

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-099**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SPORTS COMPLEX WITH ASSOCIATED SITE PLAN APPROVAL FOR AN INDOOR SOCCER TRAINING FACILITY THE SOCCER PRACTICE, 560 BUNKER COURT, UNIT 4

WHEREAS, the Village of Vernon Hills received a petition by the Soccer Practice, contract lessee, requesting approval of a Special Use in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 16.3, Special Uses in the BP District, and Article 18, Special Use Requirements, to operate a Sports Complex within the BP District., legally described herein; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on July 10, 2024; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report recommending approval of the petition, subject to conditions, as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Village Board discussed the Planning and Zoning Commission report and recommendation at its meeting on July 23, 2024, and concurred that the petition has satisfied the requirements for the granting of a special use permit.

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. INCORPORATION The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. SPECIAL USE. The Special Use Permit to facilitate the operation of a Sports Complex for an indoor soccer training facility, pursuant to Article 18 and Section 21.6 of Appendix C, Zoning, of Village of Vernon Hills Code, on the property commonly known as 560 Bunker Court, Unit 4, zoned BP (Business Park District), and legally described in Section 3 of this Ordinance, is hereby approved.

SECTION 3. LEGAL DSCRIPTION. The Special Use Permit granted in Section 2 of this ordinance shall apply to the property legally described below:

LOTS 1 AND 2, EXCEPT THE NORTH 28.0 FEET OF THE WEST 40.0 FEET OF SAID LOT 2, IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 7, A RESUBDIVISION OF LOTS 111 THROUGH 117 (INCLUSIVE) IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2, A SUBDIVISION OF PART OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 19, 1990 AS DOCUMENT 2974942, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-202-144 and -146

SECTION 4. SITE PLAN AND ARCHITECTURAL APPROVAL. Preliminary and Final Site Plan, Landscape Plan, and Architectural Approval are hereby granted in accordance with Chapter 16, Article IV, and Appendix C, Section 4.12, for improvements to the existing structure located at 560 Bunker Court, Unit 4, legally described in Section 3 of this Ordinance, to be developed in substantial conformance with the following plans and exhibits included in the application by Cathryn Smeyers, dba The Soccer Practice, dated June 21, 2024, to be operated in accordance with the following plans and exhibits, attached hereto as **Exhibit B:**

- The Soccer Practice – background and project narrative
- Proposed floor plan, dated June 21, 2024

SECTION 5. CONDITIONS The site plan and appearance approval granted in Section 2 of this ordinance is subject to the following conditions:

1. The existing dead evergreen tree near the building entrance shall be replaced with a comparable tree.
2. The petitioner shall work with Staff regarding signage.

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 2024-099.

Adopted by roll call vote as follows:

AYES: 6 - Oppenheim, Marquardt, Schenk, Forster, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Takaoka


Roger L. Byrne, Village President

PASSED: 07/23/2024

APPROVED: 07/23/2024

ATTEST: 07/23/2024


Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Special Use with Associated Plan Approval

The Soccer Practice – 560 Bunker Drive, Unit 4

AYES: Nabat, Fluno, Heidner, Lis, Cotton, Morris

NAYS:

ABSENT: Smith

Motion approved (6-0, with 1 absent). Chairman Morris added two points to his vote in favor of the recommendation: (1) he believes parking stalls need to be increased in size in general due to cars being larger; and (2) he encourages the petitioner to consider one-way flow for the whole site and not just the driveways.

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 anticipates the discussion will be on July 23rd. He would contact the petitioner regarding the timing of the review.

THE PUBLIC HEARING WAS CLOSED AT 8:58 PM.

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

2. Public Hearing for Case #2024-07. A petition filed by Cathryn Smeyers, dba The Soccer Practice, contract lessee, requesting approval of a Special Use in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 16.3, Special Uses in the BP District, and Article 18, Special Use Requirements, to operate a Sports Complex within the BP District.

Subject Property: 560 Bunker Court, Unit 4, zoned BP, Business Park District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

The following representatives of the petition were sworn in: Cathryn Smeyers, Rafael Smeyers, and Stuart Kantoff (Eskay Development).

Director Jennings provided an overview of the petitioner. He stated that it is a special use request within Unit 4 of the existing building. There are no significant modifications proposed to the building, and the only note from the staff report is that there is a dead tree near the main entrance. Staff did not complete a full Technical Review; the typical review for an interior use is to ensure that the building is appropriate for the use. In this case the use caters to children and increases night-time activity. Staff believes the lighting and access to the building are appropriate for the use.

Ms. Smeyers provided an introduction to the proposed facility. The concept was developed following a family visit to an indoor training facility in Colorado that used technology to help kids develop their soccer skills. The kids had so much fun that she decided to develop a similar concept for the Chicago area. The business will offer cutting edge equipment to tech-enable and gamify the soccer training experience.

She referred to photos of the equipment that would be installed at the facility. The Icon allows for 1 on 1 and 2 on 2 play in a variety of game styles. In one, the current target is blue and the next target is orange, and the goal is to hit the targets with speed and accuracy. The Cube forces players to move and use both feet. The Precision Wall is a goal with multiple targets, providing more points for difficult targets.

The facility will have an indoor field with Precision Wall targets on both sides. All of the training equipment is controlled through an app, and there are leaderboards that allow athletes to compete against each other.

The facility will have classes, birthday parties, and open play. Ms. Smeyers explained that they have four target audiences: players, coaches/clubs, families, and fans.

Ms. Smeyers explained why she has selected Vernon Hills. She grew in Highland Park and visited Hawthorn Mall as a child. Her husband is from Belgium but has lived in Chicagoland for 20 years. She is frequently in Vernon Hills for her children's activities. Vernon Hills is centrally located and accessible from many communities. There is a large existing soccer presence in the area, and the area attracts families.

She added that all work will be internal and there will be no impact on surrounding streets or businesses. The businesses in adjacent units operate on typical daytime hours while the Soccer Practice will have peak hours on nights and weekends.

Commissioner Cotton asked what the target age would be. Ms. Smeyers believed it would be 6 to 18.

Commissioner Lis asked about the noise produced by the facility. Ms. Smeyers explained that they have worked with their architect to ensure that there are sound barriers. The adjacent businesses have a lot of warehouse space. Mr. Kantof said they have confirmed the demising walls go all the way up and that there will be nets in locations where balls might be able to impact the walls.

Commissioner Cotton asked about the Lil Kickers age groups. Ms. Smeyers stated that it is for younger players. It's a different model; Lil Kickers are larger and have more games. She hopes to partner with clubs and the high school as part of the local soccer community.

Commissioner Nabat asked if they would partner with the Greater Libertyville Soccer Association. Ms. Smeyers appreciated the recommendation and said that they are open to all types of partnerships. Commissioner Nabat agreed that there is a need in this area as more families shift from football to soccer.

Chairman Morris asked whether they would allow drop-offs. Ms. Smeyers said that depending on the age, parents could leave after checking their child in for a class. Chairman Morris asked if the child could leave alone, and Ms. Smeyers stated that they also need to sign out.

Commissioner Heidner asked if someone trained in first aid would be on site at all times. Ms. Smeyers explained that they are still developing a staffing model, but staff would be trained in first aid.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings confirmed that the hearing was properly noticed and no responses were received. An occupant of the building had called the Village to ask if the public hearing sign could be moved for mowing.

Chairman Morris asked whether there is signage for the building. Director Jennings said that there is an existing multi-panel sign and he is not sure how tenants are provided panels. Ms. Smeyers explained that they are a destination so they don't need much signage. Mr. Kantoff said they would need to re-size the panels, but they are allowed to be on the sign. Some of the RPUDs have their own sign standards and are exempt from the sign code, but he would need to check to be sure.

STANDARDS FOR A SPECIAL USE

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.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 7:58 PM.

DISCUSSION OF RECOMMENDATION

There were no additional questions from the Commission.

Chairman Morris stated there is a standing motion to approve, and referred to the draft motion for the Special Use in the staff report. The motion was seconded by Commissioner Cotton. There being no additional comments, the Commission voted on the following motion:

Make Findings of Fact and Recommend Approval of a Special Use for a Sports Complex, for the property located at 560 Bunker Court, Unit 4, Vernon Hills, Illinois, as required by Section 16.3 (Special Uses in the BP District), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by Cathryn Smeyers, dba The Soccer Practice, , dated June 21, 2024, to be operated in accordance with the following plans and exhibits:

- The Soccer Practice – background and project narrative
- Proposed floor plan, dated June 21, 2024

And with the following conditions of approval:

1. The existing dead evergreen tree near the building entrance shall be replaced with a comparable tree.

2. The petitioner shall work with Staff regarding signage.

AYES: Cotton, Fluno, Heidner, Lis, Nabat, Morris

NAYS:

ABSENT: Smith

Motion approved (6-0, with 1 absent).

Commissioner Heidner asked whether the equipment is in use elsewhere. Ms. Smeyer's explained that the vendor is based in the UK. The equipment is primarily used by professional clubs but they are hoping to bring it to a younger population.

Director Jennings stated that staff is anticipating that the discussion of the recommendation and Board vote can both occur on July 23rd. If that's not possible, at least the discussion will occur on the 23rd. Ms. Smeyers said that Mr. Kantoff will need to represent the project since they will be out of town.

THE PUBLIC HEARING WAS CLOSED AT 9:12 PM.

IV. Approval of Minutes

Chairman Morris noted a correction on the draft minutes of the May 22nd. The sentence referring to the Gymboree special use in the subject unit for the Time Out hearing is incomplete. It should end with "has expired." He asked the Commission if there were any other corrections. There being none, Chairman Morris referred to the standing motion to approve the minutes of the May 22, 2024 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Fluno. All were in favor by a voice vote (4-0, 1 absent, Cotton and Lis abstaining).

V. Development Review

Director Jennings provided updates on the following items:

- Openings: Harbor Freight at Townline Commons, Tangled Roots at Mellody Farm, and Cava in the outlot on the Milwaukee side of the mall
- Groundbreaking for Anton Paar yesterday
- Additional updates:
 - The owners of the multiple lots at the west end of Townline Commons worked together on a parking lot project. Staff also worked with them on coordinating a paint scheme.
 - Yard House permit is ready to issue once some minor items are addressed

Commissioner Heidner asked whether the Village has authority over property maintenance issues in the business parks. Director Jennings confirmed that the Village can enforce the code in that area.

Commissioner Fluno asked Director Jennings to look at the condition of the planting beds at Guidepost Montessori. He also noted that three trees by Taco Bell had died.

In response to questions regarding the mall, Director Jennings responded that there is no date set for Yard House, the second mixed-use building, or First Watch yet. First Watch is trying to work through the elevations before submitting for Technical Review.

Commissioner Heidner stated that there is standing water along 45 by Centennial Crossing. Director Jennings was not sure whose responsibility that segment would be.

VI. Adjournment

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

The meeting adjourned at 9:24 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 B

Plans and Exhibits

Site Plan, Landscape Plan, and Architectural Approval

The Soccer Practice – 560 Bunker Drive, Unit 4



Proposed The Soccer Practice Facility at 560 Bunker, Vernon Hills, IL

The Soccer Practice Background

The Soccer Practice (TSP) is a new business concept that aims to provide kids with Soccer-related activities in the Chicagoland area. Our mission is to create a fun and engaging environment for children to learn and play soccer. With a vibrant and inviting physical location, we are dedicated to offering a unique experience for our customers. Our competitive advantage also includes our one-of-a kind technology which we will use to tech enable and gamify the experience. This technology will also generate specific data for each customer, allowing us to tailor the training programs as needed for each individual.

The Soccer Practice was born out of a passion for soccer and a desire to inspire young athletes to pursue their love for the sport. As avid soccer enthusiasts ourselves, we understand the importance of providing quality training and opportunities for kids to develop their foundational soccer skills, such as passing, trapping the ball, controlling the ball, and shooting on target. We believe that playing soccer can not only promote physical fitness but also teach valuable life lessons such as teamwork, discipline, and perseverance.

The 560 Bunker operation will be the first location of TSP to open, with a goal to open additional locations in the near future. The footprint of each TSP location is planned to be relatively small (less than 10K SQFT). TSP's target audience are kids (ages 5-18) who come to TSP for:

- Open play - Use the facility and its technology to practice on their own
- Classes - One-hour sessions with TSP provided coaches
- Birthday parties - 90-minute parties with TSP provided coaches

The staffing will include one full-time manager/soccer coach, one assistant soccer coach, and one desk attendant from 3:00 PM to closing at 9:00 PM on weekdays. On the weekends, we will use that same staffing model, but we will be open during the daytime, from 9:00 AM to 6:00 PM.

The maximum number of people that TSP will accommodate per hour will be 25. Adding staff (see above) would bring the total to 28. The proposed lease includes a minimum of 17 dedicated parking spaces, but there is a great deal of additional parking available in the lot (180 spaces). As TSP caters to kids, the business hours reflect a "nights and weekends" business, which is the opposite of the 9-5 weekday activity of the adjacent businesses. Thus, we will not cause additional traffic or take space in the lot that would interfere with their operations.

As the enclosed pictures indicate, the exterior of the building is in great shape and would need no additional improvement or lighting. The interior "CapEx" would include installing turf flooring, repaint certain areas, and installing "pods" that will be used by our customers. Aside from the signage on the front door and at the entrance to the complex (where the existing companies are featured), there will be no changes to the exterior of the building.

General Business Description:

Our location will serve as an indoor soccer practice facility.

Hours of Operation:

As the business caters to youth, the hours will not be very late. The hours of operation would be from 3:00 PM to 9:00 PM weekdays and 9:00 AM to 6:00 PM weekends.

Number of Staff:

We will always have a minimum of 1 staff member onsite. During peak hours, we will have one additional person to staff the reception desk and one additional person to help facilitate classes.

Parking:

The property has a large private parking lot with over 180 spaces and as such parking in public streets will not be needed.

Peak Hours:

We anticipate peak hours to be weekdays 4:00 PM to 7:00 PM, and weekends 10:00 AM to 5:00 PM.

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The special use will serve the public convenience by providing the community access to a soccer related practice facility year-round to support the growing popularity of the sport and its players.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

The location of the special use will not create a negative impact on the streets of the area, and shall be in harmony with the appropriate, orderly development of the district in which it is located because the proposed special use would be on a site that is similar to existing uses by the Glacier Ice Arena and the Vernon Hills Athletic Center. In addition, the special use will not materially increase traffic in the area.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood.

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

The special use will not involve construction or changing the exterior or the footprint of the existing structure.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Due to the parking already being in existence, the drainage, access roads, and other necessary facilities are already in existence. This proposed use would not require an upgrade of utilities.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The parking for the subject property should be of adequate size for the particular use, as the space will have a minimum of 17 spaces detailed in the lease which will be sufficient parking available at all times. There is also a great deal of additional parking in the lot, and our hours contrast with the existing adjacent businesses, so we won't be competing for space.

DATE: 8-21-24
JOB NO:
DRAWN:
CHECKED:

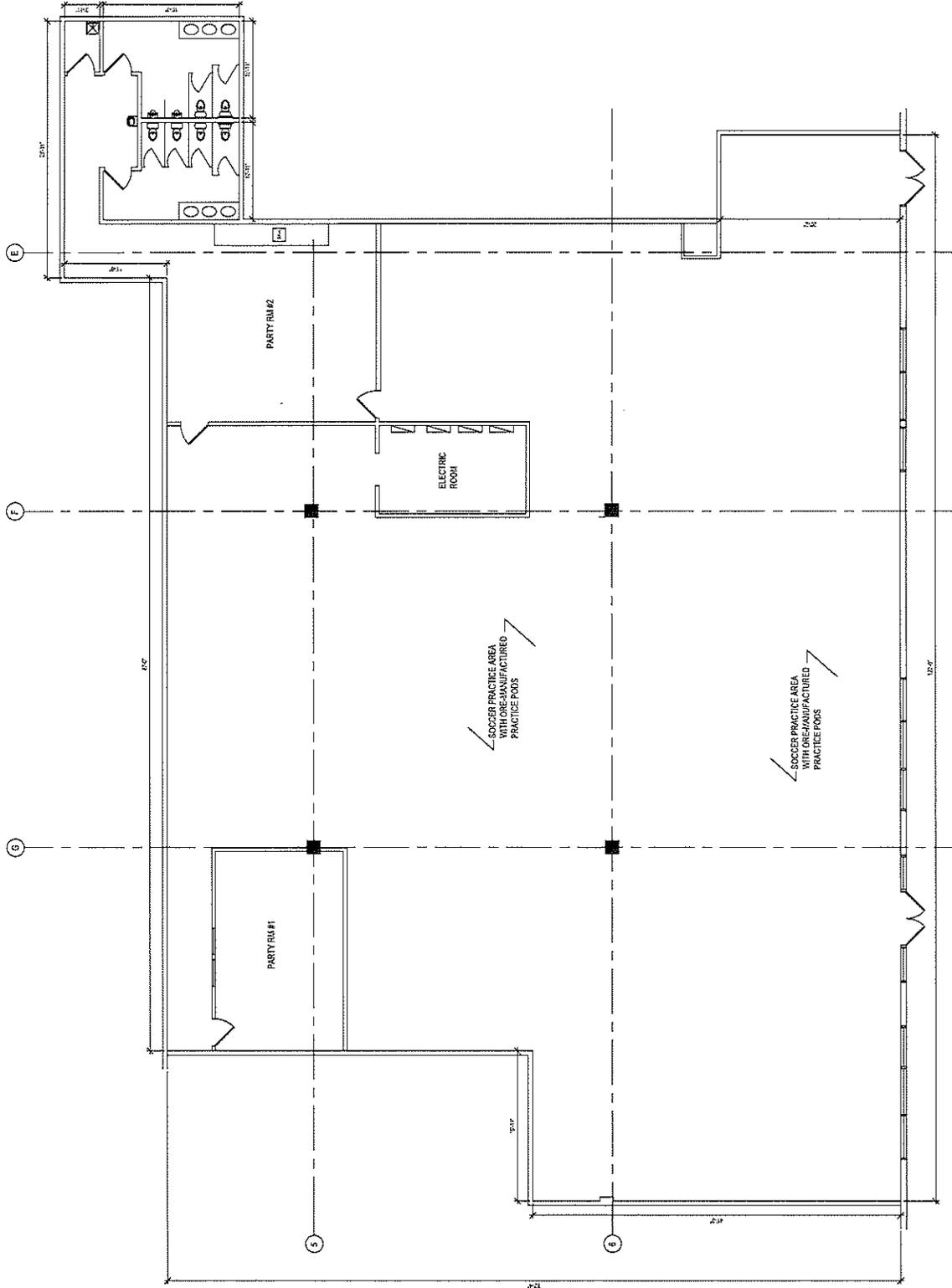
SOCCER PRACTICE
560 BUNKER COURT
VERNON HILLS, ILLINOIS 60061

REVISIONS

PROPOSED
FLOOR PLAN

SHEET NUMBER

A1



SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-099

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SPORTS COMPLEX
WITH ASSOCIATED SITE PLAN APPROVAL FOR AN INDOOR SOCCER TRAINING
FACILITY THE SOCCER PRACTICE, 560 BUNKER COURT, UNIT 4

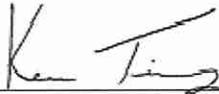
THE 23rd DAY OF JULY 2024

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
23rd day of July, 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. 2024-099 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SPORTS COMPLEX WITH ASSOCIATED SITE PLAN APPROVAL FOR AN INDOOR SOCCER TRAINING FACILITY THE SOCCER PRACTICE, 560 BUNKER COURT, UNIT 4 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JULY 23, 2024 TO AUGUST 2, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23RD DAY OF JULY 2024



Notary Public

