow for sales of fitness-related clothing and equipment, the impact can only be positive.

PURE BARRE SPACE #654

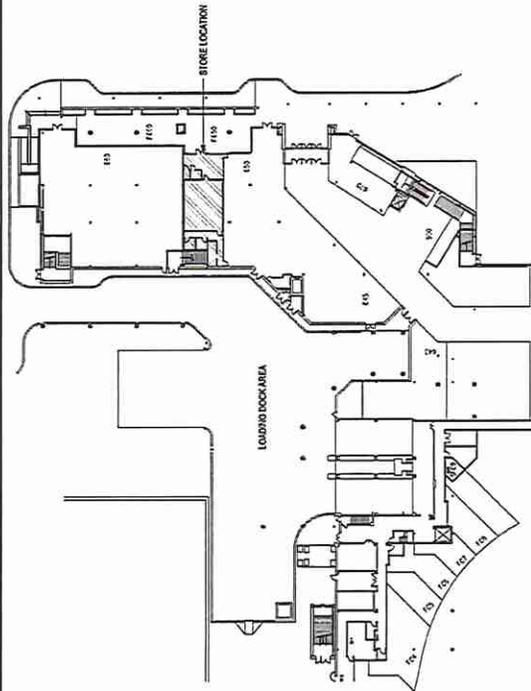
122 HAWTHORN CENTER DRIVE
VERNON HILLS, IL 60061

VICINITY MAP



SITE LOCATION

LOCATION MAP



APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE PROTECTION CODE
- 2017 IBC WITH LOCAL AMENDMENTS
- CURRENT ILLINOIS STATE PLUMBING CODE
- CURRENT ILLINOIS ACCESSIBILITY CODE

BUILDING INFORMATION

BUILDING ADDRESS: 122 HAWTHORN CENTER DRIVE, VERNON HILLS, IL 60061

USE GROUP: MERCHANTILE GROUP II - TYPE II

CONSTRUCTION TYPE: FIRE ALARMS & SPRINKLERED PER ISFPA 13

FIRE PROTECTION:

PROJECT DESCRIPTION

INTERIOR REMODEL OF AN EXISTING SPACE IN AN EXISTING BUILDING. THE SPACE WILL BE A "PURE BARRE" WORKOUT STUDIO. SPACE IS APPROXIMATELY 1168 SQ. FT.

PROJECT DIRECTORY

ARCHITECT OF RECORD:
SJM ARCHITECTS AND ASSOCIATES
2655 S. MORGAN ROAD
CHICAGO, IL 60608
CONTACT: DAVID WISNOR
TEL: 708.505.8317
EMAIL: david@sjmarchitect.com

MECHANICAL ENGINEER:
STANLEY J. WIEGROD
122 HAWTHORN CENTER DRIVE, SUITE 1025
CHICAGO, IL 60608
CONTACT: DAVID WISNOR
EMAIL: david@sjmarchitect.com

ELECTRICAL ENGINEER:
KONRAD P. & ASSOCIATES, INC.
2655 S. MORGAN ROAD
CHICAGO, IL 60608
CONTACT: DAVID WISNOR
TEL: 708.505.8317
EMAIL: david@sjmarchitect.com

MECHANICAL ENGINEER:
THE SECURITY GROUP, INC.
315 W. MADISON STREET, SUITE 1025
CHICAGO, IL 60606
CONTACT: MICHAEL WISNOR, P.E.
EMAIL: mwisnor@thegroup.com

TENANT PROTECTION PLAN

ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES IN THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. ALL WORK SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

PRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.

ALL ELECTRICAL POWER SHALL BE SHUT OFF WHERE THERE IS EXPOSED WORK.

ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT OFF AFTER WORKING HOURS.

ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE LIMITED TO THE PROJECT TEAM AND SHALL BE KEPT TO A MINIMUM AND BE COVERED TO THE MAXIMUM EXTENT POSSIBLE.

CONTRACTOR SHALL LOCATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR NIGHT GROUP CONTROL.

ARCHITECTURAL DRAWINGS

AS00 COVER SHEET

AS01 GENERAL NOTES, ADMINISTRATION & RESPONSIBILITY SCHEDULE

AS02 SAFETY AND LEGAL PLAN AND NOTES

AS03 PARTIAL TYPICAL DETAILS FOR THE SHIRT

AS04 CONSTRUCTION WALL CONSTRUCTION DETAIL

AS05 FLOOR FINISH PLAN, FLOOR LEGGING, AND DETAILS

AS06 CEILING FINISH PLAN, FLOOR LEGGING, AND DETAILS

AS07 ELECTRICAL SCHEDULES AND SERVICE Riser CAVEMAN

AS08 PLUMBING POWER AND GENERAL NOTES

AS09 MECHANICAL NOTES AND SCHEDULES

AS10 MECHANICAL DETAILS

DRAWING INDEX

DATE: 02-20-2018

STATUS: ISSUED FOR PERMIT

CERTIFICATION STATEMENT

I, STANLEY J. WIEGROD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

STANLEY J. WIEGROD
REGISTERED PROFESSIONAL ENGINEER - 4700904
EXPIRATION DATE: 11/03/2024

NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES IN THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 2. ALL WORK SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- 3. PRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.
- 4. ALL ELECTRICAL POWER SHALL BE SHUT OFF WHERE THERE IS EXPOSED WORK.
- 5. ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT OFF AFTER WORKING HOURS.
- 6. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE LIMITED TO THE PROJECT TEAM AND SHALL BE KEPT TO A MINIMUM AND BE COVERED TO THE MAXIMUM EXTENT POSSIBLE.
- 7. CONTRACTOR SHALL LOCATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR NIGHT GROUP CONTROL.

DATE POSITION

DATE: 1/19/2018

LOCATION: EXISTING PDS

PROJECT TITLE

PURE BARRE SPACE #654

BUILDING ADDRESS

122 HAWTHORN CENTER DRIVE
VERNON HILLS, IL 60061

PROJECT NO.

COVER SHEET

ARCHITECT

SJM ARCHITECTS & ASSOCIATES
ONE PULASKI CENTER
CHICAGO, IL 60602
PHONE: 773.505.8317

DATE

1/19/2018

LOCATION

EXISTING PDS

PROJECT TITLE

PURE BARRE SPACE #654

BUILDING ADDRESS

122 HAWTHORN CENTER DRIVE
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COVER SHEET

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AS PER PLAN

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PROJECT NO.

COVER SHEET

SCALE

AS PER PLAN

NO.	DATE	DESCRIPTION
1	11/25/20	PRELIMINARY
2	12/15/20	REVISED
3	01/15/21	REVISED
4	02/15/21	REVISED
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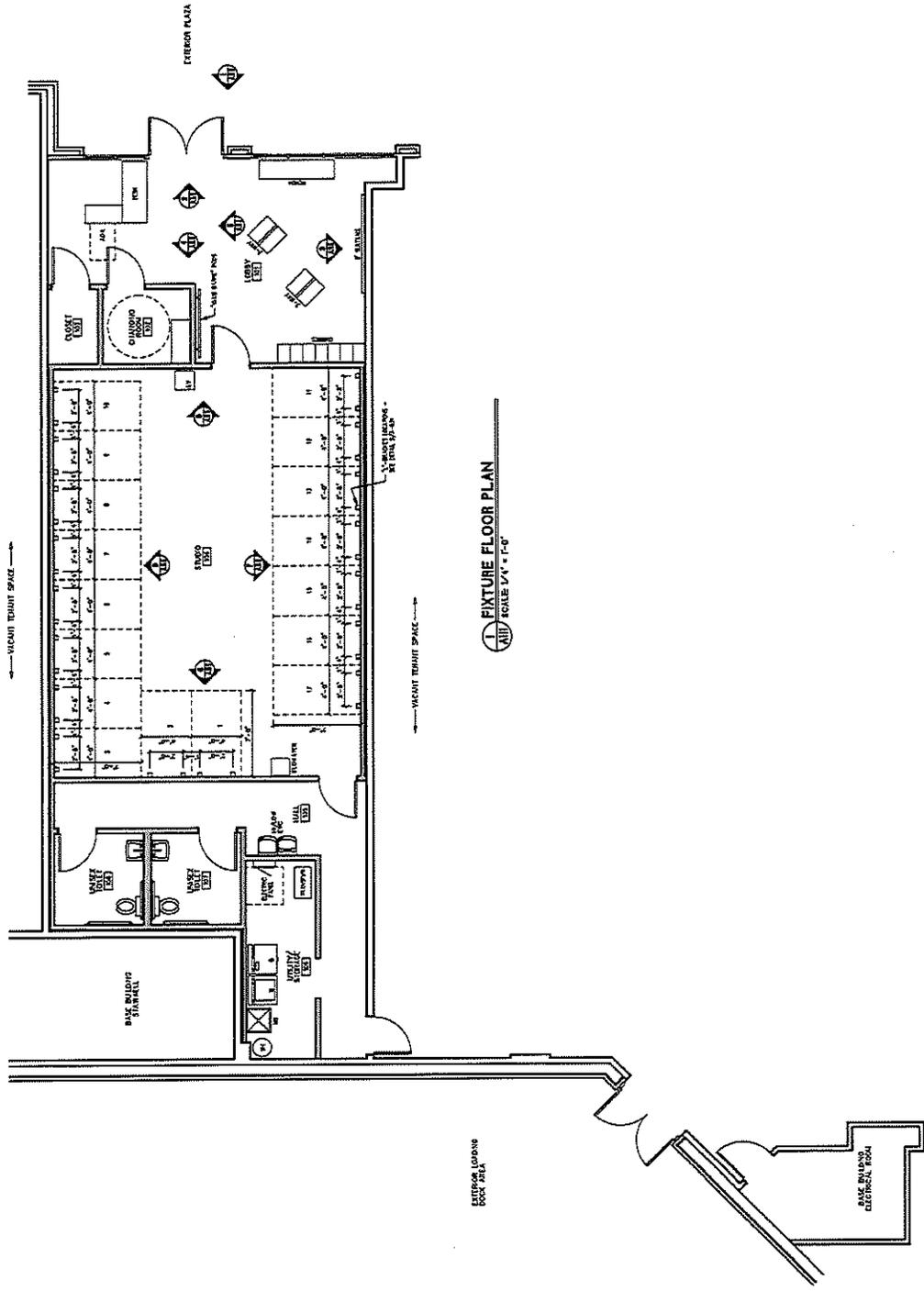
SJW
 ARCHITECTS & ASSOCIATES
 122 HAWTHORNE CENTER DRIVE
 VERRON HILLS, IL 60061
 TEL: 630.271.1234
 FAX: 630.271.1235

PROJECT TITLE
PURE BARRE
 SPACE #654
 122 HAWTHORNE CENTER DRIVE
 VERRON HILLS, IL 60061

DATE
 11/15/24

DATE	NO. OF SHEETS
11/15/24	1
TOTAL	1
DATE	NO. OF SHEETS
11/15/24	1
TOTAL	1

A-111
 SHEET NO.



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-033

AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION
FOR A NON-RETAIL USE, PURE BARRE, TO BE LOCATED AT 122 HAWTHORN
CENTER UNIT 654

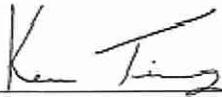
THE 19th DAY OF MARCH 2024

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. 2024-033 AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION FOR A NON-RETAIL USE, PURE BARRE, TO BE LOCATED AT 122 HAWTHORN CENTER UNIT 654 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

