

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES - JULY 17, 2019

1. CALL TO ORDER: 7:00 P.M.

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Ring	Minerva Milford
Adam Bauske	Sohita Patel
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	

Members Absent

None.

A quorum was present.

Administrative Personnel Present:

Mo Khan, Associate Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES

Commissioner Henderson moved, seconded by Commissioner Wilson, to approve the June 19, 2019, meeting minutes. Voice Vote: 8 Ayes, 3 Abstain (Burnitz, Henderson, Patel). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the preliminary and final plat of dedication of Eagle Way was continued by the Village Board because of no agreement.

4. OLD BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY WT PROPERTIES, LLC (OWNER) AND RICH ALL MEDIA, LLC (APPLICANT) FOR A SPECIAL USE PERMIT TO OPERATE AN ESCAPE ROOM GAME FACILITY AT 990 GRAND CANYON PARKWAY IN ACCORDANCE WITH SECTION 9-8-2-C-9 OF THE MUNICIPAL CODE. (Continued from June 19, meeting)

Commissioner Henderson moved, seconded by Vice Chairman Ring, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Jeffrey Elefano (Panic Escape Room)
Glenn Dailey (WT Properties)
Ernesto Ayala (Panic Escape Room)

Jeffrey Elefano and Ernesto Ayala presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Milford asked if food or alcohol can be brought to the facility. Mr. Elefano stated no.

Commissioner Milford asked what is the minimum age to participate at the Escape Room. Mr. Elefano stated there is no age minimum because all our games are family friendly.

Commissioner Milford stated the room has video cameras, and should there be an emergency, is there someone watching at all times. Mr. Elefano stated there are cameras and microphones in all the rooms. There is someone assigned to that particular room throughout the entire experience. The patrons are never locked in the room and the room is never tight enough to make a patron feel claustrophobic. If at any time someone needs to step out of the room, they are free to do so. If while in the room someone needs assistance, they can ask the "game master" to come into the room or step outside of the room and ask for assistance. Mr. Dailey stated the building and rooms are fully sprinklered, there is an emergency light pack system in each room, and horns and strobes in each room.

Commissioner Bauske had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson asked if there is mechanical equipment in the basement. Mr. Elefano stated there are duct works coming through the roof to supply requirements for code.

Commissioner Henderson asked if there will be AEDs. Mr. Elefano stated the emergency Automated External Defibrillators will be worked out by the Village staff and Fire Department.

Commissioner Henderson asked if experiences can be tailored for Police, Fire, etc. Mr. Ayala stated they have tailored experiences for groups.

Commissioner Trieb asked if the entire building loses power, how do the people get upstairs from the basement to get out of the building. Mr. Elefano stated the exit lights will be lighted in each room, and they will work with Village Code Enforcement and Fire Department. Mr. Ayala stated the Fire Inspectors have inspected the area and told the petitioners what they need to add and what is acceptable. Mr. Dailey stated that staff can have a hand out, that prior to the game or event, staff will identify that you are here and here are the exits. Mr. Elefano stated on the back side of every door, there is a map showing you are here and where the nearest exit is.

Commissioner Trieb asked how loud do these events get. Mr. Elefano stated there is a small sound track that plays out of the room and volume is kept at a minimal. So the sound will never leave the space itself.

Commissioner Harner asked what is the difference between corporate booking versus family/friends booking. Mr. Elefano stated corporate bookings make up the weekday business. The primary goal is to reach out to the corporate world, but we will also tailor the games and give the opportunity to family/friends.

Commissioner Harner asked what is the percentage of corporate versus family/friends. Mr. Elefano stated 60% for corporate and 40% for family/friends.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Vice Chairman Ring asked what are the hours of operation. Mr. Ayala stated staff arrives at 9:00 a.m. The hours of operation presented are hours for the South Elgin location. Mr. Ayala stated they tailor the business to the community as well. Mr. Ayala stated the hours of operation may fluctuate within the first 60-90 days of business based on the bookings.

Vice Chairman Ring stated the South Elgin facility closes at 8:30 p.m. Monday-Thursday, and 11:30 on Fridays and Saturdays. Is the last booking then at 11:30, so people will be leaving the facility at 12:30 a.m. Mr. Ayala stated yes. Mr. Elefano stated the last game will run at 11:00 p.m., so the closing of the facility will be 12:00 a.m. on Fridays and Saturdays.

Vice Chairman Ring stated in the petitioner's application, they mention an occupancy of up to 49. Staff references an occupancy of 30. Mr. Khan stated that is an error and the number should be 49. Mr. Khan stated he will email the two residents who voiced an objection to this project and will let them know the maximum number of people at any time is 49, including employees.

Vice Chairman Ring asked if WT Properties and the petitioners have read the email from the concerned residents. Mr. Dailey stated staff have done very well in responding to those emails. WT Properties can contact the concerned residents and help them understand the concept.

Vice Chairman Ring asked if the petitioners have any comments or questions regarding the conditions of approval in the staff report. Mr. Dailey stated they have no comments.

Chairperson Combs had no questions.

Dr. Al. Petrone, owner of the property adjacent to 990 Grand Canyon (Community Health & Rehab). Dr. Petrone is concerned with the late hours of operation and parking in his parking lot. Mr. Elefano stated that are procedures in place with their staff, who direct the people to the front entrance of the building. There is also a periodic lot check, which means someone will go outside to walk the space to be sure there is no litter. Mr. Elefano stated there will also be additional cameras on the outside of the building.

Commissioner Henderson moved, seconded by Commissioner Patel, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by WT Properties, LLC (owner) and Rich All Media, LLC (applicant) for a special use permit to operate an Escape Room Game Facility at 990 Grand Canyon Parkway in accordance with Section 9-8-2-C-9 of the Municipal Code, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring,
Chairperson Combs

Nay: None

Absent: None.

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on July 22, 2019.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY ANDREA BYARS (OWNER) FOR A VARIATION TO SECTION 9-5-3-D-6 OF THE MUNICIPAL CODE TO ALLOW FOR A REAR YARD SETBACK OF 5 FEET TO ALLOW FOR A CONSTRUCTION OF A SUNROOM ADDITION ONTO THE PRINCIPAL DWELLING STRUCTURE, WHEREAS THE MINIMUM SETBACK REQUIRED IS 20 FEET FOR THE PROPERTY LOCATED AT 399 PAYSON STREET.

Commissioner Henderson moved, seconded by Commissioner Wilson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Andrea Byars (petitioner)

Adam Kingen (Envy Home Services)

Adam Kingen presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Patel had no questions.

Commissioner Harner had no questions.

Commissioner Trieb asked if there will be ingress/egress to the yard from the side yard. Mr. Kingen stated yes.

Commissioner Henderson asked the petitioner if they have looked at other alternatives to negate the variation process. Ms. Byars stated she has always wanted a sunroom and needs space of her own. Commissioner Henderson asked from an engineering perspective, this is the only location for the sunroom. Mr. Kingen stated there is no other location to have the sunroom.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske asked if the existing fence is the petitioner's fence. Ms. Byars stated yes.

Commissioner Milford had no questions.

Vice Chairman Ring asked if 565 Milton Lane is also noncompliant relative to the present setback requirements. Mr. Khan stated staff does not have a plat of survey for that address. Staff looked at the separation distance between the subject property to the east, which is 22 feet.

Vice Chairman Ring asked if codes are different for pre-packaged sunrooms versus sunrooms that require a foundation. Mr. Khan stated the building codes defines an attached versus detached structure is if the foundation and roof are common. The plans for this sunroom addition is the foundation for the sunroom and house will be attached to each other and will share a common roof. This is then considered a building addition.

Vice Chairman Ring asked if the 5 foot clearance will be maintained. Mr. Kingen stated yes.

Chairperson Combs is concerned about setting a precedence for other residents in setting an exception in this case.

Chairperson Combs asked if the petitioner agrees with the conditions of approval in the staff report. Mr. Kingen stated yes.

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Andrea Byars (owner) for a variation to Section 9-5-3-D-6 of the Municipal Code to allow for a rear yard setback of 5 feet to allow for a construction of a sunroom addition onto the principal dwelling structure, whereas the minimum setback required is 20 feet for the property located at 399 Payson Street, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring

Nay: Chairperson Combs

Absent: None.

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on July 22, 2019.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY RICHARD STEINHAUS TRUST 1997 (OWNER) AND HEATH INDUSTRIAL AUCTION SERVICES, INC D/B/A AMERICAN AUCTION ASSOCIATES (APPLICANT/TENANT) TO CONSIDER A SPECIAL USE UNDER SECTION 9-9-1-C-1 OF ZONING CODE TO PERMIT AN EXPANSION OF AUCTION SERVICES FACILITY AT THE PROPERTY LOCATED AT 2100-2104 STONINGTON AVENUE.

Commissioner Henderson moved, seconded by Commissioner Wilson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Thomas Mowery (Heath Industrial Auction Services, Inc.)

Thomas Mowery presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked if the Village verified that the petitioner is paying sales tax. Mr. Joshi stated that the Finance Department will have to verify that. Mr. Mowery stated a lot of what they do is not subject to sales tax because they sell to businesses and manufacturing businesses, who get an exemption for sale tax if it is going to be used in a manufacturing environment. Many customers buy for resale and give the petitioner resale certificates. There is a small amount of sales tax which they do remit.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Mowery stated yes.

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Richard Steinhaus Trust 1997 (owner) and Heath Industrial Auction Services, Inc d/b/a American Auction Associates (applicant/tenant) to consider a special use under Section 9-9-1-C-I of Zoning Code to permit an expansion of auction services facility at the property located at 2100-2104 Stonington Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring,
Chairperson Combs

Nay: None

Absent: None.

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on July 22, 2019.

6. STAFF REPORT

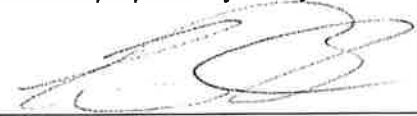
Mr. Khan stated staff is still working on the text amendments for the uses and will be on hold indefinitely due to the recent legislation signed by Governor Pritzker regarding marijuana usage. Those new laws will need to be included in the Zoning Code.

Mr. Khan stated the meeting for August 7, will include a new retail building at 2595 Golf Road (former Clark gas station), 1180-1190 Apple Street rezoning, and a fence variation.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:23 p.m.
Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

8/7/19
Date Approved