

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-088**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND CERTIFICATE
OF BUILDING AND USE CONVERSION FOR TIME OUT PARTY AND PLAY,
TO BE LOCATED AT 122 HAWTHORN CENTER UNIT 204**

WHEREAS, the Village of Vernon Hills received a petition by Egzan Aliu, dba Time Out: Party and Play, contract lessee, requesting a Special Use Permit for an indoor children's recreational facility to be located at the property commonly known as 122 Hawthorn Center, Unit 204, legally described in Exhibit A; and

WHEREAS, the Village also received an application for a Certificate of Building and Use Conversion, for Time Out: Party and Play to renovate the subject unit for occupancy by a non-retail use; and

WHEREAS, the conversion certificate petition, if granted, would result in a total non-retail square footage of twenty-nine percent (29.4%) 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 Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on May 22, 2024; 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 B** (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole discussed the Conversion Certificate application at its meeting on April 2, 2024, and recommended approval of the conversion certificate by a vote of 6-0 (one 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. The Special Use Permit to facilitate the operation of an Children’s Amusement and Recreation Facility, specifically an indoor playground, pursuant to Article 18 and Section 21.6 of Appendix C, Zoning, of Village of Vernon Hills Code, on the property commonly known as 122 Hawthorn Center, Unit 204, zoned B-1 (General Business District), and legally described in **Exhibit A.** is hereby approved.

SECTION 3. The Special Use Permit granted in Section 2 of this ordinance and shall be developed in substantial conformance with the following plans and exhibits, submitted April 23, 2024, by Time Out: Party and Play, attached hereto as **Exhibit C:**

- Business Plan, Time Out: Party and Play
- Unit location plan and play area rendering
- Existing and proposed floor plan

SECTION 4. The special use granted in Section 2 of this Ordinance is subject to the following terms and conditions:

1. A food service permit will be required for the business to sell refreshments.
2. The configuration of the structures is subject to the review of the fire protection district.
3. The business shall require background checks for employees.
4. The petitioner shall ensure that the play equipment is designed to meet the appropriate safety standard (i.e. ASTM F1487), and that it is periodically inspected for safety.
5. The café may be added at a later date without requiring an amendment to the special use permit.

SECTION 5. 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 at its meeting on April 2, 2024, and subject to the following condition:

1. The Certificate granted in this Ordinance is related to the proposed occupancy of Unit 204 by Time Out: Party and Play. 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 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.

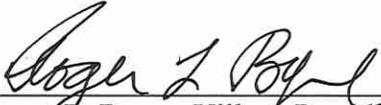
SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2024-088.

Adopted by roll call vote as follows:

AYES: 7 – Oppenheim, Forster, Schenk, Marquardt, Takaoka, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 – None


Roger L. Byrne, Village President

PASSED: 06/18/2024

APPROVED: 06/18/2024

ATTEST: 06/18/2024


Kevin Timony, Village Clerk



EXHIBIT A

Legal Description of Hawthorn Mall Property

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN HAWTHORN CENTER SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977, AS DOCUMENT 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2 (EXCEPTING THAT PART OF SAID LOT 2 CONVEYED TO J.C. PENNY PROPERTIES INC., BY DEED DATED JUNE 26, 1997 AND RECORDED JULY 10, 1997 AS DOCUMENT NO. 3991225, DESCRIBED AS FOLLOWS):

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 IN SAID HAWTHORN CENTER, BEING ALSO A CORNER OF SAID LOT 2; THENCE SOUTH 03 DEGREES, 53 MINUTES, 56 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 6, A DISTANCE OF 267.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES, 41 SECONDS 04 MINUTES EAST, A DISTANCE OF 323.15 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 253.50 FEET; THENCE SOUTH 27 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 67.00 FEET; THENCE NORTH 27 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 88.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTHERLY ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING SEVEN (7) COURSES:

NORTH 27 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 47.02 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 81.08 FEET;
SOUTH 72 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 16.97 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 38.00 FEET;
NORTH 17 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 16.97 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 96.02 FEET;
NORTH 03 DEGREES, 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 324.14 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PERMANENT TAX NO.: 11-33-401-020

PARCEL 2:

LOT 7 IN HAWTHORN CENTER SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977, AS DOCUMENT 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2, IN LAKE COUNTY, ILLINOIS.

PERMANENT TAX NO.: 11-33-401-004

PARCEL 3:

THAT PART OF LOT 6 IN HAWTHORN CENTER, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977 AS DOCUMENT 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREE, 38 MINUTES, 22 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 354.00 FEET TO A CORNER OF SAID LOT 6, BEING ALSO THE NORTHWEST CORNER OF LOT 2 IN SAID HAWTHORN CENTER; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING TWO (2) COURSES:

SOUTH 45 DEGREES, 08 MINUTES, 22 SECONDS EAST, A DISTANCE OF 172.78 FEET; SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 515.00 FEET AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC, HAVING A LENGTH OF 11.08 FEET AND A BEARING OF SOUTH 46 DEGREES, 50 MINUTES, 36 SECONDS WEST; THENCE SOUTH 64 DEGREES, 58 MINUTES, 01 SECOND EAST, A DISTANCE OF 137.66 FEET; THENCE NORTH 05 DEGREES, 00 MINUTE, 07 SECONDS WEST, A DISTANCE OF 36.26 FEET; THENCE SOUTH 64 DEGREES, 58 MINUTES, 01 SECOND EAST, A DISTANCE OF 552.72 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 7.23 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID ARC, HAVING A LENGTH OF 7.23 FEET AND BEARING OF SOUTH 04 DEGREES, 16 MINUTES 41 SECONDS WEST; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 31.82 FEET AND A BEARING OF SOUTH 33 DEGREES, 10 MINUTES, 04 SECONDS EAST; THENCE SOUTH 72 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 31.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 17.15 FEET AN ARC DISTANCE OF 13.47 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 13.13 FEET AND A BEARING OF NORTH 84 DEGREES, 48 MINUTES, 56 SECONDS EAST; THENCE NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 60.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING NINE (9) COURSES:

SOUTH 27 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 24.60 FEET; SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 78.00 FEET; NORTH 72 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 71.42 FEET; SOUTH 61 DEGREES, 47 MINUTES, 22 SECONDS WEST, A DISTANCE OF 56.74 FEET TO A POINT OF CURVATURE; WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 85.71 FEET AN ARC DISTANCE OF 43.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 42.96

FEET AND BEARING OF SOUTH 76 DEGREES 18 MINUTES, 08 SECONDS WEST;
NORTH 89 DEGREES, 11 MINUTES, 04 SECONDS WEST, A DISTANCE OF 38.41 FEET;
NORTH 03 DEGREES, 23 MINUTES, 23 SECONDS WEST, A DISTANCE OF 92.07 FEET;
NORTH 64 DEGREES, 58 MINUTES, 01 SECOND WEST, A DISTANCE OF 545.28 FEET;
NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A
RADIUS OF 515.00 FEET AN ARC DISTANCE OF 28.85 FEET TO THE PLACE OF
BEGINNING, THE CHORD OF SAID ARC, HAVING A LENGTH OF 28.85 FEET AND A
BEARING OF NORTH 44 DEGREES, 37 MINUTES, 19 SECONDS EAST, IN LAKE
COUNTY, ILLINOIS, AS CONVEYED BY QUIT CLAIM DEED DATED JUNE 26, 1997
AND RECORDED JULY 10, 1997 AS DOCUMENT NO. 3991224 FROM J.C. PENNEY
PROPERTIES, INC., A DELAWARE CORPORATION ("GRANTOR"), TO LASALLE
NATIONAL TRUST N.A., NOT PERSONALLY, BUT AS SUCCESSOR TRUSTEE UNDER
THAT CERTAIN TRUST AGREEMENT DATED MARCH 1, 1971 AND KNOWN AS
TRUST NO. 41999 ("GRANTEE").

PERMANENT TAX NO.: 11-33-401-019

EXHIBIT B

Planning and Zoning Commission Report

Time Out Party and Play, 122 Hawthorn Center, Suite 204

Planning and Zoning Commission – Meeting Minutes
May 22, 2024 - 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30 PM.

Attendance: Chairman Morris, and Commissioners Fluno, Heidner, and Nabat were present. Commissioners Cotton, Lis, and Smith had given prior notice of their absence.

Also attending: Andrew Jennings, Director of Community Development.

II. General Public Comment

No one from the public came forward to speak.

III. Items for Review

Chairman Morris called for the opening of the following public hearing:

1. Public Hearing for Case #2024-05. A petition filed by Egzan Aliu, dba Time Out Party and Play, contract lessee, requesting a Special Use Permit for a children’s recreation facility, in accordance with Section 18.3 of the Zoning Code.

Subject Property: 122 Hawthorn Center, Unit 204, Vernon Hills, zoned B-1, General Business District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Egzan Aliu, representing Time Out Party and Play, was present and sworn in.

Mr. Aliu introduced the concept for the business. He stated that he has operated businesses at Hawthorn Mall since 2012, including a bakery (Cinnabon) and children’s activity/amusement ride (Zoom Zone). He also previously operated the train but it closed when the remodeling project started. He is currently requesting permission to open an indoor playground in the unit previously occupied by Gymboree. Gymboree closed approximately five years ago, but the general configuration would be the same.

Director Jennings explained that the request is for a Special Use. The special use permit for Gymboree. He reviewed the suggested conditions of approval and noted that they are mostly reminders for permitting. He stated that he has spoken with the Fire Protection District and they did not have any significant concerns.

Mr. Aliu stated that the Fire Protection District visited the unit and reviewed the conceptual plans with him. They did not have a concern with the proposed layout but would need to inspect the unit once the play equipment is installed.

Director Jennings referred the suggested condition of approval relating to the safety standards for the play equipment. Mr. Aliu explained that the supplier would be providing certifications for the equipment.

Chairman Morris asked whether the facility would permit drop-offs. Mr. Aliu stated drop-offs would not be permitted; parents would need to be there.

Chairman Morris referred to the play area rendering. Mr. Aliu confirmed the rendering was only a small portion of the unit. He added that the café referenced in the staff report would be constructed in the future.

Commissioner Nabat asked whether they would host birthday parties and if so, how food would be handled. Mr. Aliu confirmed that they would have parties and would bring in pizza from an outside vendor and allow guests to bring their own cake.

Commissioner Heidner asked where the café would be located. Mr. Aliu stated that it could be near the storage area, but would require more work and coordination with the Health Department. He wanted to ensure the café was in the lease so that it could be added at a later date.

Director Jennings suggested a condition of approval allowing the café to be added without requiring an amendment to the special use permit.

Commissioner Heidner asked where the restrooms are located. Mr. Aliu stated that there are two near the rear exit. Commissioner Heidner noted that the rear is an emergency exit only and Mr. Aliu agreed.

Chairman Morris asked whether the hours would match the mall hours and Mr. Aliu confirmed that they would.

PUBLIC NOTICE

Chairman Morris noted that public notice requirements had been met.

STANDARDS FOR A SPECIAL USSE

Chairman Morris noted that petitioner's responses to the Standards of Section 18.3 were included in the staff report, and would be part of the record for the Commission's recommendation if there was no objection.

Mr. Aliu requested clarification regarding the café. Director Jennings explained that since he is not sure when the café might be added, the Staff recommendation is to include a condition of approval that it can be allowed in the future without requiring additional review by the Commission or Board.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 7:39 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the petition in the staff report.

Commissioner Heidner questioned whether the inspection would be by the business or some other entity. Director Jennings was not sure; he stated that it would depend on the safety standard that applies to the equipment. The petitioner would need to identify the standard and have the equipment inspected per the standard. It may be the manufacturer.

Mr. Aliu explained that the supplier would provide certificates. Based on his experience with the train, which was inspected annually, he called the State to find out what would be required for the playground. The State was concerned with inflatable play equipment, which he wouldn't have. The representatives from the State were not sure whether anything would be required.

Director Jennings noted that outdoor play equipment has standards, and the staff report lists one example. He is not sure what is required for indoor climbing equipment; it may be that the manufacturer provides a certificate that it meets a certain standard.

Commissioner Heidner asked whether the fire protection district would inspect the unit. Director Jennings confirmed that they would.

Commissioner Heidner stated that it was not clear who would be performing the inspections. Director Jennings was not sure; the manufacturer may provide some type of certificate of compliance with a standard. He noted that the State was also unsure what would apply. By the time the business opens staff hopes that there is clarity. It may be self-inspection after the initial installation. The fire district will also be in the unit each year.

Commissioner Heidner seconded the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of a Special Use for a Children's Recreation Facility, for the property located at 122 Hawthorn Center, Unit 204, 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 Egzan Aliu, dba Time Out: Party and Play Fun Centers Inc., received April 23, 2024, to be developed in accordance with the following plans and exhibits:

- Business Plan, Time Out: Party and Play
- Unit location plan and play area rendering
- Existing and proposed floor plan

And with the following conditions of approval:

1. A food service permit will be required for the business to sell refreshments.

2. The configuration of the structures is subject to the review of the fire protection district.
3. The business shall require background checks for employees.
4. The petitioner shall ensure that the play equipment is designed to meet the appropriate safety standard (i.e. ASTM F1487), and that it is periodically inspected for safety.
5. The café may be added at a later date without requiring an amendment to the special use permit.

AYES: Heidner, Fluno, Nabat, Morris

NAYS: none

ABSENT: Cotton, Lis, Smith

Motion approved (4-0, with 3 absent).

Director Jennings explained to the petitioner that the recommendation of the Commission is usually reviewed by the Board at one meeting, then the vote is held at the following meeting. He would contact the petitioner regarding the timing of the review.

THE PUBLIC HEARING WAS CLOSED AT 7:45 PM.

IV. Approval of Minutes

Chairman Morris requested comments on the draft minutes of the March 6th meeting. prior to a vote. Chairman Morris referred to the standing motion to approve the minutes of the March 6, 2024 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Heidner. All were in favor by a voice vote (4-0, 3 absent).

V. Development Review

Director Jennings provided updates on the following items:

- Hawthorn Row: LoveSace and Perry's are now open; Sephora, Anthropologie, and Free People Movement are under construction; Yard House is in permit review; First Watch is beginning technical review.
- Other retail updates: Bullfrog Spa, Smokin Deal BBQ, Taco Bell, Golf Galaxy, and Planet Fitness are open; Harbor Freight is beginning construction, and Cava plans to open June 28th. He noted that Tangled Roots will also open soon in the former Next Door Eatery unit at Melody Farm.
- Additional updates:
 - The Domaine occupancy is at 60%

- The Lincolnshire Riverwoods Fire Protection District recently presented concept plans for the consolidation of station 51 and 53 into a new headquarters building on Milwaukee Avenue.
- Raising Cane's presented concept plans for the property currently occupied by Jameson's. At the concept review, the property owner indicated that Jameson's is downsizing; it is not a matter of choosing one over the other.
- American Hotel Register demolition is nearly complete. No plans have been submitted at this time.

VI. Adjournment

With no further items on the agenda, Chairman Morris made a motion to adjourn, seconded by Commissioner Heidner. The motion was approved by a voice vote.

The meeting adjourned at 7:54 PM.

Respectfully submitted,

Andrew Jennings
Director of Community Development

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

Approval Date

Chairman Morris

Secretary Heidner

EXHIBIT C

Plans and Exhibits

Time Out Party and Play, 122 Hawthorn Center, Suite 204

Project Title: Time Out: Party & Play at Hawthorn

What is Time Out Party and Play-

About:

Time Out: Party & Play is an exciting new indoor playground cafe designed specifically for children under 8 years of age. Located within Hawthorn on the lower level near JCPenney, this dynamic venue offers a wide range of play activities, including obstacle courses, games, crawl-throughs, slides, and climbing structures, aimed at promoting active play and stimulating children's imaginations. Time Out: Party & Play Space at aims to provide a vibrant and inclusive environment where children can play, learn, and create lasting memories with their families and friends all while being able to Shop & Dine afterwards.

Time Out Party and Play Objectives:

1. **Create a Safe and Engaging Play Environment:** Establish a secure and stimulating play space that provides children with opportunities for physical activity, exploration, and social interaction in a supervised setting.
2. **Host Diverse Events and Activities:** Offer a variety of programming options, including birthday parties, story times, character meet and greets, field trips, fundraisers, and holiday/special events, to cater to the interests and preferences of families and children.
3. **Provide Refreshment Options:** Offer a selection of non-alcoholic beverages and snacks to keep children and parents fueled and hydrated during their visit.
4. **Enhance Customer Experience:** Install vending and/or claw toy machines to provide additional entertainment options and enhance the overall customer experience.

Time Out Party and Play Features:

- **Obstacle Courses:** Exciting obstacle courses designed to challenge children's agility, balance, and coordination.
- **Games Area:** Interactive games and activities to engage children in friendly competition and cooperative play.
- **Climbing Structures:** Climbing walls and structures that encourage physical activity and help develop motor skills.
- **Slides and Crawl-Throughs:** Fun slides and crawl-through tunnels for endless exploration and adventure.
- **Party Rooms:** Private party rooms equipped with themed decorations, catering options, and entertainment for memorable birthday celebrations and special events.

Hours of Operation:

- Monday – Saturday 11:00am – 8:00pm
- Sunday 12:00pm – 6:00pm
- Operating hours may be extended to allow for earlier opening and later closing, depending on party reservations and special activities.

Staffing:

- Time Out Party & Play plans to employ approximately 6-8 team members, with 2-4 staff members present during peak operating hours. The level of staffing will be adjusted based on the number of parties booked to ensure optimal safety and service.
- Time Out Party & Play will have a team of responsible, friendly, and dynamic individuals who are trained to guarantee a safe and enjoyable experience for your entire family. Our staff members at Time Out Party & Play maintain the cleanliness, sanitation, and disinfection of the facilities to ensure your safety. Additionally, they oversee and monitor the play areas to enforce safety rules, ensuring that at least one parent or guardian remains in the facility with the children at all times.

Rules & Regulations:

- All participants must adhere to the safety regulations posted within the Time Out Party & Play premises in order to engage in play in the play area:
 - NO shoes or bare feet in the play area
 - NO sharp objects on in the play area
 - NO drinks, food, candy or gum in the play area
 - NO horseplaying
 - Any participant not obeying our safety rules may be asked to leave with no refund.

Why is Time Out Party and Play good for Vernon Hills-

This location, space 204 was previously occupied by Gymboree Play and Music. Upon their departure Hawthorn noticed the void and apparent need for a similar use. This use is good for Vernon Hills because it is good for Hawthorn. Time Out Party & Play not only provides a valuable service to families by offering a safe and engaging play space for children, but it also contributes to the vitality of Hawthorn Mall by increasing foot traffic and extending dwell time. As families visit the mall to enjoy the amenities of Time Out Party & Play, they are likely to explore other retail offerings, dine at nearby restaurants, and participate in additional activities, thereby generating indirect economic benefits for Hawthorn Mall and its tenants.

Impact-

In summary, the conversion of the space into Time Out Party & Play represents a strategic investment in the long-term success and sustainability of Hawthorn Mall. While the new use may not directly contribute to sales tax generation, it enriches the overall visitor experience, strengthens community ties, and positions Hawthorn Mall as a premier destination for family-friendly entertainment in our region.

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-088

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND CERTIFICATE OF
BUILDING AND USE CONVERSION FOR TIME OUT PARTY AND PLAY, TO BE
LOCATED AT 122 HAWTHORN CENTER UNIT 204

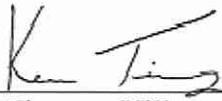
THE 18th DAY OF JUNE 2024

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
18th day of June, 2024

AFFIDAVIT OF SERVICE

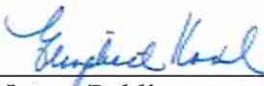
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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. 2024-088 AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND CERTIFICATE OF BUILDING AND USE CONVERSION FOR TIME OUT PARTY AND PLAY, TO BE LOCATED AT 122 HAWTHORN CENTER UNIT 204 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JUNE 18, 2024 TO JUNE 28, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF JUNE 2024



Notary Public

