

**City of Zion
Planning and Zoning Commission**

Juanita Winfrey, Chairperson

Jim Bowman

Howard Burkemper

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, August 4, 2016, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairperson Winfrey called the meeting to order at 7:00pm.

- **Attendance**

Present: Jim Bowman, Howard Burkemper, Bruce Quinn, Madeline Santana, Juanita Winfrey

Also present: Richard Ianson, Director of Building & Zoning, City of Zion, Paula Randall Attorney, City of Zion.

Absent: Ernest Isley (excused), Gerald Riley (Excused)

- **Approval of Agenda**

It was motioned by Mr. Quinn and seconded by Mr. Bowman to approve the agenda as presented.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

- **Approval of Regular Meeting Minutes from July 7, 2016**

It was motioned by Mr. Quinn and seconded by Mr. Bowman to approve the meeting minutes as presented.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

II. Public Hearings/Swearing In

At this time, Chairperson Winfrey swore in all audience members that would be speaking towards any of the dockets.

1. Docket 16-Z-11

Petitioner: GPT Enterprises

Request: Seeking a Special Use Permit to incorporate a full year entertainment complex to include Escape Rooms, a public entertainment attraction that required pre-purchase admission, also a product business used for corporate event team building.

Director Ianson stated that the preliminary plans have been reviewed by Fire and Building and that he has no issues.

The owner of GPT Enterprises, Peter Koklamanis, stated that the escape room concept started as a video game a few years ago. He also played an Escape Room marketing video for the Commission. He stated that ideally he would like to open the escape rooms by January 2017.

After viewing the video, Mr. Burkemper asked how the escape room fits in with the current business. Mr. Koklamanis stated that it won't because the room will not be active during the haunt season. Anthony Rokin, 600 29th Street, Zion Il added that the space is separate from the haunt and that there will be separate entrances and exits. Mr. Bowman asked if these rooms can draw other escape room customers. Mr. Koklamanis stated yes.

Mr. Koklamanis described the escape room concept as a game in which players are presumable locked in a room and have to use elements of the room to solve a series of puzzles and escape the room within a set time limit. Mr. Quinn asked if the Game Master would be a video or recording. Mr. Koklamanis stated that the Game Master will be a person. Mr. Quinn asked if there would be any pyrotechnics. Mr. Koklamanis stated no.

Mr. Burkemper asked if any food will be served during the corporate events. Mr. Koklamanis stated that catering will be allowed and vending machines will be available.

After distributing and reviewing the floor plan layout with the Commission, Mr. Koklamanis added that typical days would be Wednesday through Sunday. The hours for corporate events would be noon to 5pm. Hours for the general public would be 5pm to 11pm. He also added that parking will be along 29th Street.

Mr. Bowman asked where Mr. Koklamanis and Mr. Rokin were from. Mr. Koklamanis stated that he grew up in unincorporated Waukegan, which is now Beach Park. Mr. Rokin state that he was born and raised in Zion and then moved to Round Lake.

Ms. Santana asked if the rooms will be larger than a standard escape room. Mr. Koklamanis stated that the room will be just a little larger than most escape rooms. Ms. Santana asked how often the rooms would change. Mr. Koklamanis said about every 24 months.

After reviewing the Findings of Facts, it was motioned by Mr. Bowman and seconded by Mr. Burkemper to approve the Petitioner's application.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

III. Public Participation

There was none.

IV. New Business

There was none.

V. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Bowman and seconded by Mr. Quinn to adjourn the meeting at 7:50pm.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Meeting adjourned.

Sondrito Bronson

Recording Secretary