

**VILLAGE OF VERNON HILLS
ORDINANCE 2023-096**

**AN ORDINANCE GRANTING A SPECIAL USE AND CERTIFICATE OF
BUILDING AND USE CONVERSION FOR A RECREATION, AMUSEMENT,
AND TRAINING FACILITY, PICKLEMALL, TO BE LOCATED AT 555
TOWNLINER ROAD UNIT 100**

WHEREAS, the Village of Vernon Hills received a petition by PickleMall Inc., contract lessee, requesting a Special Use Permit and associated Site Plan, Landscape Plan, and Architectural Plan approvals for an indoor recreational facility to be located at the property commonly known as 555 Townline Road Unit 100, legally described herein; and

WHEREAS, the petition, if granted, would result in a total non-retail square footage of one-hundred percent (100%) of the leasable square footage controlled by the property owner, GW Property Group LLC, within the shopping center; and

WHEREAS, the petitioner also submitted an application for a Certificate of Building Use and Conversion; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on August 23, 2023; 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 A** (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole, having considered the Planning and Zoning Commission report and recommendation at its meeting on September 5, 2023, found that sufficient facts were presented which, in its judgment, would justify approving the development referenced herein; and

WHEREAS, the Committee of the Whole, having considered the application for Certificate of Building and Use Conversion at its meeting on September 5, 2023, found the conversion to non-retail use would be appropriate per the criteria listed in Section 4.14 of the Zoning Code.

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 Amusement, Recreation, and Training Facility, specifically an indoor pickleball 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 555 Townline Road, Unit 100, zoned B-1 (General Business District), and legally described in Section 3 of this Ordinance, is hereby approved.

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

PARCEL 1:
LOT 1 IN THE FINAL PLAT OF TOYS “R” US RESUBDIVISION, BEING A PART OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 2011, AS DOCUMENT NO. 6711665 AND RERECORDED MARCH 30, 2015 AS DOCUMENT NO. 7181675, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 100468-03, AND TOYS “R” US, INC. DATED MAY 18, 1989 AND RECORDED JUNE 9, 1989 AS DOCUMENT 2800475 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 1989 AS DOCUMENT 2849901, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-201-053

SECTION 4. The Special Use Permit granted in Section 2 of this ordinance is associated with and supported by a petition for site plan, landscape plan, and architectural plan approval, pursuant to Chapter 16, Article IV, and Appendix C, Section 4.12, and shall be developed in substantial conformance with the following plans and exhibits, attached hereto as **Exhibit B:**

- ALTA Survey, Sherrill Associates, Inc., dated November 15, 2021
- Sheet A1-B, floor plan, by Interform Architecture + Design, dated August 4, 2023
- Exterior and Interior Renderings, by Interform Architecture + Design, dated August 23, 2023

SECTION 5. The development described in the Ordinance is subject to the following terms and conditions:

1. Signage displayed on the renderings is for illustrative purposes only;
2. Bicycle racks (minimum 2 inverted U racks) shall be installed east of the main entrance; and

3. Parking lot maintenance work is to be completed prior to the opening of the business, with the final scope subject to the approval of the Village Engineer.

SECTION 6. A Certificate of Building and Use Conversion, in accordance with the provisions of Section 4.14 of the Zoning Code, is hereby granted.

SECTION 7. 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 8. 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 9. 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 10. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

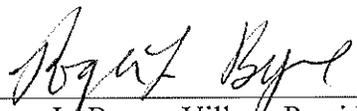
SECTION 11. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2023-096.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



Roger L. Byrne, Village President

PASSED: 09/19/2023
APPROVED: 09/19/2023
ATTEST: 09/19/2023



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

PickleMall, 555 Townline Road Unit 100

Planning and Zoning Commission – Meeting Minutes
August 23, 2023 - 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, Commissioners, Fluno, Heidner, Lis, and Nabat were present. Commissioners Cotton 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, continued from July 26, 2023:

1. Case 2023-06, a petition filed by Flynn Restaurant Group, contract purchaser, requesting variations from the requirements of Chapter 19, Signage, of the Village Code per Section 21.5 of the Zoning Code.

Subject Property: 700 Milwaukee Avenue, Unit 148, zoned B-1 (General Business District)

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Bob Lach, Flynn Restaurant Group, was present on behalf of the petitioner.

Mr. Lach stated that the sign package had been revised as requested, with the variations now similar to those granted at the adjacent McDonald's. There are now four total variations on two different signs. There are no signs on the drive-thru side. The monument sign and the west elevation wall sign, facing the shopping center, require variations.

Mr. Lach displayed an image of the west elevation sign. He noted that the sign code is written for signs that have letters and a logo. A logo must be under four square feet if it is not in line with the text. The proposed sign has no letters, and the code doesn't account for that. It's similar to the logo sign at McDonald's. The variations are to exceed the size allowed for a logo that is not in line with text, and to permit a logo that is not associated with tenant lettering.

Mr. Lach referred to an image of the south elevation sign. The sign has been revised to conform by removing the bell logo.

Mr. Lach referred to an image of the east elevation sign. The sign has lettering only and conforms.

Mr. Lach referred to an image of the monument sign. They plan to reuse the existing sign and replace the panel. The code limits the logo size to the height of one letter and width of two letters. The proposed logo is larger and matches the two line "Taco Bell" text.

Commissioner Heidner questioned whether the proposed monument sign was larger than the existing sign. Mr. Lach stated that was exactly the same.

Commissioner Nabat requested confirmation that there would be no signage on the wall above the entrance. Mr. Lach confirmed that the text would be on the canopy and not the wall.

In response to a question from Commissioner Heidner, Mr. Lach confirmed the sign would consist of individual internally illuminated letters. They would be roughly 3 ft to 4 ft from the wall.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings explained that the original hearing was properly noticed and then continued. No new notice was required.

STANDARDS FOR A VARIATION

Chairman Morris noted that petitioner's responses to the Standards 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.

Chairman Morris stated that before the Commission that there is a standing motion to recommend approval, and read the draft motion from the staff report. He noted that the action regarding the sign variations had no impact on the prior Special Use or Variation approvals. Commissioner Lis seconded the motion. Chairman Morris requested discussion on the motion. The Commissioners did not have additional comments.

There being no additional discussion on the motion made, Chairman Morris requested a roll call vote on the following motion:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 700 Milwaukee Avenue, Unit 148 Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by Flynn Restaurant Group, LLC, dated June 29, 2023, and illustrated on the Taco Bell Sign Package by Everbrite LLC, dated May 15, 2023, as revised August 11, 2023:

1. Section 19-3 Sign Standards by District, Subsection (c)4d: To permit a logo that exceeds the height of the lettering (Monument Sign)
2. Section 19-3 Sign Standards by District, Subsection (c)4e: To permit logos that exceed the width of two letters (Monument Sign)

3. Section 19-3 Sign Standards by District, Subsection (c)4a: To permit a logo that is not associated with tenant lettering (West Elevation)
4. Section 19-3 Sign Standards by District, Subsection (c)4f: To permit logos that exceed four (4) square feet when not in line with the lettering (West Elevation)

AYES: Fluno, Heidner, Lis, Nabat, Morris

NAYS: none

ABSENT: Cotton, Smith

Motion approved.

THE PUBLIC HEARING WAS CLOSED AT 7:44 PM.

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

2. Case 2023-07, a petition filed by PickleMall Inc., contract lessee, requesting a Special Use Permit for an Amusement, Recreation and Training facility at 555 Townline Road Unit 1, per Section 13.3 and 18.3 of the Zoning Code.

Subject Property: 555 Townline Road Unit 1, Vernon Hills, zoned B-1 (General Business District)

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Marc Schwartz, Transwestern, spoke on behalf of PickleMall.

Mr. Schwartz provided an introduction of the business. He stated that pickleball is the fastest growing sport in the country, and PickleMall is positioning itself to be one of the premier destinations for the sport throughout the country. PickleMall is a new entity; they opened their first site in Tempe, Arizona, but consider it a transitory site. The Vernon Hills location would be the Midwest flagship for the company.

He noted that there is very high demand, but a severe lack of facilities and quality player engagement opportunities. PickleMall focuses on two elements: a quality game play experience and technological integration. The game play experience is enhanced by providing large courts and adequate space between courts. Technology, in the form of a PickleMall app, would control the entire experience. It would allow reservations, grant access to the facility, connect to players' videos, facilitate league play, and communicate with other players.

Mr. Schwartz noted that the rollout of the Tempe facility was covered nationally and locally, and continues to received press coverage.

Mr. Schwartz referred to photos of the Tempe facility, noting the open aisles around the courts and improvements to lighting.

Mr. Schwartz referred to a rendering of the proposed exterior improvements at the Vernon Hills location. The façade would be painted, including the columns in the storefront area. Referring to a floor plan, he stated that they were planning on 14 courts.

Commissioner Heidner referred to the revised exterior rendering. He questioned which drawing was the correct representation of the proposed colors. Mr. Schwartz explained that the only significant change was that the revised drawing had removed the metal screen in the sign display area, and showed that the existing mansard roof would be painted instead. The brighter blue color was the more accurate representation of the columns. The main façade would be painted a lighter color as well. He noted that the sign has also been revised to comply with the sign code.

Commissioner Heidner asked whether the bike racks would allow people to pass by on the sidewalk. Mr. Schwartz confirmed that the walkway is about 12 to 14 feet wide, and about half of it is occupied by a planter currently. The existing trees would remain; they were just omitted from the rendering.

Commissioner Fluno questioned whether any landscape upgrades were planned. Mr. Schwartz explained that the only site changes were the bike racks and two decorative bollards made to resemble pickle balls.

In response to Commissioner Heidner, Mr. Schwartz confirmed that PickleMall would lease the space. Commissioner Heidner asked whether the landlord would be repaving the parking lot before the business opened. Mr. Schwartz confirmed that they would, and that PickleMall is also requesting that they clean up some of the existing landscaping.

Commissioner Heidner noted that the parking appeared to be more than adequate. Mr. Schwartz confirmed that the capacity of the facility would be significantly less than a retail store.

Commissioner Heidner asked Staff whether the landlord had been approached to create additional green space. Director Jennings stated that Staff has discussed overall plans for the property, but not specific to green space. He confirmed that the discussions were with the new owner who had completed the sign and landscaping upgrades in the fall.

Commissioner Heidner asked whether Staff would be amendable to creating more green space in the parking lot. Director Jennings noted that the owner was not present, but Staff is aware that they are considering options for the property as a whole.

Commissioner Lis referred to the interior renderings, and questioned whether they were proposing a bar. Mr. Schwartz explained it is a touchdown space (flexible lounge area that can be used for remote work, rest, calls, etc.).

Commissioner Heidner asked whether any food would be served. Mr. Schwartz indicated that they may eventually add more options, but plan for vending to start.

Commissioner Heidner asked if the Vernon Hills location would be comparable in size to Tempe. Mr. Schwartz explained that it is roughly half the size, but the Tempe location was very large and offered to PickleMall by the landlord.

In response to a question by Commissioner Nabat, Mr. Schwartz confirmed that they would be adding more locations in Illinois.

In response to a question by Commissioner Fluno, Mr. Schwartz stated that the hours of operation would be 6 AM to 10 PM.

Chairman Morris asked whether the facility would be restricted to members or open to the public. Mr. Schwartz explained it would be a combination of both; anyone would be able to download the app and make a reservation. Members would have perks, such as preferred access to high-demand court times.

Chairman Morris asked whether PickleMall has discussed coordination with the Park District. Mr. Schwartz stated that they had not had discussions yet. The Tempe location is working with the University of Arizona on a corporate membership arrangement for students. They would be open to working with the Park District to increase public access.

Chairman Morris referred to the different versions of the sign. He questioned whether the Commission is being asked to choose a preferred sign. Mr. Schwartz stated that they had removed the logo and would return with changes in the future if needed.

PUBLIC NOTICE

Chairman Morris asked Director Jennings for confirmation of the public notice. Director Jennings indicated that the hearing was properly noticed, and no objections were received.

STANDARDS FOR A SPECIAL USE

Chairman Morris noted that petitioner's responses to the Standards were included in the staff report, and would be part of the record for the Commission's recommendation.

Chairman Morris referred to the long running discussion of the condition of the parking lot, and noted that the Staff report states that the lot will be addressed. Director Jennings agreed that including a condition of approval requiring the lot to be repaired prior to opening would be appropriate given the projected opening date and commitment from the property owner. If the owner objects, they could bring it up with the Board. Chairman Morris noted that parking lot work would be extremely disruptive if the business was open.

Chairman Morris referred to the Staff report comment regarding lighting. Mr. Schwartz stated that they planned to reuse / upgrade the canopy downlights.

Chairman Morris questioned whether the parking lot work addressed lighting. Director Jennings stated that the discussion was regarding the paved surface. Mr. Schwartz confirmed that there are two pole lights in the islands across from the entrance.

In response to a question from Commissioner Nabat, Mr. Schwartz confirmed that there would be security cameras. All courts are equipped with cameras, and then vending areas, entrances, and merchandise areas would have cameras.

Commissioner Fluno asked whether they anticipated outgrowing the space and using additional space in the adjacent unit. Mr. Schwartz stated that they would like the ability to expand, but the unit has a different owner that they haven't approached yet.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke. Public comment was closed by Chairman Morris at 7:55pm.

Chairman Morris stated that before the Commission that there is a standing motion to recommend approval, and read the draft motion from the staff report along with the conditions of approval discussed during the hearing. Commissioner Fluno seconded the motion. Chairman Morris requested discussion on the motion.

Commissioner Heidner asked that Staff and the Board continue to look at whether additional green space could be added to the parking lot.

Chairman Morris requested a roll call vote on the following motion:

Make Findings of Fact and Recommend Approval of a Special Use for a Recreation, Amusement, and Training Facility with associated architectural approval, for the property located at 555 Townline Road, Unit 1, 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 GW Property Group LLC and PickleMall Inc., dated August 7, 2023, in accordance with the following plans and exhibits:

- ALTA Survey, Sherrill Associates, Inc., dated November 15, 2021
- Sheet A1-B, floor plan, by Interform Architecture + Design, dated August 4, 2023
- Exterior and Interior Renderings, by Interform Architecture + Design, dated August 23, 2023

And with the following conditions of approval:

1. Signage displayed on the renderings is for illustrative purposes only;
2. Bicycle racks (minimum 2 inverted U racks) shall be installed east of the main entrance; and
3. Parking lot upgrades are to be completed prior to opening.

AYES: Fluno, Heidner, Lis, Nabat, Morris

NAYS: none

ABSENT: Cotton, Smith

Motion approved.

THE PUBLIC HEARING WAS CLOSED AT 8:00 PM.

IV. Approval of minutes the July 26, 2023 Planning & Zoning Commission minutes

Chairman Morris requested approval of the minutes of the July 26, 2023 Planning & Zoning Commission meeting. All were in favor by a voice vote (5-0).

V. Development Review

Director Jennings provided the following updates:

- Hawthorn Mall:
 - Domaine occupancy is at 79 units, with additional 26 leased.
 - Two-level plaza project is underway; plan to open the area for the September 9th event for the 50th Anniversary of the mall
 - Perry's Steakhouse construction is ongoing

Commissioner Fluno asked if Perry's is targeting an opening in the early part of 2024. Director Jennings agreed that would be a good guess.

Commissioner Nabat asked whether there were any tenants for the new retail space at Hawthorn Row. Director Jennings stated that there is one, Sephora, but they are moving from inside the mall.

Chairman Morris asked whether the roof top units would have additional screening. Director Jennings explained that there are pad mounted screens. There is a large shiny unit at the northeast corner of the building that is still visible because the screen hasn't been delivered yet.

VI. Adjournment

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

The meeting adjourned at 8:03.

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

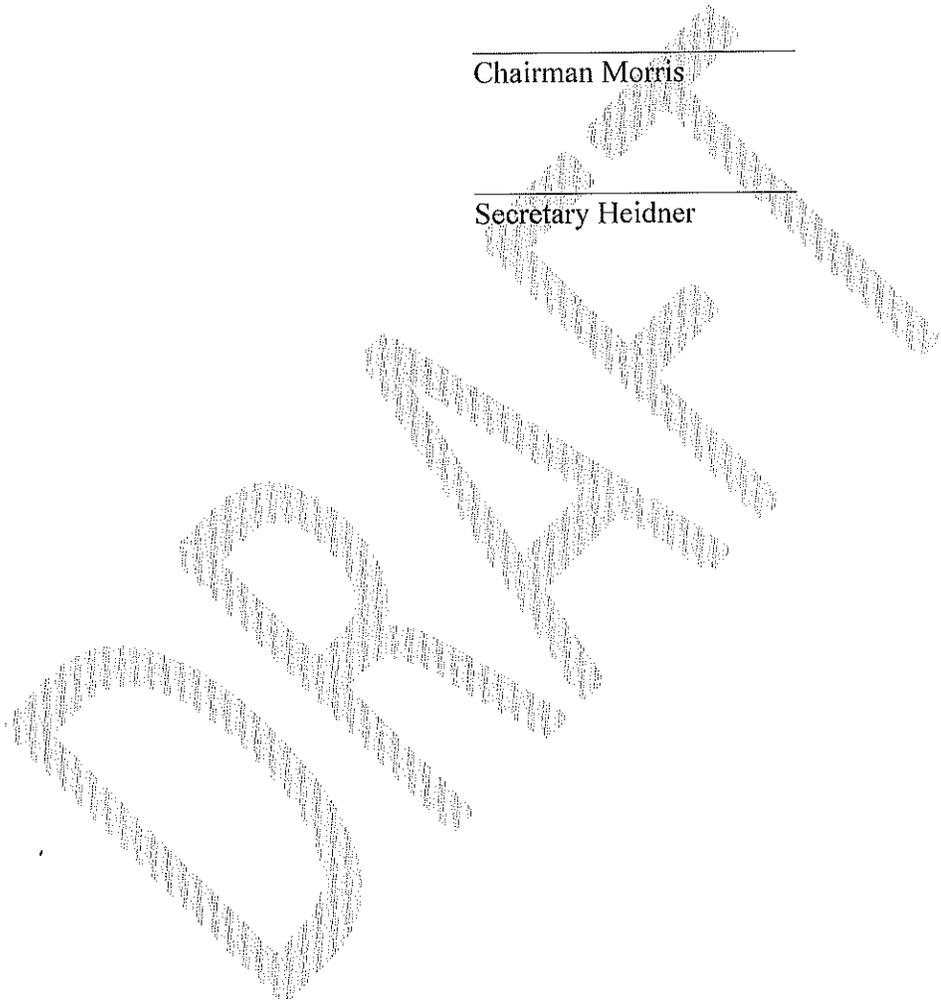
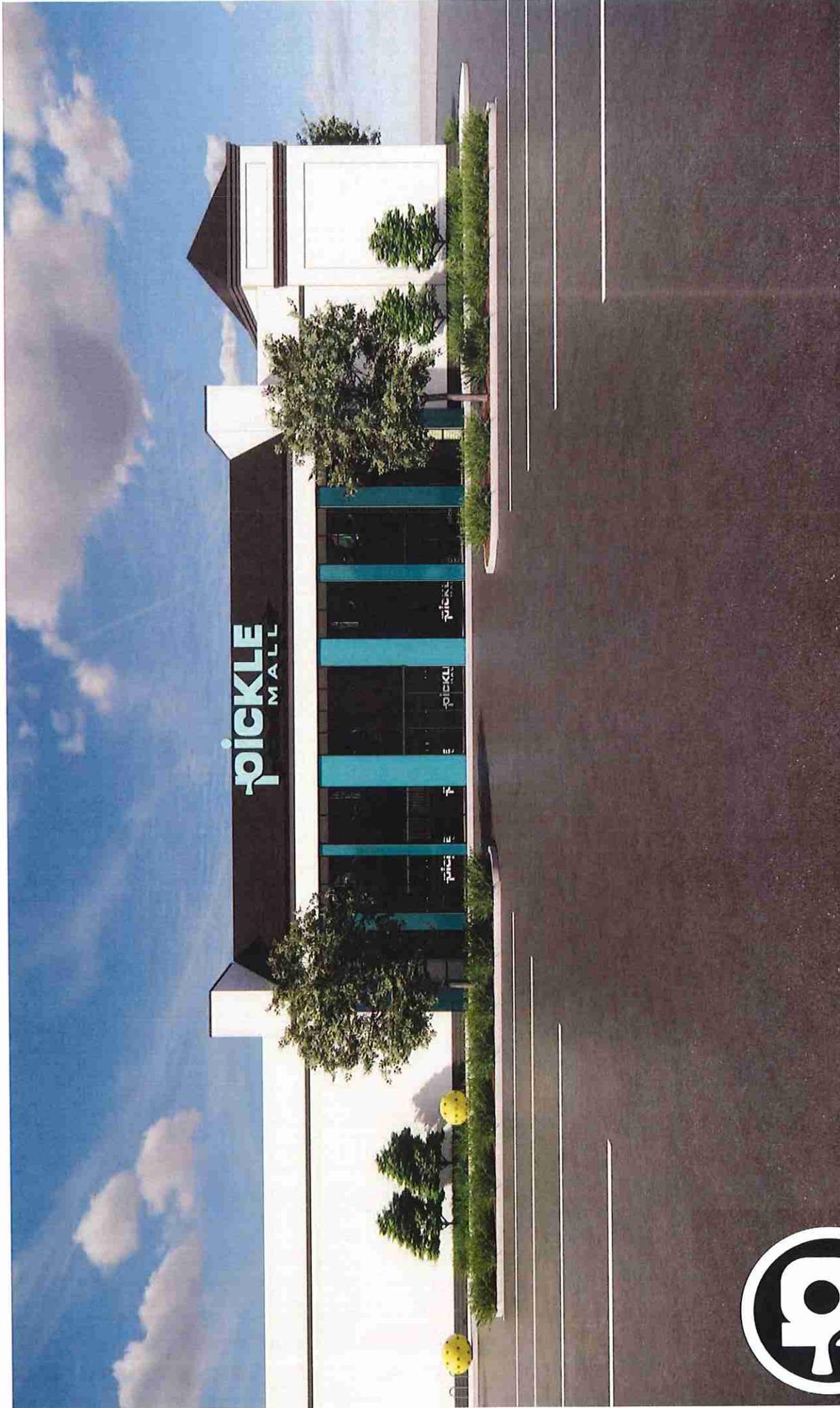


EXHIBIT B

Plans and Exhibits

PickleMall, 555 Townline Road Unit 100



5555 E Townline Road, Vernon Hills, Illinois

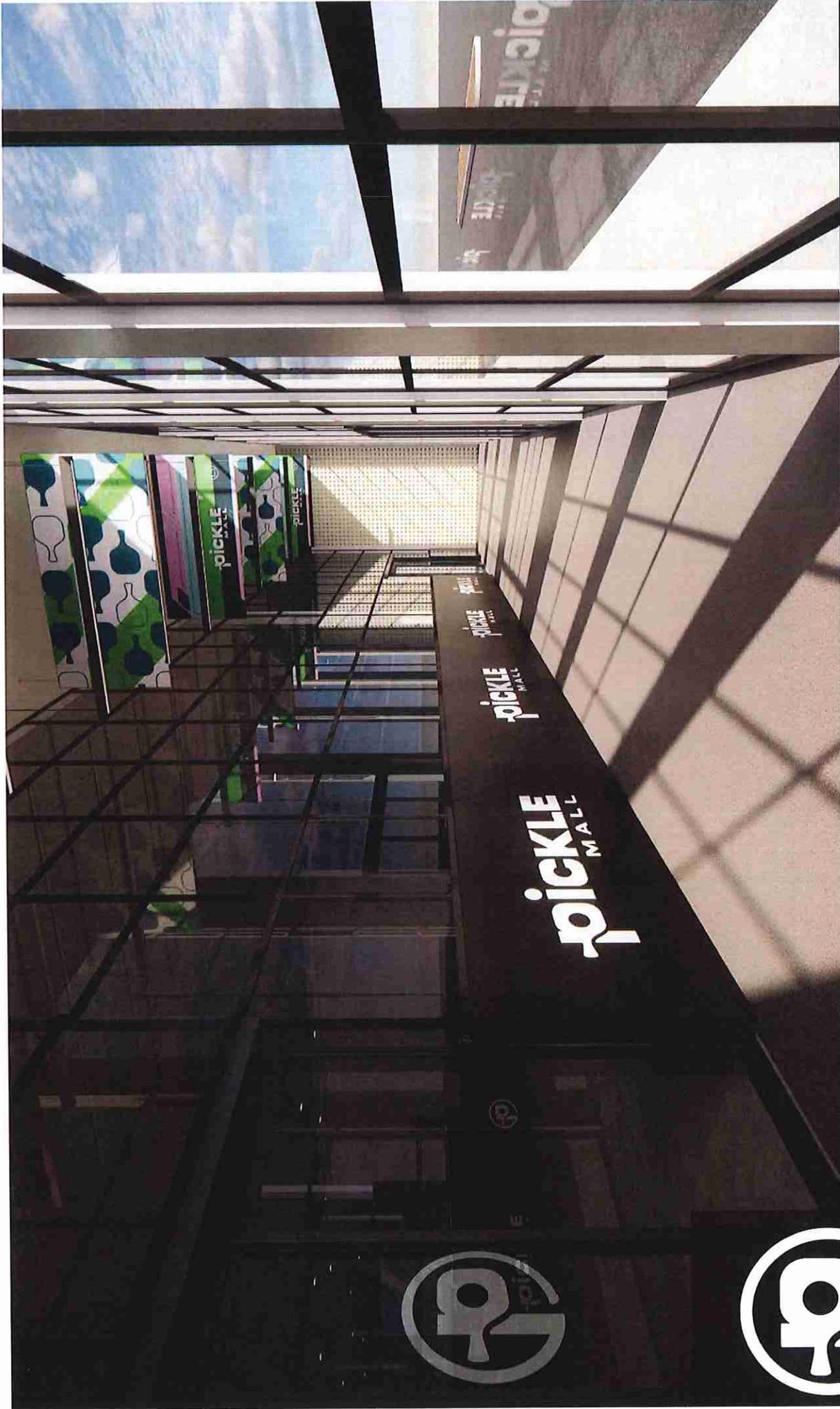
I INTERFORM
ARCHITECTURE + DESIGN



5555 E Townline Road, Vernon Hills, Illinois



I INTERFORM
ARCHITECTURE + DESIGN



5555 E Townline Road, Vernon Hills, Illinois

I INTERFORM
ARCHITECTURE + DESIGN



CODE REVIEW

2018 IBC WITH VERNON HILL AMENDMENTS
 EXISTING BUILDING AREA: 46,000sf

EXISTING OCCUPANCY: MERCANTILE / RETAIL
 PROPOSED OCCUPANCY: ASSEMBLY A-3
 AUTOMATIC SPRINKLER: YES

EGRESS CAPACITY: 1,440 OCCUPANTS
 EXIT A: 36" / 0.15 = 240
 EXIT B: 36" / 0.15 = 240
 EXIT C: 36" / 0.15 = 240
 EXIT D: 72" / 0.15 = 480
 EXIT E: 36" / 0.15 = 240

EXISTING RETAIL OCCUPANCY
 RETAIL: 43,151/60SF = 719 OCCUPANTS
 OFFICE: 250SF / 100 = 2 OCCUPANTS
 STORAGE: 1,875SF / 300 = 6 OCCUPANTS

TOTAL: 727 OCCUPANTS

4 OCCUPANTS/COURT

8) 34X64 COURT (2,176 SF) = 32 OCCUPANTS
 1) 30X60 COURT (1,800 SF) = 4 OCCUPANTS
 1) 28X64 COURT (1,792 SF) = 4 OCCUPANTS
 2) 28X60 COURT (1,680 SF) = 8 OCCUPANTS
 2) 27X60 COURT (1,620 SF) = 8 OCCUPANTS

TOTAL: 14 COURTS (28,724 SF) = 56 OCCUPANTS

PROPOSED PLAN
 OFFICE: 250SF / 100 = 2 OCCUPANTS
 STORAGE: 1,875SF / 300 = 6 OCCUPANTS
 SEATING: = 116 OCCUPANTS

TOTAL: 124 OCCUPANTS

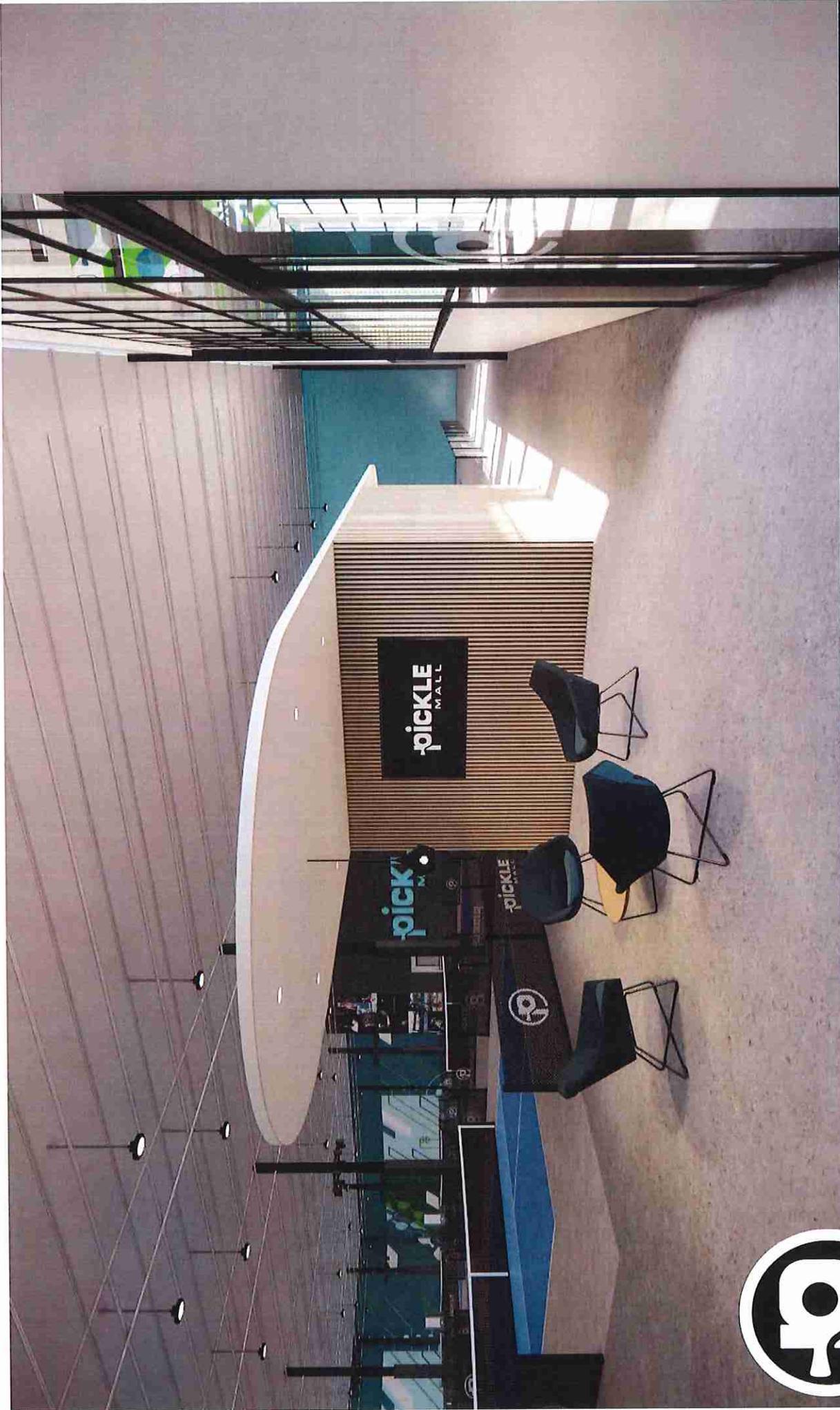
EXISTING RESTROOMS:
 MALE 2WC 2LAVS
 FEMALE 2WC 2LAVS
 DF 2

RESTROOM CODE COUNTS
 MALE (1/125) 2WC 2LAVS
 FEMALE (1/65) 2WC 2LAVS



Floor Plan - 5555 E Townline Road, Vernon Hills, Illinois

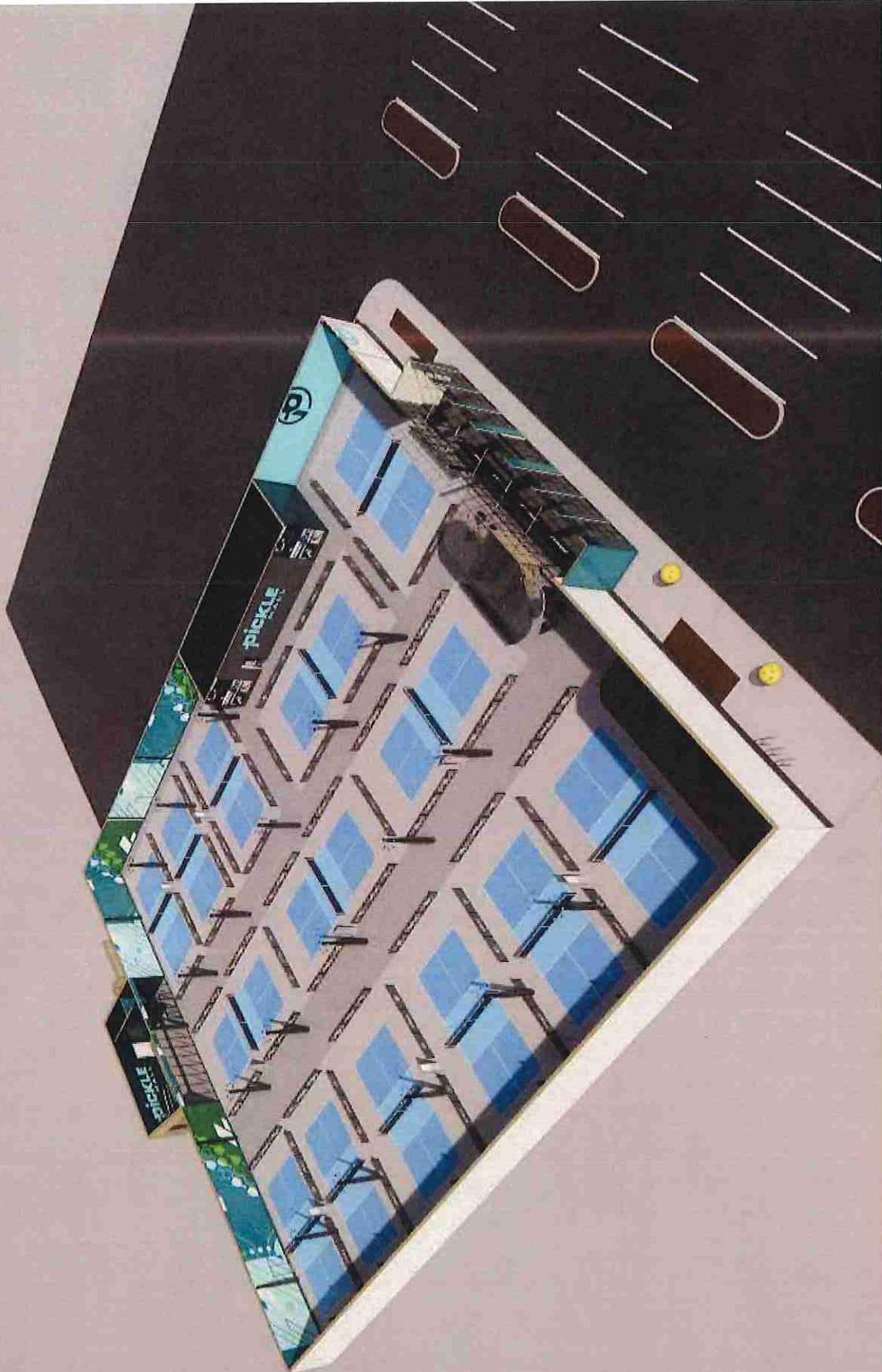




I INTERFORM
ARCHITECTURE + DESIGN

5555 E Townline Road, Vernon Hills, Illinois





5555 E Townline Road, Vernon Hills, Illinois

I INTERFORM
ARCHITECTURE + DESIGN



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-096

AN ORDINANCE GRANTING A SPECIAL USE AND CERTIFICATE OF BUILDING AND USE CONVERSION FOR A RECREATION, AMUSEMENT, AND TRAINING FACILITY, PICKLEMALL, TO BE LOCATED AT 555 TOWNLINE ROAD UNIT 100 THE 19th DAY OF SEPTEMBER 2023

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 19th day of September, 2023

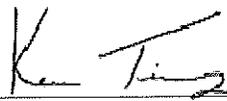
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

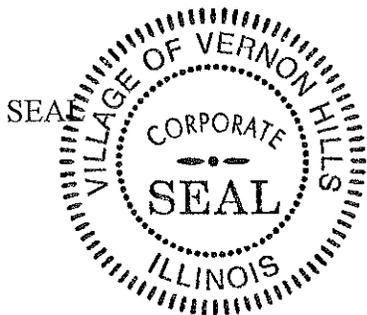
I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON SEPTEMBER 19, 2023, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2023-096 AN ORDINANCE GRANTING A SPECIAL USE AND CERTIFICATE OF BUILDING AND USE CONVERSION FOR A RECREATION, AMUSEMENT, AND TRAINING FACILITY, PICKLEMALL, TO BE LOCATED AT 555 TOWNLINE ROAD UNIT 100.

THE PAMPHLET FOR ORDINANCE NO. 2023-096 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED SEPTEMBER 19, 2023 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 19TH DAY OF SEPTEMBER 2023.



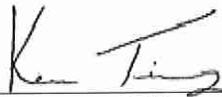
Kevin Timony, Village Clerk



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. 2023-096 AN ORDINANCE GRANTING A SPECIAL USE AND CERTIFICATE OF BUILDING AND USE CONVERSION FOR A RECREATION, AMUSEMENT, AND TRAINING FACILITY, PICKLEMALL, TO BE LOCATED AT 555 TOWNLINE ROAD UNIT 100 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 19, 2023 TO SEPTEMBER 25, 2023.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th DAY OF SEPTEMBER 2023



OFFICIAL SEAL
Notary Public
ELIZABETH KOEHL
Notary Public - Illinois
Commission No. 749937
My Commission Expires July 22, 2027