



Village of Arlington Heights
Conceptual Plan Review Committee
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 24, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Urban Air at Arlington Plaza - 30 W. Rand Rd. - T1848
Special Use Permit for Amusement Facility, Large, Parking
Variation

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee 7/24/2024

Item: Urban Air at Arlington Plaza - 30 W. Rand Rd. - T1848

Department: Planning & Community Development Department

Requested Action

1. Special Use Permit to allow a Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant on the subject property.

Variations Required

1. Chapter 28, Section 10.4-4, to reduce the parking requirement from 1,225 parking stalls to 1,139 parking stalls.
2. Additional variations may be required based upon the submittal of detailed plans.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit to allow a Large Amusement Facility on the subject property, Special Use Permit to allow a Restaurant on the subject property, and Variation to Chapter 28 of the Municipal Code, Section 10.4-4, to reduce the parking requirement from 1,225 parking stalls to 1,139 parking stalls, and is generally supportive of the application subject to resolution of the following:

1. Provide a written justification outlining compliance with the three standards for Special Use Permit approval:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified

in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. Provide a written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. Provide a market study that evaluates the demand for a facility of this type and size at this location. As part of the market analysis, the petitioner shall address the market viability of this auxiliary space that does not currently have a tenant identified.

4. A detailed parking study shall be provided, which outlines peak usage and capacity at Urban Air, surveys the existing parking demand within the shopping center during peak times to establish baseline demand, provides data and parking surveys from other Urban Air facilities in similar Chicagoland locations to forecast future parking demand for this tenant, and estimates the overall future peak parking demand within the Arlington Plaza shopping center upon full occupancy with Urban Air along with any other vacant units within the center.

5. Depending on the scope of any exterior changes proposed to the building, a Design Commission application and appearance before the Design Commission may be required.

6. A Liquor License shall be required.

7. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application.

8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Aerial
Project Narrative
Floor Plan

Exhibits
Correspondence
Exhibits



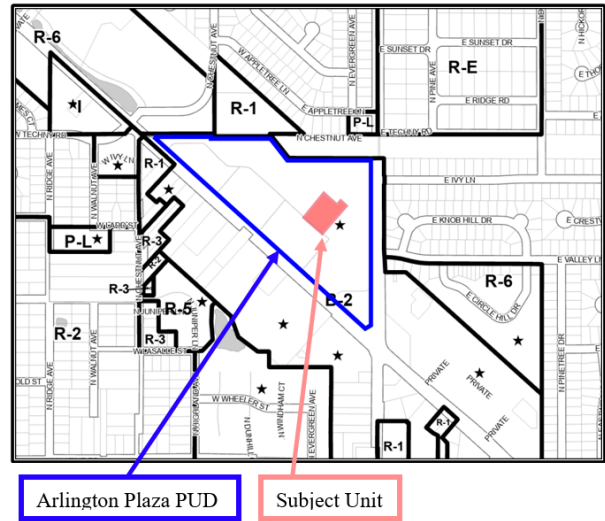
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1848
Project Title: Urban Air at Arlington Plaza
Address: 30 W Rand Rd
PIN: 03-17-300-006

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 24, 2024
Date Prepared: July 19, 2024

Petitioner: Kayleigh Rollins
 Senior Project Manager
Address: 1245 Humbracht Cir.
 Bartlett, IL 60103

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling District R-3, One Family Dwelling District R-6, Multi-Family Dwelling District	Commonwealth Edison Utility Lines, Crescent Place Multi-family apartments	Parks, Moderate Density Multi-Family
South	B-2, General Business District	Annex of Arlington & various commercial uses	Commercial
East	R-3, One Family Dwelling District R-6, Multi-Family Dwelling District B-2, General Business District	SF Residential Homes, Two-family home, Northpoint Shopping Center	Single-Family Detached, Offices Only, Commercial
West	B-2, General Business District	Arlington Performance Center and various commercial uses	Commercial

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2. Additional variations may be required based upon the submittal of detailed plans.

Project Background:

The subject property is part of the Arlington Plaza Shopping Center, an approximately 28-acre shopping center located at the northeast intersection of Rand Road and Arlington Heights Road. The 93,050 square foot subject unit is vacant and is the former home to the Burlington Coat Factory. The shopping center has multiple points of vehicular access, including two full access signalized intersections along Rand Road, two additional right-in/right-out access points on Rand Road, and another Rand Road access point that allows full ingress but is restricted to right-only egress. On the Arlington Heights Road side, the subject property includes one signalized full access intersection and one non-signalized full access intersection.

Urban Air is proposing to lease the former Burlington Coat factory space within Arlington Plaza, which would be divided to create two separate units; the first unit would include 66,615 square feet and would be leased by Urban Air, the second unit would be 26,435 square feet and remain unleased at this time. Headquartered in Texas, with multiple locations across the nation, Urban Air is an indoor adventure park and family recreation center that provides a venue for entertainment and physical recreation, primarily geared towards children and young adults. They have several existing locations in the Chicagoland area (Naperville, St. Charles, Crystal Lake, Bloomingdale, North Riverside), and additional locations opening soon (Vernon Hills, Glenview). The facility would provide a wide mix of activities, including the following:

- Go Karts
- Laser Tag
- Trampoline area
- Arcades and Virtual Reality area
- Climbing Walls and Ropes Course
- Bumper Cars
- A café/restaurant and seating area
- 14 party rooms

Alcohol sales would be available for adults in designated areas and initially there would be approximately 50 employees, with peak shift including around 25 employees. The hours of operation have not been specified for this location, however, other locations in the Chicagoland area are open every day from around 10:00am to around 8:00pm in the evening.

The subject property is part of the Arlington Plaza PUD, which was originally approved in 1970. This PUD includes the four larger multi-tenant buildings to the rear of the main parking areas, as well as four outlot buildings along Rand Road (Nostimo's Greek Kitchen, Arby's, vacant Olson Rug building, Village Bank & Trust). Parking is shared amongst the PUD, with a total of 1,139 parking spaces available to the businesses within.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District, which only allows restaurants and large amusement facilities through the issuance of a Special Use Permit. The site is classified as Commercial on the Comprehensive Plan and the proposed usage is compatible with this designation.

Special Use Permits shall only be granted when they conform to the three criteria of approval as outlined within the Zoning Ordinance. In order to demonstrate conformance to these standards, the petitioner must provide a written justification to the following criteria:

- 1. That said special use is deemed necessary for the public convenience at this location.**
- 2. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

In order to substantiate the public need for this facility, the petitioner will be required to provide a market study that evaluates the demand for a facility of this type and size at this location. The Staff Development Committee would like to ensure that the smaller proposed unit, at 26,435 square feet in size, will be viable for commercial leasing given its relatively large size but narrow shape at 70' in width, in addition to being located at the edge of the shopping center with less visibility. As part of the market analysis, the petitioner shall address the market viability of this auxiliary space.

Building

As part of any Plan Commission application, the petitioner will need to clarify whether any exterior modifications to the building are proposed. Based on initial conversations, exterior modifications to the building are not anticipated, other than the potential for repainting of the building. Based on the final scope of any exterior changes proposed, a Design Commission application may be required. The petitioner is encouraged to reach out to the Building & Life Safety Department to verify whether the proposed occupancy is considered a change of use relative to the Building Code (mercantile use to an assembly use) and whether this may require improvements to update the unit to current life safety, accessibility, and building code standards.

Since food service and alcohol will be provided, the facility will need to obtain a liquor license and comply with all Health Department requirements for food service. If an exterior grease trap is proposed, a permit from the Metropolitan Water Reclamation District (MWRD) shall be required.

Site Plan and Landscaping

The applicant has not identified any site alterations as part of the proposed Special Use Permit application. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required. The Village is evaluating the potential for sidewalk improvements along Arlington Heights Road where the sidewalk currently abuts the street. Such improvements would create a small parkway between the street and sidewalk and if feasible, implementation of said improvements may be required as part of this application.

Traffic and Parking

Per section 6.12-1 of Chapter 28 of the Municipal Code, any Special Use Permit application over 5,000 square feet in floor area and located along a Major Arterial (such as Rand Road) must submit a traffic and parking study from a certified Traffic Engineer that assesses access (location, design, and Level of Service), on-site circulation, parking, trip generation, and impacts to adjacent roadways. Given that the Arlington Plaza shopping center contains multiple points of signalized full access to major arterials, the Staff Development Committee is open to a variation to waive the traffic portion of this code requirement.

Per Code, a total of 1,220 parking stalls are required within the PUD upon occupancy of Urban Air within the subject unit. Since there are only 1,139 parking stalls located onsite, a deficit of 81 parking stall will occur. In addition to a Variation to waive the traffic study, the following parking Variation is also required:

- **Variation from Chapter 28, Section 10.4-4, to reduce the parking requirements from 1,225 parking stalls to 1,139 parking stalls.**

To justify the parking variation, a detailed parking study must be provided, which outlines peak usage and capacity at the facility, surveys the existing parking demand within the shopping center during peak times to establish baseline demand, provides data and parking surveys from other Urban Air facilities in similar Chicagoland locations to forecast the increase in parking demand, and estimates total future peak parking demand within the Arlington Plaza shopping center upon full occupancy with Urban Air along with any other vacant units within the center. The petitioner shall provide a written responses to the four hardship criteria necessary for Variation approval, as outlined below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Bike parking stalls must be provided in compliance with Section 10.8 of the Zoning Code.

RECOMMENDATION

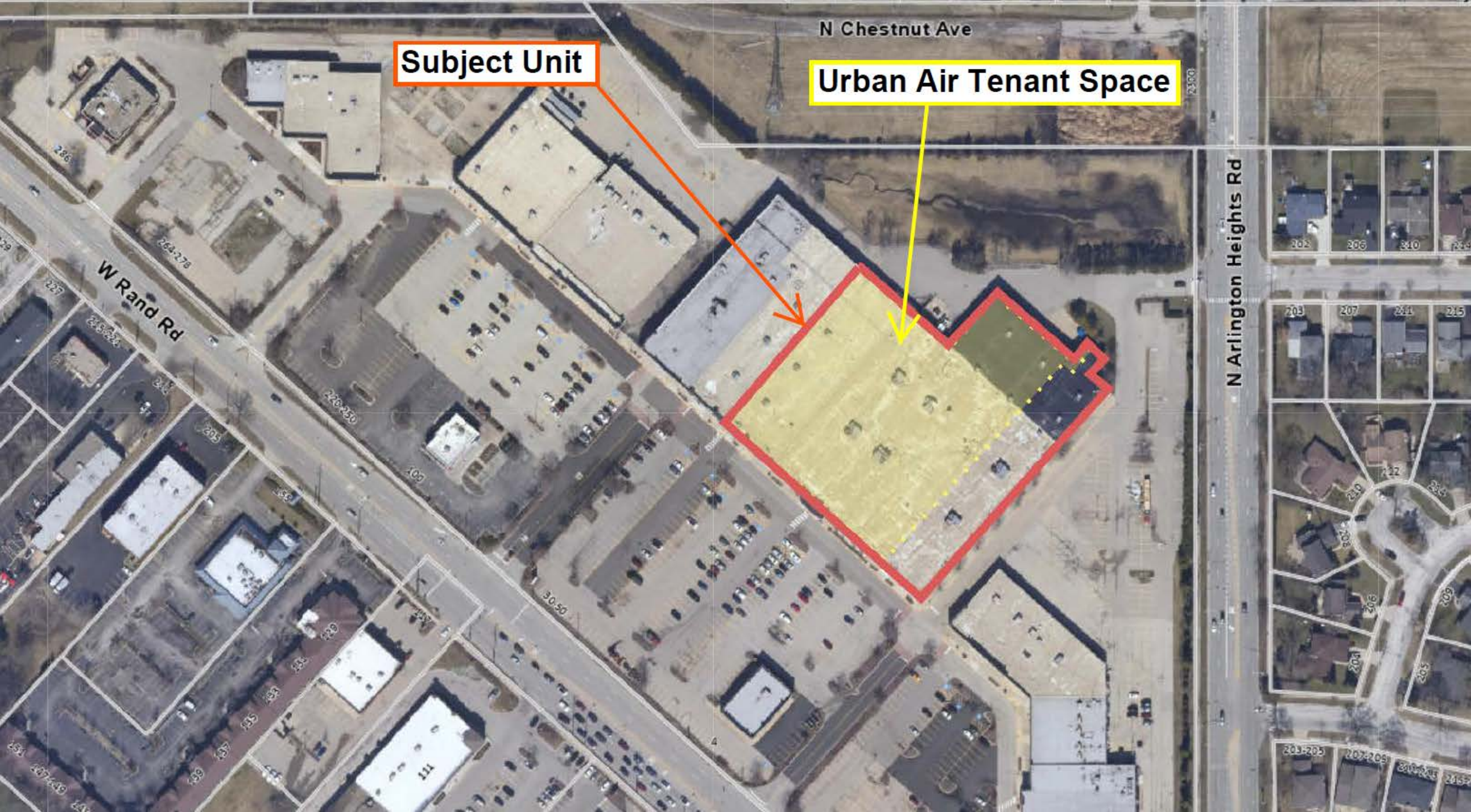
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 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. Provide a written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:
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5. Depending on the scope of any exterior changes proposed to the building, a Design Commission application and appearance before the Design Commission may be required.
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7. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application.
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July 19, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1848



Subject Unit

Urban Air Tenant Space

N Chestnut Ave

W Rand Rd

N Arlington Heights Rd

The Urban Air Adventure Park in Arlington Heights marks an exciting addition to the vibrant landscape of family entertainment venues in the Chicagoland area. Situated in a newly developed complex, the project entails the creation of two tenant spaces within a large commercial building: one designated for Urban Air Adventure Park and the other currently planned to remain vacant for future development.

The Urban Air Adventure Park occupies a spacious 30,000 square feet within the complex, emphasizing a blend of exhilarating activities and family-friendly attractions. The adjacent tenant space, spanning 10,000 square feet, is slated for future use and will complement the overall appeal of the development.

Urban Air Adventure Park is renowned for its dynamic indoor attractions that cater to all ages. Originating from its Texas roots, Urban Air has expanded across the United States, with notable locations in nearby Chicagoland areas such as Naperville and Schaumburg. Each location is celebrated for its thrilling rides, engaging activities, and commitment to providing a safe, fun environment for families and groups.

At the Arlington Heights location, Urban Air Adventure Park will feature an extensive array of attractions including:

- Food concessions offering a variety of snacks and refreshments.
- Alcohol sales in designated areas for adult guests.
- Laser tag arenas with state-of-the-art equipment.
- Climbing walls of varying difficulty levels.
- Dedicated party rooms for birthdays and special events.
- Virtual reality experiences and arcade games.

The park will operate on an open-access basis, welcoming walk-in visitors and offering various membership packages for frequent guests. Reservations will be available for party rooms and certain high-demand attractions to ensure optimal guest experience.

Urban Air Adventure Park in Arlington Heights anticipates hosting a range of events such as corporate team-building gatherings, competitive tournaments, and themed birthday parties complete with personalized packages and dedicated party hosts.

Guests can enjoy a selection of concessions including classic favorites like pizza, burgers, and soft drinks, along with healthier options to accommodate diverse preferences.

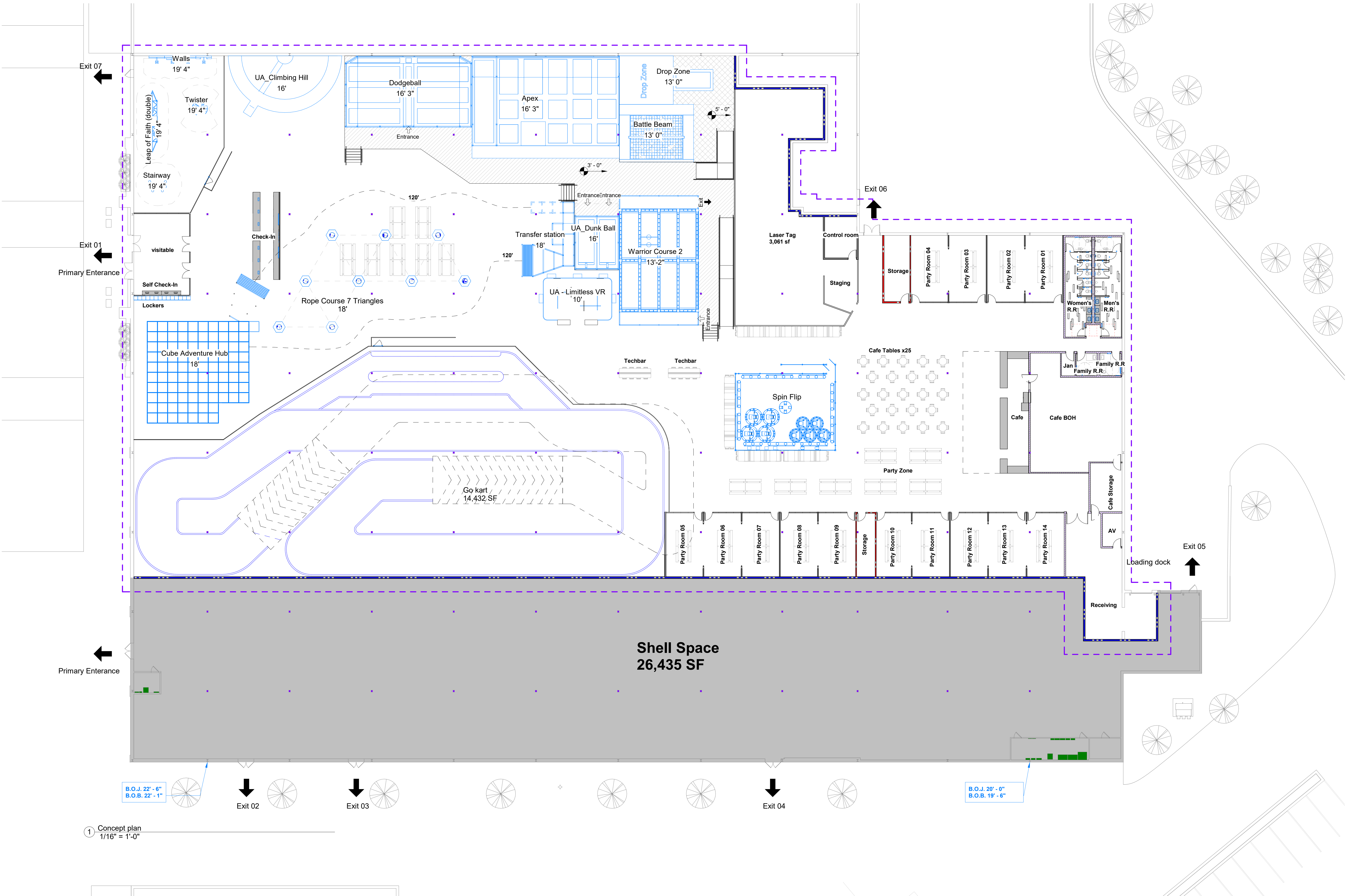
The park will operate seven days a week with extended hours to accommodate both daytime and evening visitors, fostering flexibility for families, groups, and corporate outings alike.

Approximately 50 employees will be hired initially, with peak shifts during weekends and holidays requiring up to 25 staff members on duty simultaneously to ensure efficient operation and guest satisfaction.

Exterior enhancements for the complex may include signage that reflects the dynamic and inviting atmosphere of Urban Air Adventure Park, enhancing its visibility and appeal within the community.

In conclusion, Urban Air Adventure Park in Arlington Heights promises to be a cornerstone of family entertainment, combining innovative attractions with a commitment to safety and customer service. Its strategic location within a growing commercial hub underscores its role as a destination for local residents and visitors seeking memorable experiences and wholesome fun.

Summary	
1	2.5 Park is 66,615 sf, no mezzanine. Clear heights go from ~22'-1" to ~19'-6"
2	14 (14'-0" x 24'-0") Party Rooms, Storage and Janitor Room
3	Seating area includes 14 party zone tables, 18 booths, 2 Tech Bars with 16 seats and 25 tables scattered throughout the space.
4	Acoustic Partition with STC 64 provided next to demising walls
5	All platinum attractions (go kart, laser tag, limitless vr & spin flip) are included



1 Concept plan
1/16" = 1'-0"



Urban Air - Arlington Heights IL

30 W Rand Rd, Arlington Heights, IL 60004, United States

Program Manager: Banan Alhusini
www.pistilconsortia.com

951.291.1431



Concept Plan

UA: 66615 SF
Shell Space: 26435 SF
Area Total: 93050 SF

Scale: 1/16" = 1'-0"

