



Village of Lincolnwood Plan Commission

Public Meeting
Wednesday, December 4, 2024
7:00 P.M.

in the
Gerald C. Turry Village Board Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
November 7, 2024, Meeting Minutes
4. **Case #PC-14-24: 3374 West Devon Avenue – Special Use Approval for Extended Hours of Operation**

Request: Consideration of a request by Neon Hub, LLC, doing business as Neon Gaming HUB, for a special use approval as per Chapter 15, Section 4.07(15) of the Village of Lincolnwood Zoning Ordinance to permit the hours of operation for a commercial recreation facility (esports gaming) to be from 3 pm to 3 am rather than the permitted 7 AM to 11 PM. The hearing may also consider any additional relief that may be discovered during the review of this case.

5. **Public Comment**
6. **Adjournment**



***Draft MEETING MINUTES
OF THE
PLAN COMMISSION – Special Meeting
November 7, 2024 – 7:00 P.M.***

**LINCOLNWOOD VILLAGE HALL
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

Present: Chairman Mark Yohanna and Commissioners Steven Jakubowski, Adi Kohn, Mark DeAngelis, Henry Novoselsky, Don Sampen, and Sue Auerbach

Absent: None

Staff Present: Community Development Director Scott Magnum, Public Works Director John Welch, Village Manager Anne Marie Gaura, Village Trustee Atour Sargon, Community Development Coordinator Marcos Classen, and Village Attorney Hart Passman

I. Call to Order

Call to order at 7:03 pm

II. Pledge of Allegiance

III. Approval of October 21, 2024, ZBA Meeting Minutes

Motion: Commissioner DeAngelis motioned to approve the previous meeting minutes.

Commissioner Jakubowski seconded the motion.

***Aye: Chairman Yohanna, Commissioners DeAngelis, Sampen, Novoselsky and Auerbach
Nay:***

Abstain: Commissioners Kohn and Jakubowski

Motion Approved: 7-0

IV. Case #PC-07-24: 3420 West Devon Avenue – Approval of Special Uses, Zoning Variations, and Parkway Parking for the Proposed Redevelopment of 3420 West Devon Avenue

Community Development Director Scott Magnum gave a brief overview of the case, noting discussion from the previous meeting. The Plan Commission recommended approval of a text amendment to allow for a College in the B-2 Zoning District. Mr. Mangum noted previous

concerns of the Plan Commission in regard to height and setback requirements, along with the decision of the Commission to continue the case to allow the petitioner time to modify plans before today's meeting.

Mr. Mangum discussed the new proposed changes and supplementary information to the development which included reduced building height by 3'-9", increased 2nd and 3rd story rear setback by 9' reducing GFA by 2,687 SF, reduced 4 student beds, letters for Off-Site Parking for Special Events, condition of approval for Traffic and Parking Management Plan. He reiterated the remaining necessary approvals and variations, Special Uses, Zoning Variations, and Parkway Parking.

Mr. Mangum gave a brief overview of each floor's new site plan and operational characteristics of the development, noting changes relevant to previous discussions and necessary approvals.

The petitioner's requested action includes 2 Special Use Approvals, 11 Zoning Variations, Approval of parkway parking, and 1 Parkway Parking Variation.

Petitioners:

Hal Francke – Attorney

Michael Thompson – Architect

Peter Lemmon – Traffic Engineer

Alexa Falbo - Civil Engineer

Mr. Francke presented their new proposed development.

The commissioners then began their discussion about the case.

Mr. Mangum clarified for Commissioners that the new proposed development still requires the same amount of relief as the initial proposal, but the amount of relief for height variances is reduced. He also clarified that the changes to the initial proposal did not impact the amount of parking spaces needed (45) with the proposed number of parking spaces still being 28.

Chairman Yohanna raised concerns about the R-4 zoning North of the development, discussing the presence of one car garages and reliance on street parking.

Commissioner Novoselsky asked the petitioners about any community outreach to neighbors to address their concerns. Mr. Francke stated that the parking issue has be present before the proposal of this development but that the petitioners took these concerns into account and created the Traffic and Parking Management Plan. He further explained that the Traffic and Parking Management Plan would direct students/staff/visitors to Devon Avenue instead of the surrounding residential streets such as Kimball and Trumball Avenue.

Commissioner DeAngelis asked the petitioner's traffic expert about a traffic comparison between the proposed college and a potential other use such as a retail organization. The traffic expert discussed that a retail organization such as the previous restaurant would create more traffic due to the flexibility of consumers, whereas the College has a fixed number of students and staff, making traffic more predictable.

Mr. DeAngelis noted that surrounding communities have a height allowance of 45 feet in their business districts and the commission should take this into account during their discussion.

Mr. Francke discussed the potential for resident parking only for surrounding streets.

Mr. DeAngelis strongly supported the notion that parking on the residential streets would not be a problem due to the fixed number of individuals coming to the college daily and the proposed traffic and parking plan.

Petitioner and Commissioners discussed a 12-month Look Back provision.

Chairman Youhana stated his concerns about the future of zoning in the Village if the development is approved as it is proposed and believes the development is too large to fit in the parcel.

Commissioner Novoselsky raised concerns about the lack of natural screening between the development and neighboring houses along with the potential impact of the development on property values.

Public Comments:

Linda Lampert 6431 North Kimball Ave

Ms. Lampert shared parking challenges on her street due to limited garage space, number of cars per household, and business employees utilizing their street for parking. She stated the proposed 28 parking spaces, when the required is 45, is inadequate and unfair to residents. The development would be tax exempt, but the residents negatively impacted by the development are taxpayers.

Marla Lampert 6431 North Kimball Ave

Ms. Lampert reiterated similar concerns to her sister stating the changes are not adequate and the development is too large for the parcel. She brought up concerns about a commissioner's tie to the proposed development

Paul Kopak 6615 N Ramona

Mr. Kopak asked for further clarification about potential ways of enforcing parking issues such as fines and also asked about the longevity and validity of the offsite parking letters.

Commissioners discussed a previous case of offsite/overflow parking along with potential provisions to protect offsite parking agreements.

Commissioner Jakubowski brought up the presence of available parking both on Devon Avenue and with nearby property to the West that has limited use, allowing potential for more parking spaces, eliminating the parking issue on residential streets.

Deirdre Alcantara 6423 North Kimball Avenue

Ms. Alcantara stated the college would be a benefit to the community, however, it is too big for the space and expressed concerns about the impact on local parking. She emphasized the importance of maintaining available resident parking on 6400 block of Kimball Avenue because of the elderly individuals who live on the block and may struggle with mobility.

Mark Ahmad 3372 West Devon Avenue

Parking has always been an issue for surrounding businesses and residents. Development could increase value or devalue surrounding properties.

Commissioner Auerbach sought clarification about the necessary height due to proposed structure of labs on the first floor and resulting structural elements such as space for utilities in the ceiling. She discussed concerns about relying on other lots and the street for parking. Also noted that as the college grows, new challenges will arise.

Commissioner DeAngelis shared insight into parking at the property to the West of the college and that recent changes in a tenant has created more space in the parking lot, which the college can benefit from.

Commissioner Novoselsky concerned about alley usage for entry, garbage truck loading, and emergency services.

Commissioners discussed alley usage and design of proposed development for entry.

Petitioners clarified measurements and traffic flow within the alley; alley is 16 feet wide, two ways, with 10 spots in the alleyway and Eastbound exits

Commissioners and Petitioner's traffic and civil engineer discussed logistics of the college and compared parking necessity at other college location. Peak parking was 17 cars parked at other colleges with a ratio of .23 spots per student.

Mr. Lemmon provided more insight into traffic patterns during busiest times and how it the amount of traffic in the alley would face little to no increase.

Commissioners discussed transitional yard standards.

Petitioner and Commissioners started discussion about necessary approvals one by one. Stated that all approvals are subject to the following conditions:

- A. That prior to the issuance of a Building Permit the Petitioner either a) agree to reconstruct the entire footprint of the east-west alley north of the subject property as part of the permitted scope of work, or b) provide a payment in lieu of improving the alley,

equivalent to the cost for the Village to reconstruct the alley, with the scope of work or payment amount to be determined by the Director of Public Works;

B. That prior to the issuance of a Building Permit the Petitioner enter into an agreement with the Village ensuring that the sidewalk located on the west side of the development site between the proposed parkway parking and west building façade be made available for use by the public and provide reasonable connections to other segments of the sidewalk network;

C. That the provision of bike racks in the public right-of-way be contingent upon separate approval from the Village, along with any appropriate agreements, indemnification, or other provisions deemed appropriate by the Village Attorney;

D. That the installation and maintenance of the proposed parkway parking be subject to the standards and considerations in Sections 6-5-17 through 6-5-23 of the Village Code, and that the Petitioner recognize that those parking spaces cannot be reserved for the exclusive use by the proposed development;

E. That at any point within 12 months of the initiation of the active operation of the proposed use, the Village may request with 30 days' notice that the Petitioner contract with a third-party consultant and deliver to the Village the results of a survey of on-street parking on the 6400 blocks of Trumbull Avenue and Kimball Avenue, or a geographic area to be determined by the Village, with the intent of gathering data to determine whether the standards related to resident-only parking restrictions are being met;

F. That the Petitioner cannot object to any resident-only parking restrictions that may be applied for (by either adjacent residents or the Village) on the 6400 blocks of Trumbull Avenue and Kimball Avenue, or a geographic area to be determined by the Village; and

G. That the Petitioner provide a minimum of 15 days' advance notice of any special events at the subject property that exceed the capacity of the normal day-to-day operation of the use for educational instruction, and present to the Director of Community Development a parking plan for the event that may include valet parking in accordance with Chapter 9, Article 18 of the Village Code, agreements with nearby properties for remote parking, or other strategies as deemed appropriate by the Village.

H. That prior to the issuance of a Certificate of Occupancy signage be installed in the alley to the satisfaction of the Director of Public Works directing non-resident motorists south toward Devon Avenue when existing the on-site parking areas on the proposed development site; and

I. That prior to the issuance of a Certificate of Occupancy signage be installed near the parkway parking spaces on Trumbull Avenue to the satisfaction of the Director of Public Works directing non-resident motorists into the alley north of the proposed development site and subsequently south to Devon Avenue.

J. That prior to the issuance of a Certificate of Occupancy the Petitioner install wheel stops for each parkway parking space in order to prevent vehicle overhang onto the proposed sidewalk located between the parking spaces and west façade of the proposed building.

K. That Petitioner must circulate its Traffic and Parking Management Plan to its students, faculty and employees at the beginning of each semester, and use good faith efforts to enforce the elements of the Plan on an ongoing basis. Among other things, the Plan shall require that the college’s students, faculty and employees park on-site or in designated off-site locations, and it shall inform those individuals that they are not to park on neighborhood streets north of the college or park overnight on Kimball Avenue and Trumbull Avenue next to or across from the college

A Motion was made by Commissioner DeAngelis to recommend approval of a Special Use to Section 4.01.1 to allow for a college in the B-2 zoning district subject to staff conditions from pages 28 and 29 of report including sub item K be included as conditions for approval.

The motion was seconded by Commissioner Jakubowski.

Aye: Commissioners Auerbach, DeAngelis, Kohn, and Jakubowski

Nay: Chairman Yohanna and Commissioners Sampen and Novoselsky

Abstain:

Motion Approved: 4-3

Goes to Village Board December 3, 2024.

A Motion was made by Commissioner Jakubowski to allow the Special Use to Section 7.06(5) to allow parking in the corner side yard abutting the east lot line of the subject property. subject to the conditions A-K.

The motion was seconded by Commissioner DeAngelis

Aye: Chairman Yohanna and Commissioners Jakubowski, Novoselsky, Kohn, DeAngelis, and Auerbach

Nay: Commissioner Sampen

Abstain:

Motion Approved: 5-1

Mr. Franke returned to the podium to provide insight into standards for variation approval(s).

Discussion about fence height and design.

A Motion was made by Commissioner Kohn to recommend approval of a variation to Section 3.13(e) to allow a masonry fence in the corner side yard abutting the south and east lot lines of the subject property subject to the conditions A-K.

The motion was seconded by Commissioner DeAngelis

Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, Sampen, Novoselsky, DeAngelis, and Auerbach

Nay:

Abstain:

Motion Approved: 7-0

Goes to Village Board December 3, 2024.

Mr. Franke returned to the podium to provide insight into standards for variation approval(s).

Discussion about setback requirements and buffers.

A Motion was made by Commissioner DeAngelis to recommend approval of a variation for Section 4.07(3) to allow the development to deviate from the transitional buffer subject to the conditions of A-K.

Motion withdrawn.

A Motion was made by Commissioner Novoselsky to recommend approval of a variation to Section 4.07(3) for a required setback of 20 feet for the 2nd and 3rd floors subject to conditions of A-K.

The motion was seconded by Commissioner Jakubowski

Aye: Commissioners Jakubowski, Kohn, Sampen, Novoselsky, DeAngelis, and Auerbach

Nay: Chairman Yohanna

Abstain:

Motion Approved: 6-1

A Motion was made by Commissioner Sampen to recommend approval for a variation to Section 4.07(3) allow the required buffer yard to be used for parking and waive the required landscape screening when windows exist more than 20 feet above subject to conditions A-K.

The motion was seconded by Commissioner Kohn

Aye: Commissioners Jakubowski, Kohn, Sampen, DeAngelis, and Auerbach

Nay: Chairman Yohanna and Commissioner Novoselsky

Abstain:

Motion Approved: 5-2

A Motion was made by Commissioner Sampen to recommend approval of Section 4.07(5) to allow outdoor operations to accommodate open air courtyard toward the center of the site subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

Aye: Chairman Yohanna Commissioners Jakubowski, Novoselsky, Kohn, Sampen, DeAngelis, and Auerbach

Nay:

Abstain:

Motion Approved: 7-0

A Motion was made by Commissioner Sampen to recommend approval of section 4.13 to allow a building with a height greater than 35 feet to accommodate a building with a height of 43 ft 3 inches to predominant parapet, 51' to the secondary parapet subject to conditions A-K.

The motion was seconded by Commissioner Auerbach.

Aye: Commissioners Jakubowski, Kohn, DeAngelis, and Auerbach

Nay: Chairman Yohanna and Commissioners Sampen and Novoselsky

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.03c to waive the requirement for a 5'-foot wide sidewalk along the rear façade of the building to accommodate on-site parking subject to conditions A-K.

The motion was seconded by Commissioner DeAngelis

Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, and Sampen

Nay: Chairman Yohanna and Commissioner Novoselsky

Abstain:

Motion Approved: 5-2

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.043b to allow a building that does not incorporate specified high-quality materials into at least 75% of each elevation subject to conditions A-K.

The motion was seconded by Commissioner Auerbach.

Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, Sampen, and Novoselsky

Nay:

Abstain:

Motion Approved: 7-0

A Motion from Commissioner Sampen to recommend approval of a variation to Section 6.14(1) to reduce the width of landscape screening on the East, West, and North sides of the parking lot subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

***Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,
Nay: Commissioners Sampen, and Novoselsky
Abstain:
Motion Approved: 5-2***

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.14(2) to waive or reduce the width of landscaped islands at each end of the parking aisles in the parking lot and rear parking area subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

***Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, Sampen, and Novoselsky
Nay:
Abstain:
Motion Approved: 7-0***

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.16(1) to waive the required transition yard setback and landscape screening requirements subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

***Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,
Nay: Chairman Yohanna and Commissioners Sampen, and Novoselsky
Abstain:
Motion Approved: 4-3***

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 7.10 to reduce the amount of required off street parking subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

***Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,
Nay: Chairman Yohanna and Commissioners Sampen, and Novoselsky
Abstain:
Motion Approved: 4-3***

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 7.08(2) to waive the required loading space subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

***Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,
Nay: Chairman Yohanna and Commissioners Sampen, and Novoselsky
Abstain:
Motion Approved: 4-3***

A Motion was made by Commissioner Sampen to recommend approval of parkway parking, pursuant to Sections 6-5-17 through 6-5-23 of the Village Code, to allow for the installation of seven spaces on the east side of Trumbull Avenue

The motion was seconded by Commissioner Novoselsky

Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, Sampen, and Novoselsky

Nay: Chairman Yohanna

Abstain:

Motion Approved: 6-1

A Motion was made by Commissioner Sampen to recommend approval of a Parkway Parking Variation from Section 6-5-18-A to allow the removal of a sidewalk in the public right-of-way as part of a parkway parking improvement subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky.

Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, Sampen, and Novoselsky

Nay:

Abstain:

Motion Approved: 7-0

All motions will go to the Village Board on December 3rd, 2024

V. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, December 4, 2024.

VI. Public Comment

Chairman Yohanna announced the opportunity for additional comments from the public. Let the record show that no one came forward.

VII. Adjournment

A Motion was made by Commissioner Sampen to adjourn the meeting.

The motion was seconded by Commissioner Novoselsky.

Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Novoselsky, Sampen and Auerbach

Nay:

Abstain:

Motion Approved: 7-0

The meeting ended at 10:31 pm.

Respectfully submitted,

Abigail Honeycutt
Community Development Intern



Plan Commission Staff Report

Case # PC-14-24

December 4, 2024

Subject Property:

3374 West Devon Avenue

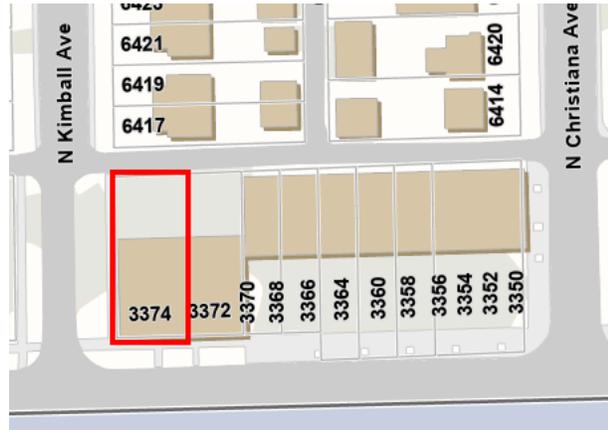
Zoning District:

B2 General Business District

Petitioner: Neon HUB LLC

Nature of Request:

Approval of a Special Use for Extended Hours of Operation



Notification: Notice was published in the Lincolnwood Review on November 8, 2024, public hearing signs were installed at the subject property, and mailed legal notices dated November 12, 2024, were sent to properties within 250 Feet.

Background

The petitioner operates a business that provides an "...esports gaming environment designed for customers to play and engage with popular video games...". The petitioner has applied for and received a business license to operate this business at this location.



Requested Relief

The subject business is classified as a “commercial entertainment facility” which is listed as a permitted use in the B2 District. Section 4.07(15) the Zoning Ordinance restricts the hours of operation for all businesses in the B2 District as follows:

*“No business located within 150 feet of any residentially zoned or residentially used property shall be open to the public, or allow the arrival or departure of delivery vehicles, **before 7:00 a.m. or after 11:00 p.m.** on any day, except upon issuance of a special use permit issued pursuant to Section 5.17 and the other applicable sections of this Zoning Ordinance.”*

As per Sections 4.07(15) and 5.17, the petitioner is seeking special use approval to extend the hours of operation. The proposed hours are **3:00 PM to 3:00 AM**, seven days a week.

Considerations

The Plan Commission may consider the following when deliberating the appropriateness of the requested Special Use.

Statement of Operations

A Statement of Operations submitted by the Petitioner indicates that the business would be open to the public from 3 PM to 3 AM on all days of the week. In addition to hours of operation open to the public, the Petitioner’s Statement of Operations provides additional information about the business.

Recent Zoning Text Amendment related to Hours of Operations

In December 2023, the Village Board approved an Ordinance amending Section 4.07(15) of the Zoning Ordinance. Previously, that section made no distinction between the hours when a business is open to the public versus hours when the business is closed to the public but other activities may be taking place. The Text Amendment, which resulted in the language noted above, clarified that the restricted hours of operation apply only to hours open to the public and times when delivery vehicles can be arriving or departing the property.

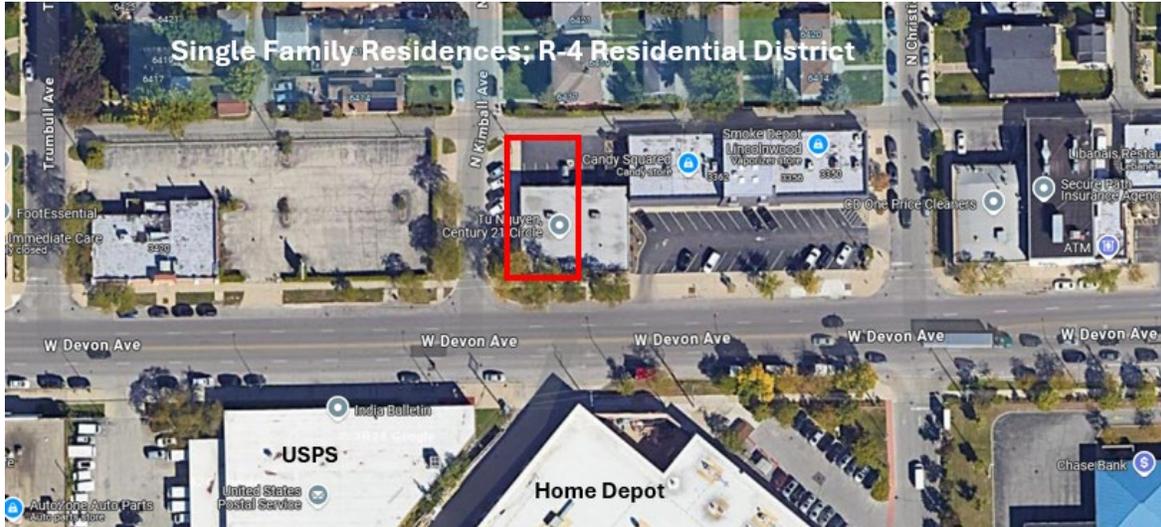
Zoning History

Since the 2023 text amendment referenced above, there has been one other request for special use approval for extended hours. At the June 18, 2024, Board of Trustees meeting, a special use was granted for a restaurant (Fatpour Tap Works Lincolnwood) located at 7244 North Lincoln Avenue to be open to the public from 11 am to 11 pm on Sundays, 11 am to 12 midnight Mondays through Thursdays, and 11 am to 1 am on Fridays and Saturdays.

Surrounding Land Use and Zoning

The property is within the Devon Avenue commercial corridor with commercial uses to the east, west, and south. Residential zoning and existing single-family residences are located immediately to the north. The properties to the south are in the City of Chicago. All other adjacent properties are within the Village of Lincolnwood.

The property immediately to the west on Devon Avenue is the site of the proposed college which was recently the subject of a Plan Commission public hearing. The zoning application for the college is pending Village Board consideration that is scheduled for the Board's December 3, 2024, meeting.



Subject Property and Surrounding Properties

Special Use Standards

Section and 5.17 establish standards to be considered when determining the appropriateness of requested Special Uses. Those standards are included in the “relevant regulations” attachment of this report.

Public Comment

At the time of this writing, staff has only received one public comment via a phone call. That caller identified themselves as a local business owner and stated their objections to the extended hours of operation. Any additional comments received prior to the December 4, 2024, public hearing will be provided to the Plan Commission at that time.

Requested Action

The Petitioner requests approval of special use for extended hours of operation for an esports commercial entertainment (esports gaming) facility at 3374 West Devon Avenue.

Documents Attached

1. Statement of Operations
2. Special Use Standards
3. Plat of Survey
4. Photo of Property
5. Relevant Regulations

Statement of Operations for Special Use Permit Request

Business Name: Neon HUB LLC

Doing Business As: Neon Gaming HUB

Business Owner: Zhanuzak Asangaziev

Address for New Business: 3374 W Devon Ave, Lincolnwood, IL 60712

We are seeking a Special Use Permit to extend our hours of operation, allowing us to remain open from 3:00 PM to 3:00 AM, seven days a week. This extended schedule will enable us to better serve our community of esports enthusiasts and cater to the varying availability of our clientele, many of whom enjoy gaming in the evening and late-night hours.

Our facility provides a premier esports gaming environment designed for customers to play and engage with popular video games in a safe, inclusive, and vibrant setting. We specialize in offering access to a range of competitive and cooperative games, including *Valorant*, *Dota 2*, *Counter-Strike 2*, *Apex Legends*, *Overwatch*, and other popular titles. Our gaming platforms feature the latest PlayStation 5 consoles and high-performance gaming PCs, providing an optimized gaming experience that meets the demands of esports enthusiasts and casual players alike.

Esports is gaining popularity across the globe, with universities beginning to incorporate it into their academic programs. Many institutions now offer dedicated degree majors in esports, recognizing its potential as both a career path and a significant cultural phenomenon. Additionally, the International Olympic Committee has expressed interest in including esports in the 2028 Summer Olympic Games, further highlighting its relevance and growth

1. <https://www.nacesports.org/> 2. esports.gg 3. [EdTech Magazine](#).

To ensure a positive environment, our business strictly prohibits smoking cigarettes or vaping and does not allow any type of alcoholic beverages. We want to create a space where customers can enjoy playing the games they love in a clean and safe atmosphere. Our commitment to cleanliness extends beyond our facility; we also prioritize maintaining the exterior of our building and fostering good relationships with our neighbors.

By extending our hours, we aim to support the needs of our growing community, accommodating those who prefer late-night gaming as well as individuals who wish to participate in esports competitions, team-based events, and solo gameplay. Our staff is committed to ensuring a safe, enjoyable, and well-managed environment that promotes positive social interaction, teamwork, and competitive spirit.

We believe this extended schedule will not only meet customer demand but will also contribute positively to the local economy by attracting visitors from surrounding areas. Our goal is not only to run a successful business but also to cultivate a thriving community of esports enthusiasts in Lincolnwood.

Thank you for considering our request to extend our hours of operation.



Special Use Standards

To be approved, each Special Use request must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard.

Project Address	3374 W Devon Ave, Lincolnwood, IL 60712
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1. Please explain how the Special Use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

We believe that extending our hours of operation from 3:00 PM to 3:00 AM is essential to meet the growing demand for esports and gaming in Lincolnwood. This schedule caters to students 13 years and up, working professionals, and late-night gaming enthusiasts, allowing them to enjoy a safe and engaging environment. Our facility at 3374 W Devon Ave is designed with ample space for gaming stations and events, promoting both social interaction and individual gameplay. As universities increasingly recognize the importance of esports by offering dedicated programs, we aim to support this trend and help cultivate a vibrant local community. By enhancing convenience and contributing to local economic activity, our Special Use request aligns with the nationwide popularity of esports venues, making our establishment a valuable addition to Lincolnwood. We're excited about the opportunity to serve our community better and create a welcoming space for all gamers.

2. Please explain how the Special Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

Our Special Use request is thoughtfully designed to prioritize the health, safety, and welfare of everyone who visits our esports facility at 3374 W Devon Ave. We adhere to health and safety regulations, ensuring proper ventilation and sanitation to create a welcoming environment. To maintain a family-friendly atmosphere, we strictly prohibit smoking, vaping, and alcohol consumption, allowing all customers to enjoy their gaming experience without exposure to harmful substances. We also strive for accessibility, ensuring that individuals with disabilities can fully participate in the excitement of esports. Additionally, we implement a rigorous cleaning protocol after each customer session, thoroughly disinfecting computers, keyboards, mice, and headsets to maintain a hygienic space. Our dedicated staff monitors activities within the venue to prevent any disruptive behavior, fostering a respectful and enjoyable gaming atmosphere. By focusing on inclusivity and community engagement, we're committed to creating a space where everyone feels safe and welcome. Ultimately, this Special Use request reflects our dedication to safeguarding public health and safety through responsible design and operational practices, making our venue a positive addition to Lincolnwood.

3. Please explain how this Special Use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

We understand the importance of maintaining a peaceful environment, and we are fully committed to minimizing noise by investing in high-level noise-canceling headsets for our esports facility. As a non-drinking establishment, we ensure that our space remains calm and enjoyable, free from the rowdy behavior often associated with bars or nightlife. To uphold this commitment, we have established strict rules and regulations to monitor noise levels and maintain a respectful atmosphere for all patrons. Our dedicated staff will actively oversee the venue to guarantee that everyone can enjoy their gaming experience without causing disruption. By prioritizing the comfort of our community and adhering to high operational standards, we aim to create a fun and safe environment that positively contributes to the area while respecting those around us.

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

Our Special Use request aligns beautifully with the goals and policies outlined in Lincolnwood's Comprehensive Plan. This plan emphasizes the importance of fostering community engagement and supporting local businesses that enhance the vibrancy of the area. By opening our esports facility, we're not just creating a gaming space; we're building a welcoming environment that encourages social interaction and inclusivity. Additionally, the plan highlights the need for diverse recreational options, and our facility aims to fill that gap by offering a unique venue for esports, appealing to a growing community of gamers. We're committed to maintaining a clean and safe environment that enhances the quality of life for everyone in Lincolnwood. Ultimately, our Special Use request is a positive step toward realizing the community's vision for a vibrant, engaged, and inclusive neighborhood.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

Our Special Use request will not disrupt the normal development of surrounding properties. Instead, our esports facility is designed to blend in with the existing commercial area, enhancing the neighborhood rather than hindering it. We believe that by providing a unique entertainment option, we can contribute to a vibrant community that supports various businesses and activities. Our establishment aligns with local zoning regulations, ensuring we respect the character and ongoing growth of the area. Ultimately, we're excited to be part of Lincolnwood's development and to foster a welcoming space for everyone.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

Our Special Use request is designed with the community's needs in mind, ensuring we have all the necessary utilities and access for our esports facility. Located at 3374 W Devon Ave, we benefit from existing infrastructure, including reliable water, electricity, and high-speed internet, all essential for an excellent gaming experience. The site also offers easy access to major roads, making it convenient for our customers. Additionally, we comply with local regulations for drainage, ensuring that our operations will not negatively impact the surrounding area. Overall, we aim to create a welcoming and efficient environment for everyone who visits us.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

Our Special Use request is designed to keep traffic flowing smoothly and minimize congestion in the area. We have eight dedicated parking spaces for our customers, plus an additional eight that we can use after 7-8 PM, making it easier for everyone to find a spot, especially during busy times. The layout of our facility allows for easy entry and exit, which helps reduce any backups on the streets. Our goal is to create a welcoming environment for our patrons while being mindful of the community around us.

Once you have completed the responses to the standards above, please return to your online application and upload this document to that application.

PROFESSIONALS ASSOCIATED SURVEY, INC.

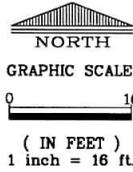
PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

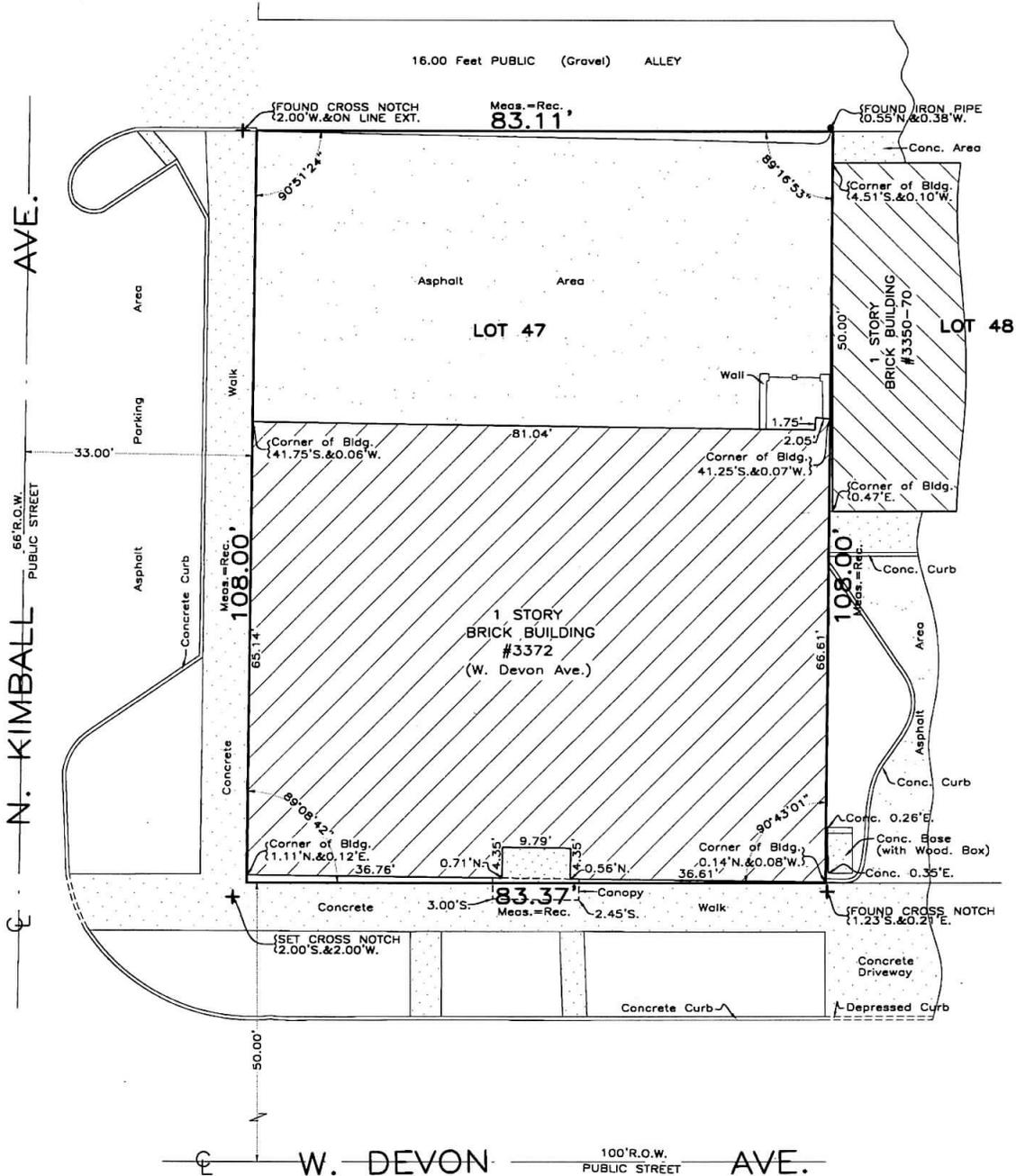
OF



LOT 47 IN DEVON KIMBALL MANOR A SUBDIVISION OF THE WEST 1/2 OF BLOCK 2 AND ALL OF BLOCK 3 IN ENDERS AND MUNO'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8,989.00 SQ.FT. = 0.206 ACRE.

COMMONLY KNOWN AS: 3372 WEST DEVON AVENUE, LINCOLNWOOD, ILLINOIS.



NOTE:
COPY OF TITLE INSURANCE POLICY
NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 97-38537
Scale: 1 inch = 16 feet.
Date of Field Work: September 1, 2016.
Ordered by: CENTURY 21 AFFILIATED



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: September 8, 2016.
Hylton E. Donaldson
H. PROFESSIONAL SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn by: J.V.-JR



Attachment #5. Relevant Regulations

4.07 Additional use standards for business and office districts.

(15) Hours of operation. No business located within 150 feet of any residentially zoned or residentially used property shall be open to the public, or allow the arrival or departure of delivery vehicles, before 7:00 a.m. or after 11:00 p.m. on any day, except upon issuance of a special use permit issued pursuant to Section 5.17 and the other applicable sections of this Zoning Ordinance

5.17 Special uses.

(4) Decisions. The Board of Trustees, upon report and recommendation of the Plan Commission and without further hearing, may approve or deny an application for a special use, or may refer it back to the Plan Commission for further consideration. In determining whether to approve or deny an application for a special use, there shall be taken into consideration the extent to which the following facts are established:

- a. The special use is necessary for the public convenience at that location, and the subject property is deemed suitable for the use;
- b. The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
- c. The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located;
- d. The special use is consistent with the goals and policies of the Comprehensive Plan;
- e. The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district;
- f. The special use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities; and
- g. The special use is so designed to provide ingress and egress to minimize traffic congestion on public streets.