

**VILLAGE OF VERNON HILLS
ORDINANCE 2021-090**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ALLOWING BHOP ESPORTS TO
OPERATE AN ESPORTS GAMING CENTER AT 122 HAWTHORN CENTER IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of BHOP Esports, in regard to 122 Hawthorn Center, Suite 532, said property legally described in Exhibit A, has petitioned the Village of Vernon Hills to request approval of a special use permit to allow for the operation of an Esports Gaming Center; and

WHEREAS, upon due notice and after a public hearing held on May 19, 2021 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance.

WHEREAS, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on June 1, 2021, found that sufficient facts were presented which, in its judgment, would justify approving an Esports Gaming Center.

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 I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, a Special Use Permit authorizing an Esports Gaming Center for BHOP Esports, 122 Hawthorn Center, Suite 532, is hereby granted. Said parcel is legally described in Exhibit A.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION III. 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 IV. 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 V. 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 VI. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2021-090.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Byrne


Thom Koch Jr., Village President Pro Tem

PASSED: 06/15/2021
APPROVED: 06/15/2021
ATTEST: 06/15/2021

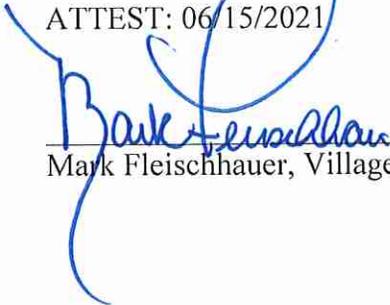

Mark Fleischhauer, Village Clerk



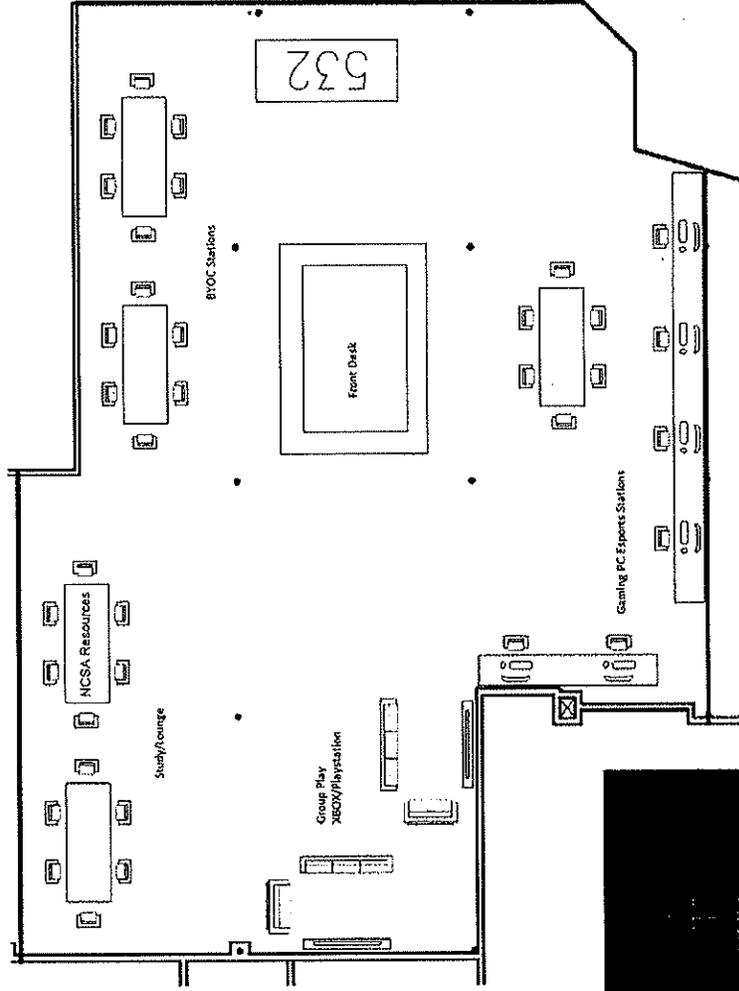
Exhibit A
Legal Description

That part of Section 33 and that part of Section 34, Township 44 North, Range 11, East of the 3rd Principal Meridian described as follows:

Commencing at the Southwest corner of said Section 33; thence N. $88^{\circ}-36'-26''$ E., along the South line of said Section, 2553.00 feet to the place of beginning; thence continuing N. $88^{\circ}-36'-26''$ E. along the South line of said Section, a distance of 2787.44 feet to the Southeast corner of said Section 33; thence continuing N. $88^{\circ}-36'-26''$ E. along the South line of Section 34, 110.76 feet to the centerline of Milwaukee Avenue, State Route 21; thence N. $8^{\circ}-02'$ W. along the centerline of Milwaukee Avenue, 1862.14 feet; thence N. $89^{\circ}-25'-30''$ W. along a line (deflecting per deed 81 degrees 23 minutes 57 seconds from the aforesaid centerline extended), a distance of 2348.90 feet; thence S. $0^{\circ}-38'-22''$ E., a distance of 550 feet; thence S. $30^{\circ}-14'-04''$ W., a distance of 175.31 feet; thence S. $0^{\circ}-38'-22''$ E., a distance of 500 feet; thence S. $32^{\circ}-43'-31''$ W., a distance of 400 feet; thence S. $0^{\circ}-38'-22''$ E., a distance of 400.00 feet more or less to the place of beginning; containing 112.5408 Acres more or less; subject to Plat of Dedication for Public highway recorded July 9, 1929 per Document No. 339 739, in Lake County, Illinois

Hawthorn Mall: Unit 532

No Construction will take place, only furniture move-in



Disclaimer: Layout not up to scale, 12 Gaming PC Esports Stations and 10 Xbox/Playstation consoles will be included

Exhibit B
AMENDED
DEVELOPMENT PERMIT
For
BHOP Esports
122 Hawthorn Center, Suite 532

Conditions of Approval for the proposed use:

1. General compliance with the floor plan for BHOP Esports, titled, Hawthorn Mall, Unit 532 dated March 29, 2021; and
2. Should for whatever reason BHOP Esports ceases operations at the approved location, the special use permit shall expire.
3. Permitted hours of operation for BHOP Esports shall be the same as normal business hours of Hawthorn Mall.
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.