

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF JUNE 1, 2021**

Village Manager Fleischhauer called the meeting to order at 7:43PM

IN ATTENDANCE: Trustees Takaoka, Oppenheim, Schenk, Forster, Koch, and Marquardt. President Byrne was absent. A quorum was established.

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Chief Kreis, Director of Community Development Atkinson, FD Fairbairn, Village Attorney Ferolo, and Recording Secretary DeAnda.

Motion by Trustee Marquardt, second by Trustee Oppenheim, to appoint Trustee Koch as President Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 6 – Koch, Takaoka, Schenk, Forster, Marquardt, Oppenheim

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF MAY 18, 2021**

Motion by Trustee Marquardt, second by Trustee Oppenheim, to approve Committee of the Whole Minutes for the May 18, 2021 meeting.

Roll call vote:

AYES: 6 – Koch, Takaoka, Schenk, Forster, Marquardt, Oppenheim

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**2. BHOP ESPORTS – 122 HAWTHORN CENTER – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ARCADE FOR ELECTRONIC GAMES FOR THE OPERATION OF AN ESPORTS GAMING CENTER AT HAWTHORN MALL**

**Public Hearing:**

DCD Atkinson stated Joseph Ho from BHOP Esports appeared before the Planning & Zoning Commission on May 19, to request approval of a Special Use Permit allowing an Esports Center.

The proposed new business would be located 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 stations, Nintendo Switch, Xbox, and PlayStation stations for E-gaming. BHOP would also accommodate group events along with tournaments and competitions. Additionally, parents and students would have an opportunity to explore College Varsity Esports scholarships through a Next College Student Athlete Resource Center. Pre-packaged food and non-alcoholic beverages would be available for purchase.

**Special Use Permit:**

In reviewing this business, the Commission determined the use was appropriate and would be a complimentary use for the shopping center. This is a new and unique concept that would fit a niche market and help drive customers to the mall. The Commission does not believe the Esports Center

would have a negative impact on the mall's property or surrounding area under the conditions set forth in Section 18.3.

**Public Notice:**

Notices were sent out to the surrounding property owners. No comments were received.

**Recommendation:**

The Commission voted 4-0 (Cotton and Mulcrone absent) to recommend approval of the following:  
Approving a Special Use Permit allowing electronic games for the operation of an Esports Gaming Center at Hawthorn Mall.

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

Motion by Trustee Oppenheim, second by Trustee Marquardt, to direct staff to prepare an Ordinance approving a Special Use Permit allowing electronic games for the operation of an Esports Gaming Center at Hawthorn Mall, subject to the conditions referenced above.

Roll call vote:

AYES: 6 – Koch, Takaoka, Schenk, Forster, Marquardt, Oppenheim

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**3. ADJOURNMENT**

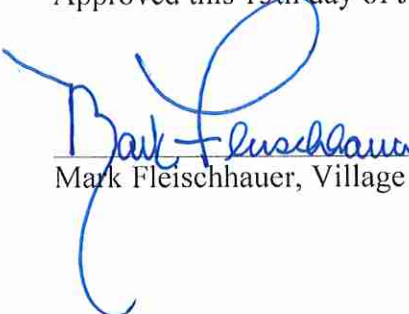
Motion by Trustee Marquardt, second by Trustee Forster, to adjourn the Committee of the Whole meeting.

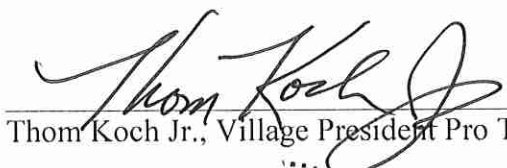
All in favor vote.

Motion carried.

Meeting adjourned at 7:50PM.

Approved this 15th day of June 2021.

  
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Mark Fleischhauer, Village Manager

  
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Thom Koch Jr., Village President Pro Tem