

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:31 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Kotleba, Martin, Magsamen and Slovacek. Also in attendance were Community Development Planner, Derek Rockwell, Community Development Director Cathleen Tymoszenko and several people in the audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Susanke led those in attendance in reciting the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufmann to approve the agenda. The motion was carried by unanimous roll call vote.

V. APPROVAL OF MINUTES:

1. Regular Meeting – July 29, 2013

MOTION: Moved by Commissioner Kotleba and seconded by Commissioner Magsamen to approve the July 29, 2013 Planning and Zoning Commission meeting minutes. The motion was carried by unanimous roll call vote.

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. UNFINISHED BUSINESS: There were none.

VIII. NEW BUSINESS:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to open the public hearing. The motion was carried by unanimous roll call vote.

Petition 13-05 (Public Hearing): Special Use for a Game Room in the B-1 Downtown Business District – 121 W. Main Street (Underground Retrocade)

Commissioner Gilmore asked to be excused from discussion of said petition as he is the architect of the property. Chairperson Susanke granted his request.

Planner Rockwell confirmed publication of the legal notice in the newspaper and certified mail notices to all property owners within 250 feet of the subject property.

Chairman Susanke noted that the property is located at 121 W. Main Street, West Dundee and is requesting a Special Use to operate a Game Room in the B-1 Downtown Business District.

Mr. Scott Lambert, the business owner of Underground Retrocade, was sworn in as applicant and provided a brief description of his business.

Planner Rockwell provided gave a brief summary of the reason for the Public Hearing and explaining business and of the Special Use to operate a game room in the first and second floors of building. The business will have approximately 100 machines, a concession area for refreshments and a gathering area. Planner Rockwell confirmed that there is ample parking and since this is a low impact use, the staff does not have any parking or traffic flow concerns.

Commissioner Martin inquired as to the hours of operation and Mr. Lambert noted that the hours are Monday through Friday 3:00pm to 11:00pm during the summer and 5:00pm to 11:00pm during school hours. Saturday and Sunday hours are 5:00pm to 1:00am. Only canned pop and candy will be sold. No alcohol will be served or allowed on the premises. If a player would like to leave the establishment for a alcoholic beverage he/she may do so and will be provided a wrist band to be able to re-enter if they so choose. Mr. Lambert also confirmed that this is not a coin operated establishment, but instead sell entry fee tickets for free play all day. The age group for this type of arcade is typically 25-40 years of age and only children over the age of 12 are allowed and must be accompanied by an adult.

Mr. Lambert noted that he operated the business previously in East Dundee but had to move due to flooding and construction repairs. Commissioner Kotleba inquired as to whether the business was profitable and Mr. Lambert replied that he was.

Commissioner Magsamen asked if there were going to be any architectural changes and Community Development Director Tymoszenko replied that there are some building code upgrades and are currently working with the landlord to have those completed.

Commissioner Magsamen also asked if the business is wheelchair accessible and Mr. Lambert replied that the first floor is accessible but the second floor is not but noted that if the patron would like a particular game from the second floor, they would be more than happy to bring it down for them.

Chairman Susanke asked for public comment.

Tim Vanderkolk of 3211 New Market Avenue mentioned that he is frequent visitor to the Underground Retrocade and often times brings his 14 year old daughter. He is very glad that there is such an establishment in the area.

Trisha Saviano of 308 Williams Place and owner of 111 W. Main Street loves the idea that Mr. Lambert is moving his business to West Dundee and fully supports him.

Jamie Tibbetts, East Dundee is glad that he is moving to West Dundee and feels that it is a breath of fresh air.

MOTION: Commissioner Kotleba moved and Commissioner Kaufman seconded to close the public hearing. The motion was carried by unanimous roll call vote.

MOTION: Commissioner Kaufman moved to approve the Special Use as submitted based on the finding of facts for 121 W. Main Street with the following conditions:

1. Compliance with the applicant's statement, site and floor plans submitted with application.
2. Approval of exterior signage by Appearance Review Commission.
3. Compliance with all other applicable codes and ordinances.

After a second by Commissioner Kotelba, the motion carried by unanimous roll call vote.

IX. ADJOURNMENT:

Commissioner Magsamen moved for adjournment, and Commissioner Kotleba seconded the motion. The meeting adjourned at 7:57 p.m.

Christin Mangan
Commission Secretary