

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JULY 1, 2015

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

Members Present

| | |
|-----------------------------------|-------------------|
| Chairperson Combs | Tom Krettler |
| Vice Chairman Caramelli | Nancy Trieb |
| Myrene Iozzo | Sharron Boxenbaum |
| Diane Lawrence | Greg Ring |
| Denise Wilson (arrived 7:15 p.m.) | |

Members Absent

Lenard Henderson, Steve Wehofer (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Iozzo, to approve June 17, 2015, meeting minutes. Voice Vote: 6 Ayes, 3 Absent (Henderson, Wehofer, Wilson), 2 Abstain (Lawrence, Ring). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated there is nothing to report.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY TIM PATRICK D/B/A/ CROSS KICKS FITNESS TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A HEALTH CLUB (CROSS KICKS FITNESS CROSSFIT GYM) ON THE PROPERTY LOCATED AT 2567 W. GOLF ROAD IN THE HOFFMAN VILLAGE SHOPPING CENTER.

Chairperson Combs stated this item will be continued until July 15, due to an error in the legal posting by the newspaper.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY MAIN EVENT ENTERTAINMENT, LP (CONTRACT PURCHASER) TO CONSIDER:

- A) A PRELIMINARY AND FINAL PLAT OF RESUBDIVISION OF LOT 4A5D2B IN PRAIRIE STONE - MAIN EVENT SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND PRATUM AVENUE.**
- B) A PRELIMINARY AND FINAL SITE PLAN FOR AN INDOOR ENTERTAINMENT CENTER ON THE NEWLY PROPOSED LOT 1 IN MAIN EVENT SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND PRATUM AVENUE.**
- C) A MASTER SIGN PLAN AMENDMENT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND PRATUM AVENUE.**

Commissioner Krettler moved, seconded by Commissioner Iozzo, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Wehofer, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Adam Smith (Foremark)
Stephen Wall (Main Event Entertainment)
Andrew Heinen (Kimley Horn)
Steve Mattson (Hodges Architecture)
Simon Dodsworth (Main Event Entertainment)

Adam Smith presented a video of what Main Event is about and presented an overview of the project.

Andrew Heinen presented an overview of the civil engineering.

Commissioner Wilson arrived.

Steve Mattson presented an overview of the architecture.

Adam Smith presented an overview of the landscaping.

Jim Donahue presented an overview of the staff report.

Commissioner Lawrence asked will traffic be accommodated during peak times. Mr. Smith stated a traffic study, with parking and impact fee standpoint, was done. Mr. Smith further stated the traffic study addressed the traffic. Village staff informed Main Event about the traffic during a Sears Centre event. Mr. Smith stated Main Event talked to Cabela's regarding their events and coordinating efforts together.

Commissioner Lawrence asked if there will be security cameras inside by the front door. Mr. Dodsworth stated there will be 100+ cameras inside the building at various points and definitely over every door.

Commissioner Lawrence asked if there will be video gaming. Mr. Dodsworth stated no.

Commissioner Trieb asked about power outages and if there are backup generators. Mr. Dodsworth stated there is no generator for this location. There is a generator at the Warrenville location. Mr. Dodsworth further stated the building is a solid structure and there are safe zones in the building should there be a need. There is also emergency lighting on the property.

Commissioner Trieb stated there will be prototype materials for the building. Will there be any other prototype things as far as the venue will be operated or providing to the customer. Mr. Dodsworth stated they are always looking to explore new opportunities for this location and follows the trend done for probably the last 15 venues.

Commissioner Krettler asked about stormwater drainage. Mr. Heinen stated the site falls from Prairie Stone Parkway down to the south access. MWRD now requires the water be recaptured on-site, so the first inch of rainfall over the impervious area will need to be captured and treated before it leaves the site.

Commissioner Ring asked if Main Event will be added to the Cabela's sign at the southeast corner. Mr. Smith stated no. There will be a monument sign on Prairie Stone Parkway.

Commissioner Ring asked if there will be a small entry sign on Pratum Avenue. Mr. Smith stated no.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum asked if there will be recycling efforts. Mr. Dodsworth stated in Warrenville, cardboard is recycled. It is difficult to separate glass, but cardboard is separated and is recycled. Mr. Smith stated trash volume is not excessive.

Commissioner Boxenbaum asked about fees. Mr. Dodsworth stated there is no entry fees, just for the activities that you choose to participate in. There is a summer fun pass, which is \$15.95 during the day, and is an all you can play access pass. Mr. Dodsworth stated there are wristbands and unlimited cards for different promotions throughout the year.

Commissioner Boxenbaum asked if there will be children's parties. Mr. Dodsworth stated they do a lot of birthday parties. Birthday parties, corporate groups, churches, and schools account for 25% of business.

Commissioner Boxenbaum asked if a reservation will be needed to bowl. Mr. Dodsworth stated they just started online reservations in Texas, and it is working well. There is a 48-hour/2day window to make the reservation online and book at least one bowling lane for two hours or two lanes for one hour.

Commissioner Boxenbaum asked if there will be bowling leagues. Mr. Dodsworth stated they do not have competitive bowling leagues and it is more about recreational fun bowling experience.

Commissioner Boxenbaum stated the parking lot is large and is there security in the parking lot. Mr. Dodsworth stated on peak nights (Fridays and Saturdays) they have local off-duty law enforcement on the property. If there is a large event that rents out the whole facility, then part of the requirement is to have off-duty law enforcement.

Commissioner Boxenbaum asked if there will be any parking lot events. Mr. Dodsworth stated no.

Commissioner Boxenbaum asked what will the empty parcel not being developed look like. Mr. Smith stated it will be a grass area. Current vision is either a quick casual restaurant or something simple and not too development heavy.

Commissioner Boxenbaum asked if there will be handicap parking at both entrances. Mr. Smith stated there is handicap parking across the main entrance, per ADA standards.

Commissioner Boxenbaum asked if there is any canopy over the front door. Mr. Smith stated there is a canopy, which goes out about 10 feet.

Vice Chairman Caramelli asked staff about the impact fee. Mr. Donahue stated the impact fee is a general fund that the new business pays and is for Village-wide street improvements.

Chairperson Combs asked if colored ID bands are given to younger children at their parties. Mr. Dodsworth stated there is a party host assigned and stays with the group from start to finish and also escorts children to the restroom.

Chairperson Combs asked about the amount of women's bathroom stalls and changing tables. Mr. Dodsworth stated in their most recent prototype facilities, they have installed a family room between the two bathrooms, and in the Warrenville location, there are three sets of bathrooms.

Chairperson Combs stated because there is only one main entrance, if there is a fire and the fire department cannot get into the building from the main entrance, how do they get into the building. Mr. Smith stated there is a lock box in the front and rear of the building, which is an emergency access box that the fire department has a key to.

Chairperson Combs asked if there will be metal detectors at the doors to prevent people from coming inside with guns. Mr. Smith stated there will not be metal detectors but security is a huge priority to Main Event.

Chairperson Combs asked in other locations, how often were police called for assistance and have they had any issue with weapons. Mr. Dodsworth stated there are very rarely police calls and there has been no incidents with open carry or concealed weapons.

Chairperson Combs asked if the Prairie Stone Property Owners Association (POA) approved the landscape plans. Mr. Smith stated the POA has approved the landscape plans.

Chairperson Combs had concerns if the snow storage area will be sufficient, and if snow removal will be needed for the flat roof. Mr. Dodsworth stated for the Hoffman Estates location, equipment will have to be purchased and monitoring plan in place.

Commissioner Krettler moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Lawrence, Ring). Motion Carried.

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Main Event Entertainment, LP (contract purchaser) for a preliminary and final plat of resubdivision of Lot 4A5D2B in Prairie Stone - Main Event subdivision located at the southeast corner of Prairie Stone Parkway and Pratum Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Wilson, Iozzo, Ring, Krettler, Trieb, Lawrence, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Henderson, Wehofer

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Main Event Entertainment, LP (contract purchaser) for preliminary and final site plan for an indoor entertainment center on the newly proposed Lot 1 in Main Event subdivision located at the southeast corner of Prairie Stone Parkway and Pratum Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Wilson, Iozzo, Ring, Krettler, Trieb, Lawrence, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Henderson, Wehofer

Motion Carried.

MOTION C: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Cabela's Retail Inc. and Main Event Entertainment, LP (contract purchaser) for a Master Sign Plan Amendment for the property located at the southeast corner of Prairie Stone Parkway and Pratum Avenue, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Wilson, Iozzo, Ring, Krettler, Trieb, Lawrence, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Henderson, Wehofer

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on July 6, 2015.

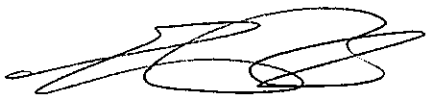
6. STAFF REPORT

Mr. Ritter stated the July 15, meeting will include a special use for Cross Kicks and a special use for the Bright Hope building.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Iozzo, to adjourn the meeting at 8:21 p.m. Voice Vote: 9 Ayes, 2 Absent (Henderson, Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved