

PLANNING AND ZONING COMMISSION MINUTES  
MAY 19, 2021

**I. Call to Order and Roll Call**

The meeting was called to order at 7:30PM.

Attendance: Chairman Morris, Commissioners Hezner, Heidner, and Gorog. Commissioners Cotton and Mulcrone were absent. A quorum was established.

Also in Attendance: Michael Atkinson, Director of Community Development

**II. Public Hearing**

1. Case #21-03 is an application filed by Ping Joseph Ho, 1125 Museum Boulevard, Vernon Hills, IL 60061, requesting, pursuant to Article 13, Section 13.3, Article 18 and 21, Sections 21.6, of the Vernon Hills Zoning Ordinance, approval of a Special Use Permit to allow an arcade for electronic games to be known as BHOP Esports. The proposed location is 122 Hawthorn Center, Unit 532, Vernon Hills, IL.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Ping Joseph Ho was sworn in.

Mr. Ho stated he was a long time Vernon Hills resident and described this request as a life-long dream. He outlined his education supported by a Collegiate Varsity Esports Athletic Scholarship and business experience as a music teacher and professional Esports player.

Mr. Ho proposed to locate in the space formerly occupied by the Skate Room. The Esports Center would include play stations within a tenant space that is approximately 6,400 square feet. Customers can pay-by-the-hour to use PC, Nintendo Switch, Xbox, and PlayStation stations for e-gaming. BHOP would also accommodate group events along with tournaments, competitions (professional and amateur), camps, and spectators. Minimum age to enter without a guardian is 13. Players would be permitted to 'bring your own controllers/consoles.' Pre-packaged food and non-alcoholic beverages would be available for purchase.

Additionally, parents and students would have an opportunity to explore College Varsity Esports scholarships through a Next College Student Athlete resource center.

The Zoning Code requires a Special Use Permit for arcade type uses such as an Esports Center.

**THE HEARING WAS OPENED FOR PUBLIC COMMENT. BEING NO COMMENTS, THE PUBLIC HEARING WAS CLOSED.**

Chairperson Morris noted the required Public Hearing notices were sent with no responses to the letters received. He also noted the Commission received Section 18.3 standards and descriptions about this Special Use Permit.

Chairman Morris questioned if receptionist as signatory on the Hawthorn mall letter had approval authority. He also noted the mall's 1,000 square foot limitation for virtual reality space. Mr. Ho stated his virtual reality space met that limitation.

Commissioner Gorog suggested requesting approval of an early opening prior to the approval of the Ordinance from the Village Board at its June 1 meeting.

1. **There is a standing motion to recommend approval of a Special Use Permit allowing an arcade for electronic games, subject to the conditions listed below:**

### **Conditions of Approval**

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; and
3. Permitted hours of operation for BHOP Esports shall be the same as normal business hours of Hawthorn Mall; and
4. Compliance with all Ordinances and standards of the Village except as may otherwise be provided.

Second by Commissioner Heidner

AYES: 4 - Hezner, Heidner, Gorog, Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Mulcrone

Motion carried.

### **III. Development Review**

DCD Atkinson stated Lake County would be seeking approval to locate a water reservoir on property in Gregg's Landing.

South Lake Industrial Center purchased the former Forge Club property and lot to the north to construct an additional building, detention, and connection to Corporate Woods Parkway.

Hawthorn Mall would be requesting to amend the SUP for restaurants serving alcohol to include Hawthorn Row and the three outlots.

Antylia Scientific (formerly Cole Palmer)/Masterflex appeared before the Committee of the Whole on May 18 for concept presentation for development of the vacant property located south of 625 East Bunker Court in Continental Executive Park.

### **IV. Approval of Minutes**

Chairman Morris made a motion to approve the minutes of November 11, 2020 Planning & Zoning Commission meeting.

Second by Commissioner Heidner.

All in favor vote, the minutes were unanimously approved.

Chairman Morris made a motion to approve the minutes of April 14, 2021 Planning & Zoning Commission meeting.

Second by Commissioner Heidner

AYES: 3 – Morris, Heidner, Hezner

NAYS: 0 – None

PRESENT: 1 – Gorog

ABSENT: 2 – Mulcrone, Cotton

Motion carried.

**V. Adjournment**

With no further items on the agenda, Chairman Morris motioned to adjourn the meeting, second by Commissioner Heidner. All in favor vote, the motion was unanimously approved.


The meeting adjourned at 8:10PM

Respectfully submitted,

Michael Atkinson  
Director of Community Development

Distribution:  
President and Board of Trustees  
Village Manager/Village Clerk  
Commission Members

6/9/21  
Approval Date

  
Chairperson Morris

  
Secretary Heidner

File

Videotape of the meeting retained on file pursuant to Village policy