

**VILLAGE OF VERNON HILLS  
ORDINANCE 2023-100**

**AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE  
CONVERSION FOR A NON-RETAIL USE, PLANET FITNESS, TO BE  
LOCATED AT 413 MILWAUKEE AVENUE UNIT 100**

**WHEREAS**, the Village of Vernon Hills received an application from Black Duck Partners, dba Planet Fitness, requesting a Certificate of Building and Use Conversion, for a fitness facility to be located at the property commonly known as 413 Milwaukee Avenue, Unit 100; and

**WHEREAS**, the petition, if granted, would result in a total non-retail square footage of forty-two percent (42.3%) of the leasable square footage controlled by the property owner, Mid-America Asset Management Inc., within the shopping center; 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:

1. The proposed building conversion either through its unique nature or via commensurate PILOT equivalent will not have a detrimental impact on the fiscal health of the village; or
2. The proposed building conversion will strengthen the economic viability of the adjacent properties and village; or
3. Without the proposed building conversion, the property cannot yield a reasonable rate of return; and
4. The proposed building conversion of RSE floor area is the minimum needed to accomplish the goals of the property owner and/or developer.

**WHEREAS**, the Committee of the Whole discussed the application at its meeting on September 19, 2023, and recommended approval of the certificate by a vote of 6-1.

**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, subject to the following condition:

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-100

AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION  
FOR A NON-RETAIL USE, PLANET FITNESS, TO BE LOCATED AT 413 MILWAUKEE  
AVENUE UNIT 100

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
17<sup>th</sup> day of October, 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 OCTOBER 17, 2023, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2023-100 AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION FOR A NON-RETAIL USE, PLANET FITNESS, TO BE LOCATED AT 413 MILWAUKEE AVENUE UNIT 100.

THE PAMPHLET FOR ORDINANCE NO. 2023-100 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED OCTOBER 17, 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 17<sup>th</sup> DAY OF OCTOBER 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. 2023-100 AN ORDINANCE GRANTING A CERTIFICATE OF BUILDING AND USE CONVERSION FOR A NON-RETAIL USE, PLANET FITNESS, TO BE LOCATED AT 413 MILWAUKEE AVENUE UNIT 100 TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM OCTOBER 17, 2023 TO OCTOBER 27, 2023.

  
\_\_\_\_\_  
Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 17<sup>th</sup> DAY OF OCTOBER 2023

  
\_\_\_\_\_  
Notary Public

