

**VILLAGE OF VERNON HILLS
ORDINANCE 2024-117**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE
AUTOMOBILE CLUB, MOTO ESCAPE NORTH SHORE, TO BE LOCATED AT
647 LAKEVIEW PARKWAY**

WHEREAS, the Village of Vernon Hills received a petition by Brad Kaluzna, dba Moto Escape North Shore, 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 Private Automobile Club within the BP District, at 647 Lakeview Parkway, legally described herein; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on August 14, 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 Board of Trustees, at its meeting on September 3, 2024, reviewed the recommendation of the Planning and Zoning Commission, and finds that sufficient facts have been presented which, in its judgment, justify approval of the Special Use Permit 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. 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 Private Automobile Club, pursuant to Article 18 and Section 21.6 of Appendix C, Zoning, of Village of Vernon Hills Code, on the property commonly known as 647 Lakeview Parkway, zoned BP (Business Park District), and legally described in Section 3 of this Ordinance, is hereby approved.

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

LOT 10 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 1, BEING A
SUBDIVISION OF LOT 6 IN CONTINENTAL EXECUTIVE PARKE PAHSE I, A
SUBDIVISION OF PART OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11,

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 19890 AS DOCUMENT 2784615, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-201-014

SECTION 4. PLAN APPROVAL. The special use permit granted in Section 2 of this Ordinance shall be developed in substantial conformance with the following plans and exhibits, submitted the application by Brad Kaluzna, dba Moto Escape North Shore, dated July 7, 2024, attached hereto as **Exhibit B:**

- Moto Escape North Shore – business model and project narrative
- Existing floor plan, 647 Lakeview Parkway

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

1. The petitioner shall work with the landlord to trim trees and restore the landscape beds adjacent to the building.
2. Vehicle storage within the building shall be subject to any requirements of Lake County Public Works and the Countryside Fire Protection District.
3. The petitioner shall work with the landlord to improve warning signage to alert members of the location of the adjacent unit’s entrance, and to keep the drive aisle clear of vehicles picking up children from the adjacent unit.
4. The business shall ensure that there is adequate lighting at times when members are able to access the facility.
5. The special use is subject to the testimony with respect to the character of the business provided during the hearing, such as not permitting repairs at the facility.

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.

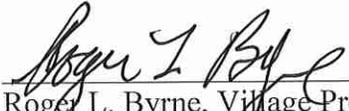
SECTION 8. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

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 2024-117.

Adopted by roll call vote as follows:

AYES: 5 – Marquardt, Forster, Schenk, Takaoka, Koch
NAYS: 0 - None
ABSENT AND NOT VOTING: 2 - Oppenheim



Roger L. Byrne, Village President

PASSED: 09/03/2024
APPROVED: 09/03/2024
ATTEST: 09/03/2024



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Special Use for a Private Automobile Club

Moto Escape – 675 Lakeview Parkway

Planning and Zoning Commission – Meeting Minutes
August 14, 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 Cotton, Fluno, Heidner, Lis, Nabat, and Smith were present.

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 #2024-08. A petition filed by Brad Kaluzna, dba Moto Escape, contract lessee, requesting approval of a Special Use to operate a private automotive storage club in the BP District, 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 Section 18.3 (Special Uses).

Subject Property: 645-647 Lakeview Parkway zoned BP, Business Park District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Brad Kaluzna, Moto Escape Northshore, was present and sworn in.

Mr. Kaluzna provided a description of the business. They are proposing a private car club. The facility would serve members with classic cars, luxury cars, and people who live in locations with homeowner's associations that restrict vehicles. They have a club in Atlanta that is at capacity. People want climate controlled storage and don't want to store their cars outside under tarps. A lot of self-storage facilities are not climate controlled.

The model allows members to bring a daily use vehicle in, and take the stored vehicle out. Most members will take the car out on evenings and weekends. Based on the facility in Atlanta they anticipate no more than 3-5 members at a given time. Members access the building with dual authentication and there are cameras throughout the building for security. They don't permit work to be done on the cars.

Commissioner Heidner asked whether members can do oil changes. Mr. Kaluzna stated that no work is permitted.

Commissioner Lis noted that the website for the Atlanta location says there is a workshop. Mr. Kaluzna said that the Atlanta location has a work area, but that will not be the model at this location.

Commissioner Lis asked whether there would be individual units or striped stalls in a larger room. Mr. Kaluzna stated that they would be striped.

In response to a question from Commissioner Lis, Mr. Kaluzna confirmed that the facility would be accessible 24 hours. The facility is near the police station and with dual authentication, they will know who is accessing the building. They have to sign an agreement that they will be responsible for damage caused to other vehicles, but usually the members care about their cars and there are no issues.

Commissioner Lis asked whether visitors would be allowed. Mr. Kaluzna said that if a member is driving with one or two people they can bring them in to switch the cars. The gathering room / lounge is for members only and is open 24 hours. It will have couches and TVs. Groups like the Porsche Club or similar car clubs that don't have meeting spaces would use the lounge and then start their drive at this facility. The entire facility is covered by security cameras and the members sign an agreement that says they will be kicked out if they had an unauthorized gathering with friends who are not members.

Commissioner Lis asked whether they plan to host car shows, and Mr. Kaluzna explained that the facility doesn't have the room for a car show. They don't want to encourage the public to come to the facility and don't plan to have any signage.

Commissioner Lis stated that her biggest concern is the location of the exit with respect to the entrance of Vernon Hills Gymnastics. She asked what measures the business planned to address the conflict. Mr. Kaluzna stated that he is familiar with the gym because his daughter goes there. That drive aisle is typically blocked by waiting cars so it isn't possible to speed around the corner. They also expect that the most frequent access by members will be Friday, Saturday, and Sunday. They are actually concerned with access to their entrance, and have expressed that concern to the landlord.

Jonathan Nack, Moto Escape, was present and sworn in. He stated that he was just at the facility last night and had difficulty getting to the entrance. He referred to the aerial photo, and explained that the line of cars waiting to pick up gymnasts completely blocked the north drive. He suggested adding some lines with "do not block this area" signs. It would be good for their access, and would also keep the corner clear for the other unit.

Commissioner Nabat requested confirmation of the hours. Mr. Kaluzna confirmed members would have 24 hour access. In Atlanta they rarely have a member access the building after 8 or 9 at night.

Commissioner Nabat asked about the exterior lighting. Mr. Kaluzna referred to the aerial photo, and explained there are lights on the north side of the building. He noted that parking lot in the

northeast corner also has lights. He was there at 10:30 at night and the lights were still on. Commissioner Nabat suggested that there should be lighting 24 hours if the facility is available to members 24 hours. Mr. Kaluzna agreed.

Commissioner Cotton asked whether children of members would be permitted. Mr. Kaluzna stated that the member agreement allows children to visit, but touching cars is prohibited. The members respect other people's cars; they don't want anyone touch their vehicle either.

Commissioner Fluno asked how a member would retrieve the car. Mr. Kaluzna explained that there are drive lanes inside the building, and there would be an area to park the daily use car and swap it with the stored vehicle. There would be five drive lanes in the warehouse.

Commissioner Fluno referred to the photograph of the front entrance. Mr. Kaluzna said that members could also enter from that side if they wanted to park outside and access the lounge, but they expect most members will enter from the drive in door.

Commissioner Fluno asked whether they would change the landscaping. Mr. Kaluzna explained that the landlord will be cleaning it up.

Commissioner Fluno referred to the photograph of the front entrance again, noting a possible drain discharging onto the walkway and causing an ice hazard in the winter. Director Jennings reviewed the original photo and determined it was a bollard light that had been knocked over.

Commissioner Cotton asked how many vehicles could be stored in the facility, and Mr. Kaluzna stated that they estimate 150 vehicles. Some members may have multiple vehicles.

In response to a question from Commissioner Lis, Mr. Kaluzna explained that up to 2 family members could accompany a member into the facility but non-family members aren't allowed. Friends can come to swap a car but are not allowed into the club area.

Commissioner Fluno asked how the security cameras would be monitored. Mr. Kaluzna said that they use an app and can see the members as they arrive. They also use an honor system; the members tend to follow the rules.

Commissioner Heidner referred to the aerial photo and asked for confirmation of the unit location and entrances.

Commissioner Cotton asked what their membership options would be. Mr. Kaluzna explained that they only offer an annual membership.

Commissioner Smith asked what type of work is planned in the unit. Mr. Kaluzna said that the office needed a cosmetic upgrade. Commissioner Smith asked how permitting would be affected with the amount of fuel stored inside. Director Jennings explained that the condition of approval in the staff report was meant to inform the petitioner that work may be required both for the amount of fuel stored and for drainage. Commissioner Smith noted that there isn't 4-sided

access to the building. Director Jennings stated that the fire department could use the street if needed.

Commissioner Heidner asked what members would be permitted to store. Mr. Kaluzna said that they wouldn't be allowed to have hazardous materials. Items like that removable tops and tires would also be prohibited. They visited a similar facility that is more flexible with storage and it was messy and dirty.

Chairman Morris requested a review of the floor plan. He noted that it appears that there are more than 5 drive aisle. Mr. Kaluzna explained that the floor plan shows the racks from the previous tenant, Amcore. Amcore stored medical equipment and had forklifts driving in the aisles. Chairman Morris asked how large the stalls would be, and Mr. Kaluzna said that they are 21 feet deep and 10 feet wide. Spaces for SUVs may be larger. Chairman Morris questioned whether the stalls were wide enough. Mr. Kaluzna stated that it works in the Atlanta location. They may have smaller stalls in the front for motorcycles.

Chairman Morris asked whether a ten foot drive aisle was adequate, and Mr. Kaluzna¹ said that it is working at the Atlanta location. Chairman Morris asked how they planned to manage trickle chargers. Mr. Kaluzna said there would be electricity available for every space. Director Jennings was not sure if the existing supply to the building would be adequate.

Chairman Morris requested details on the wash bay. Mr. Kaluzna explained it would be near the drive-in entrance, but they would need to dry off the vehicle since they don't allow water in the storage area. Chairman Morris asked what was planned for loading dock, and Mr. Kaluzna said they were not sure, but may offer storage for RVs or larger vehicles.

Chairman Morris asked what they project the annual dues to be. Mr. Kaluzna said that they are still working on that.

Commissioner Cotton asked why they would need offices if they don't have staff on site. Mr. Kaluzna said that he and Mr. Nack would likely work from those offices. Commissioner Cotton asked where the restrooms would be, and Mr. Kaluzna indicated on the plan that there are restrooms between the front lounge area and the storage area.

Commissioner Lis asked whether the Village had a requirement for the aisle width. Director Jennings was not aware of a requirement that would apply in a private storage area. The fire department may have a requirement due to the level of hazard.

PUBLIC NOTICE

Chairman Morris noted that public notice requirements had been met as listed in the staff report, and asked if any comments had been received. Director Jennings stated that no written objections were received.

¹ After the hearing was closed, the petitioner stated that the drive aisles are 14 feet wide.

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 7:55 PM.

DISCUSSION OF RECOMMENDATION

Chairman Morris reviewed the conditions of approval as listed in the draft motion in the staff report. Director Jennings noted that there was a fourth condition of approval suggested to ensure adequate lighting at times when members have access to the building. Chairman Morris asked if the width of the drive aisle would be part of the fire district review. Director Jennings confirmed that it would be included.

Commissioner Heidner asked if the landscaping would need to be approved. Director Jennings explained that the condition was intended to refer to maintenance and a general clean up.

Chairman Morris asked if the property was subject to the business park PUD. Director Jennings confirmed that it was, but there was nothing that conflicted with the proposal.

Commissioner Lis asked if they could start allowing car repairs in six months. Director Jennings explained that the testimony establishes the operating procedures. If they stated under oath that they would not allow repairs, it would have to come back to allow a major change.

Chairman Morris suggested an additional condition that the special use would be subject to the testimony regarding the character of the operation, which includes a restriction on repairs.

Chairman Morris stated there is a standing motion to approve, and read the draft motion for a approval of the Special Use in the staff report. Commissioner Nabat 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 Private Automobile Storage Club, for the property located at 647 Lakeview Parkway, 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 Brad Kaluzna, dba Moto Escape North Shore, dated July 7, 2024, to be operated in accordance with the following plans and exhibits:

- Moto Escape North Shore – business model and project narrative
- Existing floor plan, 647 Lakeview Parkway

And with the following conditions of approval:

1. The petitioner shall work with the landlord to trim trees and restore the landscape beds adjacent to the building.
2. Vehicle storage within the building shall be subject to any requirements of Lake County Public Works and the Countryside Fire Protection District.
3. The petitioner shall work with the landlord to improve warning signage for vehicles exiting the rear dock area.
4. The business shall ensure that there is adequate lighting at times when members are able to access the facility.
5. The special use is subject to the testimony with respect to the character of the business provided during the hearing, such as not permitting repairs at the facility.

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

NAYS:

ABSENT:

Motion approved (7-0).

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 September 3rd. He would contact the petitioner regarding the agenda.

THE PUBLIC HEARING WAS CLOSED AT 8:00 PM.

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

2. Public Hearing for Case #2024-09. A petition filed by Matthew Gopin, dba Rootz Dance Studio, contract lessee, requesting a Special Use Permit for a children's performing arts center, in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 13.3, Special Uses in the B-1 District, and Section 18.3 (Special Uses).

Subject Property: 656-660 Hawthorn Center, Vernon Hills, zoned B-1, General Business District

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Matthew Gopin, Rootz, was present and sworn in.

Mr. Gopin explained that they are proposing to open a children's performing arts center called Rootz. They run a large dance program and theater program that account for about 90% of the business; about 60% and 30% respectively. The remainder is fitness, such as yoga. They have had a location in Deerfield for about two years and were in Northbrook for about five years prior

to that. They have about 1600-1800 kids per week and hope to replicate a similar model in Vernon Hills. It's expected to be about 10-15% smaller because the space is smaller, but otherwise they would have the same model.

Chairman Morris referred to the project narrative letter. The letter provides an estimated number of children by age, and a large percentage will be young children. He asked for a description of the security protocol. Mr. Gopin explained that kids under 3 are almost always with their parents in parent-child classes. For kids 3-5, parents typically wait in the building. Their policy is to not dismiss a child without a parent, and to require prior notice and an ID to dismiss a child to a non-parent. Children over 10 can go to the parking lot, but only after the parent provides a consent form. There is only one exit and they have a staff member at the front desk. They've never had a child get lost.

Commissioner Nabat asked where they were located in Northbrook. Mr. Gopin said that were in the shopping center with Max & Benny's.

Commissioner Nabat asked for more detail of the business. Mr. Gopin said they have different dance programs: little kids just take classes, older kids have a recital program that operates year-round and has an annual performance at the Genesee Theater in Waukegan, and they have competitive dance teams. They don't have ballroom classes. There is a very competitive and intense hip hop studio in Buffalo Grove. By contrast, Rootz is more inclusive and nurturing. They don't cut students but they may not make the elite team.

Commissioner Nabat asked if they would collaborate with the park district. Mr. Gopin said that they have taught classes at the park district in the past. They've also gone to schools, and have a partnership with High Five in the mall. They also have a connection with Pure Barre in the adjacent unit, and they may offer complementary scheduling so a parent could work out while the child is at Rootz. They also have a theater program with two levels that both perform in front of a larger audience.

Commissioner Lis asked about staff levels, and how pick up would work. Mr. Gopin explained that they only release 1-2 classes at a time. There is adequate parking and there is a drop-off area near the unit.

Commissioner Fluno asked how the exterior of the unit would be finished. Director Jennings explained that the space was built in 2014 but wasn't fully finished. The Village worked with the mall when Pure Barre moved in to complete the exterior. The condition of approval in the staff report is intended to inform both the tenant and the landlord that the temporary materials would be need to be replaced. Mr. Gopin referred to the floor plan. They may change which wall would be brick and which would be storefront glass, but the space generally works well with seating areas and an overhang by the entrance.

Commissioner Lis asked where the doors on the left side of the unit go, and Mr. Gopin said they provide access to a service alley. It's an emergency exit only.

Commissioner Heidner asked for confirmation of the unit location on the existing conditions photo. Mr. Gopin explained that they would occupy all of the space to the right of Pure Barre.

PUBLIC NOTICE

Chairman Morris noted that public notice requirements had been met as listed in the staff report, and asked if any comments had been received. Director Jennings stated that no written objections were received.

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.

Chairman Morris referred to the original intention for the addition to the mall, which was for a theater and restaurants. The subject area was going to be a PF Chang's. He asked Director Jennings how the proposed use is consistent with the recent plans for the mall. Director Jennings explained that the Village works closely with the mall on a regular basis. The renovation concept has evolved. This unit has low visibility from the street. The Village has generally understood that the mall will require a mix of uses: entertainment, services, and others. A non-retail use like this one is subject to the Conversion Certificate requirement. The Committee of the Whole has already reviewed the certificate request, and it would be combined with the special use request for a vote after the public hearing.

Commissioner Fluno asked about signage. Director Jennings explained that it would be similar to Pure Barre, and that the standard sign code would apply. The unit could have one square foot for each linear foot of wall space. The sign would be on the exterior wall not under the overhang.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 8:16 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 Children's Recreation Facility, for the property located at 656-660 Hawthorn Center, 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 Rootz LLC, received July 22, 2024, to be developed in accordance with the following plans and exhibits:

- Project Narrative Letter

- Proposed floor plan, AKL Architectural Services, dated August 8, 2024

And with the following conditions of approval:

1. The tenant build-out permit is subject to the review of the fire protection district, Lake County Public Works, and the building department.
2. The business shall require background checks for employees.
3. The exterior of the mall near the unit entrance shall be improved as needed with permanent exterior finishes.

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

NAYS:

ABSENT:

Motion approved (7-0).

Director Jennings stated that staff is anticipating that the discussion of the recommendation and Board vote can both occur on September 3rd.

THE PUBLIC HEARING WAS CLOSED AT 8:18 PM.

IV. Approval of Minutes

Chairman Morris requested comments from the Commission on the July 10th meeting minutes. There being none, Chairman Morris referred to the standing motion to approve the minutes of the July 10, 2024 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Heidner. All were in favor by a voice vote (7-0).

V. Development Review

Director Jennings provided updates on the following items:

- Kiddie Academy project approved by the Board on August 13th
- The site permit for Yard House has been issued and work is underway
- Jameson's Charhouse has closed since the last meeting. The fast food restaurant proposed for that location is in technical review.

VI. Adjournment

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

The meeting adjourned at 8:20 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

DRAFT

EXHIBIT B

Plans and Exhibits

Special Use for a Private Automobile Club

Moto Escape – 675 Lakeview Parkway

What is Moto Escape?

Project Narrative

Moto Escape is an exciting business concept that was started in Atlanta, GA in 2019 to provide safe, secure purpose driven storage for both classic and modern cars. The concept is focused on serving both enthusiasts and collectors, who demand more than a typical U-Store-It type facility. We aim with the North Shore expansion to help save classic cars from the rust, salt and harsh Chicago winters while providing a safe location for local automotive enthusiasts who have run out of space in their garages to store classic vehicles. The model provides for a secure and temperature-controlled warehouse facility along with a small lounge area for members to meet while exchanging vehicles. Since this is a members-only club self-service club, access would be available anytime the member wishes to pick up their car and made possible by two factor authentication security access to the building, camera systems and monitored alarm.

Neighborhood Impact

There are several other facilities similar to our concept in the Chicagoland area, but nothing within 45 minutes of Vernon Hills. Our model will positively impact HOA's and neighborhoods by safely storing specialty vehicles in our facility so daily driven vehicles can be stored in garages which helps clean up neighborhood street scapes. With competitors full in Lake Forest, Downtown and in the western suburbs, there is a need for this service. Since the facility will not be open to the public (only for membership tours) we will not add any additional impact to the immediate neighborhood.

Business Model

The main business will be composed of storing 135 vehicles in this facility plus 15 motorcycles. Our members will sign up for an annual membership and rate plan as we do not accept short term/transient customers. The fees will be a combination of an annual membership fee along with a quarterly storage fee. We will not be storing any vehicles on the outside of the building. We do not allow any maintenance or sales of vehicles as these will be referred out to local Vernon Hills automotive partners. We will need to provide an area for members to wash off their vehicles inside the building roll up door and provide for proper water treatment.

Neighborhood Impact

We will not impact neighbors with our model as we will not have any 18 wheelers on the property and believe we will reduce the current traffic flow as our members generally would be accessing their vehicles in nice weather at night during the week or on the weekends as we have experienced in the Atlanta location.

Environmental Impact

We will mitigate any environmental impact inside the building by leveraging metal "drip trays" which will be under each vehicle. These will allow us to capture any potential leaks that an older car can have. These drip trays will be monitored weekly, and members alerted their car requiring servicing. In addition, we will need to provide an area directly inside the rollup drive in door to have each car rinsed off before entering the storage facility. This drive lane rinse area will require a catch basin for grey water processing. We anticipate a daily average of 4-6 vehicles on average using this area. The existing warehouse has exterior vents fans to exhaust any fumes during start up and parking as well.

Additional Information

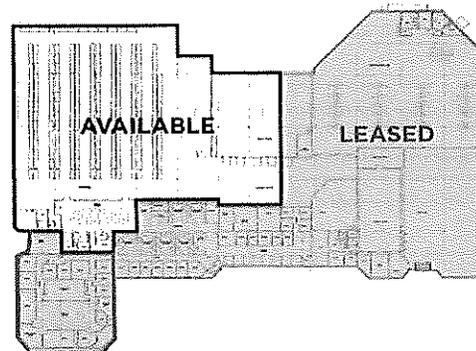
Since we will be only open to members, we do not anticipate the need for additional on-site staffing as the co-owner and main investor will "office" out of the location M-F 8am-6pm. This will allow us to maintain the appearance of the facility and troubleshoot any member questions. We anticipate no more than 5 members to pick up / drop off their vehicles at any given time. Since members will have the ability to switch their daily driven car for their specialty car, there will be no outdoor parking overnight at the facility.

Building Improvements

The previous tenant utilized the space for medical grade equipment and the warehouse is especially clean. We anticipate spending our CapEx on refreshing the 1990's office space to turn it into a lobby and 2 functioning offices for our local founder and investor. We will need to refresh and paint the breakroom and bathrooms as well. There may be the need to add a small wash bay inside the rollup door so members can wash off any snow or salt from their vehicle before bringing it into the storage area to maintain a clean environment. We will be adding secure door automation software along with a monitored alarm system and security cameras both inside and outside the facility. The current mature landscaping will remain as is with no changes nor any impacts to sidewalks or street entrance/exit.

Floor Plan

- GREY AREA – this will remain Loomcraft and the Kid's Dance Studio
- GREEN AREA – This will serve as our lobby and house 2 executive offices and conference room / break room
- BLUE AREA – This will be accessed from the rear alley and members will drive through 1 roll up door into the indoor storage area to their assigned spot.
- CAPACITY – We anticipate the ability to offer 135 spaces in the blue area for annual members. In addition, we will have sufficient space for ~15 motorcycles.



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-117

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE AUTOMOBILE
CLUB, MOTO ESCAPE NORTH SHORE, TO BE LOCATED AT
647 LAKEVIEW PARKWAY

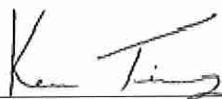
THE 3rd DAY OF SEPTEMBER 2024

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
3rd day of September, 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. 2024-117 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE AUTOMOBILE CLUB, MOTO ESCAPE NORTH SHORE, TO BE LOCATED AT 647 LAKEVIEW PARKWAY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 3, 2024 TO SEPTEMBER 13, 2024.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3RD DAY OF SEPTEMBER 2024



Notary Public

