

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-074**

**AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE
CONVERSION FOR A NON-RETAIL USE, RYSE ATHLETIC CLUB, TO BE
LOCATED AT 480 RING DRIVE**

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, Ryse Athletic Club, to be located at the property commonly known as 840 Ring Drive; and

WHEREAS, the petition, if granted, would result in the non-retail use of a stand-alone building, with the exception of limited retail food and apparel sales; 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:

- a. The proposed building conversion will not have a detrimental impact on the fiscal health of the Village.
- b. The proposed building conversion will strengthen the economic viability of the adjacent properties and village.
- c. Without the proposed building conversion, the property cannot yield a reasonable rate of return.
- d. The proposed building conversion of RSE floor area is the minimum needed to accomplish the goals of the property owner and/or developer.
- e. The proposed building conversion, if granted, will result in a mix of uses consistent with the intended character of the area.

WHEREAS, the Village Board discussed the application at its meeting on May 20, 2025, and determined that the applicant provided sufficient documentation to find that the request meets the standards listed in Section 4.14 of the Zoning Code, and therefore approval of the conversion certificate is justified.

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 Village Board, attached hereto as **Exhibit A.**

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.

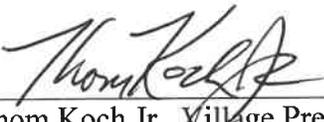
SECTION 7. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-074.

Adopted by roll call vote as follows:

AYES: 6 – Forster, Marquardt, Schenk, Lundeen, Oppenheim, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Takaoka


Thom Koch Jr., Village President

PASSED: 05/20/2025

APPROVED: 05/20/2025

ATTEST: 05/20/2025

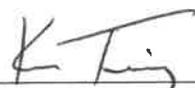

Kevin Timony, Village Clerk



EXHIBIT A

Certificate of Building and Use Conversion

Application Materials – Ryse Athletic Club

480 Ring Drive

Justin Maki
CEO of Ryse Athletic Club
Ryse Athletic Club
5328 Grand Ave
Gurnee, IL 60031
Ryseathleticclubgurnee@gmail.com
(224)280-8476
May 14, 2025

Village of Vernon Hills
Andrew C. Jennings, AICP
Community Development Director
290 Evergreen Drive | Vernon Hills, IL 60061

Subject: Request for Approval of Ryse Athletic Club at 480 Ring Dr, Vernon Hills, IL 60061

We respectfully submit this proposal for the conversion of 480 Ring Dr into Ryse Athletic Club, a premier athletic club that will activate an underutilized property while providing significant community and economic benefits. Below please find our detailed justification addressing all relevant considerations:

Project Overview

Ryse Athletic Club will transform 48,000 SF into a comprehensive wellness destination featuring:

- A full-size basketball court
- Premium fitness zones and training facilities
- Healthy food-to-go offerings
- Athletic retail space
- Group classes and recovery services

Standards for Conversion Certificate

1. No Detrimental Fiscal Impact

-The conversion will improve the Village's fiscal health by:

-This project would revitalize a long-vacant building, thereby stimulating increased activity and growth for surrounding businesses- Creating consistent sales tax revenue through memberships and ancillary services

- Eliminating the current property's underperformance that yields NO tax revenue

2. Economic Strengthening of Adjacent Properties

Ryse Athletic Club will serve as an anchor tenant that:

- Increases daytime and evening foot traffic to nearby businesses

- Complements existing retail and restaurants through shared patronage

- Enhances overall property values in the immediate area

3. Property Cannot Yield Reasonable Return Without Conversion

Market analysis shows:

- The space has struggled to maintain stable tenants in recent years

- Traditional retail uses are not viable due to the property's configuration

- Fitness conversions at comparable properties demonstrate significantly higher occupancy rates and revenue potential

4. Minimum Floor Area Justification

The 48,000 SF allocation:

- Accommodates essential amenities that differentiate Ryse Athletic Club in the market

- Allows proper spacing for equipment and programming per industry standards

- Maintains appropriate balance with other property uses

5. Consistency with Area Character

The conversion aligns with:

- Village of Vernon Hill's focus on health/wellness infrastructure
- The mixed-use character of the surrounding area
- Regional trends favoring experiential over traditional retail

Community and Economic Benefits

Necessity Outside CRA District

Ryse Athletic Club provides:

- A unique combination of fitness/recreation services not available elsewhere in Vernon Hills
- Year-round programming that serves multiple demographics
- Complementary uses that support nearby businesses rather than compete with them

Financial Vitality Contribution

Projected benefits include:

- Contribution to annual sales tax revenue
- 50+ permanent jobs with competitive wages
- Increased property valuation benefiting the tax base

Complementary Use Analysis

Ryse Athletic Club will:

- Serve as an amenity for nearby office workers and residents
- Drive consistent visitation patterns that support adjacent businesses
- Enhance the area's appeal as a live-work-play destination

Sales Tax Revenue Comparison

- Current retail occupancy generates NO annually in sales tax
- Projected Ryse Athletic Club revenue: retail/food

We believe this conversion represents an ideal opportunity to revitalize an underperforming asset while delivering tangible benefits to Vernon Hills. The proposed use meets all conversion standards while aligning perfectly with community needs and economic development goals.

Thank you for your time and consideration.

Sincerely,

Justin Maki

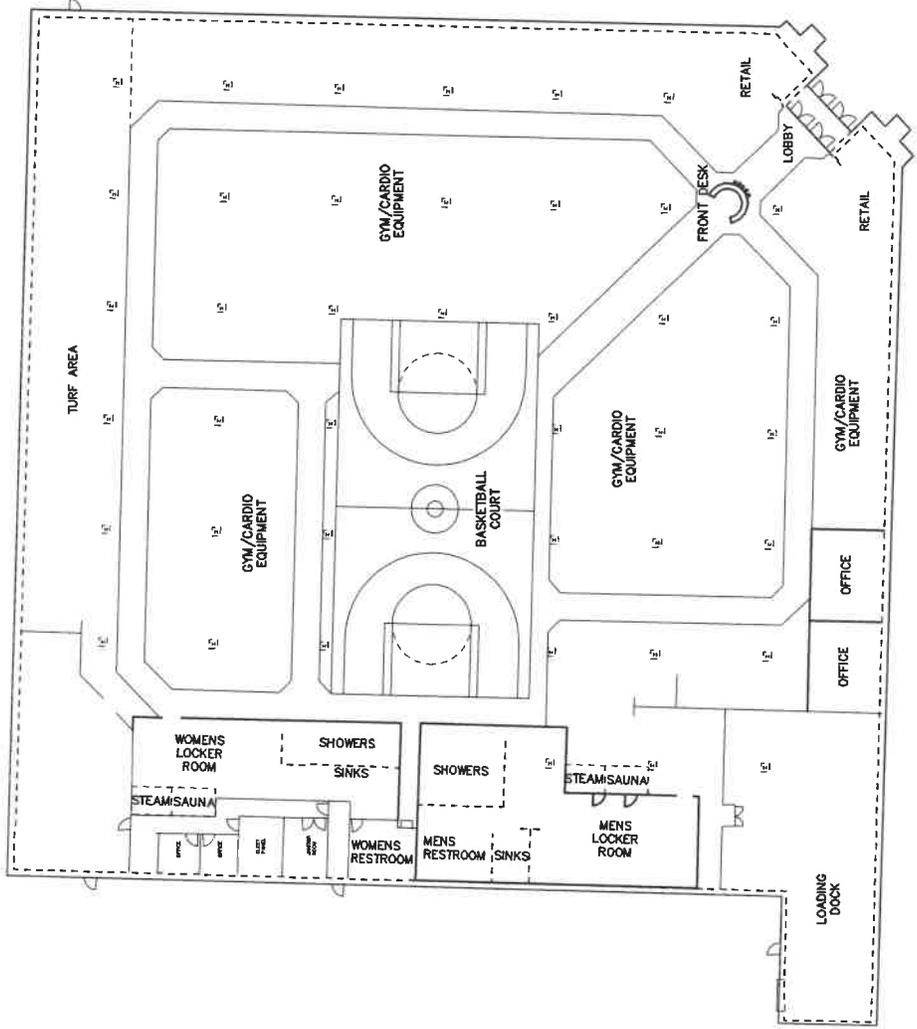
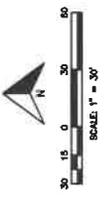
CEO of Ryse Athletic Club

Ryseathleticclubgurnee@gmail.com

REVISIONS	DATE	NO.	DESCRIPTION

Ryse Athletic Club
 408 RING DRIVE
 FLOOR PLAN EXHIBIT

Date: 06/06/2025
 1
 Sheet 1 of 1



VILLAGE OF VERNON HILLS

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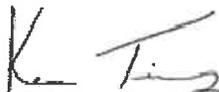
THE 20th DAY OF MAY 2025

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
20th day of May, 2025

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. 2025-074 AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION FOR A NON-RETAIL USE, RYSE ATHLETIC CLUB, TO BE LOCATED AT 480 RING DRIVE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 20, 2025 TO JUNE 4, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th DAY OF MAY, 2025



Notary Public

