



Village of Arlington Heights  
Plat and Subdivision Committee  
Community Room, 3rd Floor  
Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
April 12, 2017  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Wilke Studios - 3/8/17

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. MLHfitness & Wellness - 26 E. Northwest Highway - T1589  
Special Use Permit for Physical Rehabilitation Center
- B. Chestnut Ave. Subdivision - 2104 N. Chestnut Ave. - T1590  
Subdivision
- C. Urban Air - 750 N. Rand Rd. - T1591  
Special Use Permit for Amusement/Arcade

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Item:** Wilke Studios - 3/8/17

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Wilke Studios - 3/8/17

**Type**

Minutes

REPORT OF THE PROCEEDINGS OF  
**THE PLAT & SUBDIVISION COMMITTEE**  
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION  
 HELD AT VILLAGE HALL ON:

March 8, 2017

**Project Title:** Wilke Studios  
**Address:** 1450 New Wilke Road  
**Petitioner:** Ravi Parikh  
 1111 Plaza Dr. – Suite 421  
 Schaumburg, IL 60173

**Requested Action:**

- Special Use Permit to allow a Hotel

**Variations Required:**

- A variation from Chapter 28, Section 3.2-108, Hotel, to allow a hotel with more than 5% of its suites to have kitchens.
- A Variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow lodging rooms below the second floor.

**Attendees:** Ravi Parikh – Petitioner  
 Bruce Green, Plan Commissioner  
 Lynn Jensen, Plan Commissioner  
 John Sigalos, Plan Commissioner  
 Jay Cherwin – Plan Commissioner  
 Sam Hubbard, Development Planner

**Project Summary:**

The subject property is a single lot comprising a total of approximately 15,200 square feet (0.34 acres), with an existing two story building with approximately 7,700 sq. ft. of floor area. There are two office tenants that currently occupy the building. The subject property is located within the B-2, General Business District. Access to the site comes from two driveway entrances off of New Wilke Rd. The parking area and drive aisle has a circular layout and wraps around the building, containing space for 21 parking stalls.

The applicant has proposed the purchase and rehab of the building to allow the conversion of the structure to a 12-room long term stay hotel that would provide “corporate housing” for individuals staying temporarily within the community. Typical leases would range from 3-6 months and could occasionally stretch to a year. The target tenant would be business professionals that are on temporary work assignments within the community, such as software engineers, insurance adjusters, and other corporate professionals. Average rental rates would be between \$1,500 and \$3,000 per month, fluctuating based on seasonal market factors. Each unit would have a bedroom, bathroom, and kitchen. Other than for occasional property maintenance, no staff would be onsite.

**Meeting Discussion:**

**Mr. Parikh** explained that was interested in acquiring the property at 1450 New Wilke Road and that the property was currently used as an office. He said that the property was somewhat blighted and that the owners were out of state and so they only had two tenants in the building and that only about 15% of the overall floor area was utilized. The property had been on the market for at least a year and the price had dropped to a point where he was able to get it under contract. His current plan for the building was to have a hotel on the 2<sup>nd</sup> floor and to have the 1<sup>st</sup> floor continue to be used as an office. The location of the property was good for the proposed hotel and office use as it was close to the Rolling Meadows central business district, Northwest Community Hospital, the Motorola business campus, the

Schaumburg central business district, and the Rolling Meadows courthouse. The office portion could see demand as a satellite office for an attorney, or be used as an office for a small contractor. The hotel portion would be targeted to someone like a software engineering who would be temporarily in the area working on a project for 2-4 months or possibly longer. Although the zoning classification would fall under "hotel", they were looking to be "extended stay" housing for people in the area only temporarily but for extended periods of time. One to two night stays was not what they were looking for as the turnover would be quick and there would be no on-site laundry facility. They had examined multi-family housing but that the site did not provide enough parking.

**Mr. Hubbard** explained that the property was in the B-2 zoning district and that based on preliminary discussions with the applicant, staff had determined that the proposed use fit within the "hotel" use classification. Hotels are required to receive a Special Use Permit within the B-2 Zoning District. Additional Variations would be required, such as a Variation to allow more than 5% of the rooms to have a kitchenette facility and to allow lodging rooms on the first floor. He mentioned that the plans submitted to staff showed rooms on the first floor, however, this evening was the first time that staff had heard about the concept for having offices on the first floor, which may remove the need for one of the Variations but would likely increase the parking requirements on the site, so staff would have to analyze that. If the petitioner would move forward with the project, a formal Plan Commission application would be required, which would include the petitioners response to the standards of approval for a Special Use Permit. The site had not been well maintained over the years and the parking lot was not currently striped, and striping would be required if the applicant moved forward through the Plan Commission process. The parking lot did not have curbs or gutters and there was no landscape buffer around the parking lot, most notably between the subject property and the residential area to the north and west, and so certain upgrades to the parking lot may be requested if the project were to move forward.

**Mr. Hubbard** said that he was unaware if the building met current life safety standards with regards to a sprinkle, fire alarm system, and access for emergency vehicles, so he encouraged the petitioner to reach out to the Building Department to determine what upgrades may be needed to the building based on the proposed use. Additionally, if the existing water service line does not have the capacity to handle the flow for a fire sprinkler system, upgrades to the underground infrastructure may be needed. With lodging rooms on the 2<sup>nd</sup> floor of the building, an elevator may be required.

**Mr. Hubbard** mentioned that a traffic study was required for all Special Use Permit applications that involved developments over 5,000 square feet, and so one would be required for this project. If the property is developed as originally proposed with 12 hotel rooms, then only 12 parking spaces would be required and there are more than 12 spaces on the property so conforming to parking requirements would not be a problem. One of the requirements of a Special Use Permit application is to demonstrate a community need for the proposed use, and generally this is done through a market study or abbreviated market analysis. He concluded that staff was generally supportive of the proposed hotel and mentioned that there were still details that would need to be provided and analyzed prior to reaching a formal recommendation on the matter.

**Commissioner Sigalos** said that the business model is to accommodate an average stay of 3 to 6 months, but would the petitioner allow someone who wanted to stay for just one week?

**Mr. Parikh** explained that they would consider a client who was only going to stay for one week. Under the hotel zoning, they would be allowed to have someone stay for just one week, or even one night. However, their intentions would be to rent the units out for long term stays. He said that short stay turnover would be problematic for them as they did not have a laundry facility onsite, so it would be difficult to keep up with cleaning of sheets for short term stays. He said they would outsource laundry to a commercial cleaner.

**Commissioner Sigalos** asked how similar would the facility be to a standard hotel, would there be someone onsite daily to come into the rooms and clean?

**Mr. Parikh** responded that they would have someone there to perform that service if needed, but that they would see what the market demanded as far as daily cleanings. It would function similar to an extended stay hotel, which would

provides room cleaning service two to three times per week, although they could provide more frequent service if needed.

**Commissioner Sigalos** asked if extended stay hotels had kitchens.

**Mr. Parikh** replied that they usually do.

**Commissioner Sigalos** commented that he would be surprised if an elevator would not be required, and so he wanted to bring it to the petitioners attention because it was a large expense that they should be prepared for.

**Commissioner Jensen** asked if there was an elevator in the building already.

**Mr. Parikh** said that he did not believe there was.

**Commissioner Cherwin** asked if there were any extended stay hotels in Arlington Heights, and whether or not they would be required to obtain a similar variation to allow kitchenettes in more than 5% of the units.

**Mr. Hubbard** stated that he did not believe there were any extended stay hotels in Arlington Heights currently and that if there was one proposed, which had kitchen facilities in more than 5% of the rooms, they would also be required to obtain a Variation.

**Commissioner Cherwin** said that he lives near the subject property and drives by it frequently, and the property and building is in need of repair and upgrades. He thinks that the proposed architecture is attractive and would be a great improvement over the existing building. He asked if the petitioner had done any facility like this before.

**Mr. Parikh** said that his family has an interest in the Best Western hotel in Morton Grove, and that they are currently in the process of renovating that hotel, and so although he has similar experience on renovations and the hotel industry, this concept would be a first for him.

**Commissioner Cherwin** said that the proposed hotel would generate less traffic than the existing use of the building as an office, and so he was not too concerned about traffic generation. He said that although it was not a big concern for him, he thought that some people may be less comfortable with a standard hotel here and would be more comfortable if the proposed hotel was restricted to minimum stays of, for example, 30 days. He said that the proposed use was a response to how lodging is evolving, with new emerging lodging options such as AirBnB, and that it would tap into the market of temporary employees staying at corporations for extended periods, and that he could probably support a use like this

**Commissioner Jensen** asked if the property was under contract and if the applicant was intending to move forward with the purchase.

**Mr. Parikh** said that it was under contract and that the closing was scheduled for next week.

**Commissioner Jensen** asked if purchase of the building was contingent on feedback from the Plat and Subdivision subcommittee.

**Mr. Parikh** responded that the negotiation price was favorable and so that they would be moving forward on the purchase regardless of whether they could do the proposed extended stay hotel. If a hotel was not an option, then they would likely proceed with offices.

**Commissioner Jensen** reiterated that the applicant was going to purchase the property regardless of the feedback received this evening.

**Mr. Parikh** confirmed that this was correct.

**Commissioner Jensen** asked if the petitioner was prepared to undertake the potential expenses associated with establishing a hotel on the property, such as installing an elevator, making improvements to the water line, and installing a sprinkler system. Would this be an issue for the petitioner?

**Mr. Parikh** said that they had already factored in the cost of a sprinkler system. He explained that they were somewhat worried about the cost of an elevator, which could be somewhere between \$60,000 - \$80,000. He said that they had factored in most of the expenses that they anticipated being required.

**Commissioner Jensen** said that a full blown traffic study did not make that much sense to him as he was not overly concerned with the traffic generation from the proposed use. He thought that it may help to save the petitioner some money if only an abbreviated analysis was required. With regards to a market study, he said that there was likely a similar facility within a 25 mile radius of the subject property.

**Mr. Parikh** said that there was one on Golf Road, west of the expressway.

**Commissioner Jensen** asked if the petitioner knew what the vacancy rate was in any of the nearby extended stay hotels.

**Mr. Parikh** responded that he did not know. He said that he was more familiar with the Average Daily Rates (ADR) in the Morton Grove area as that was where he currently operated his family's hotel.

**Commissioner Jensen** stated that rather than doing a full blown market study, perhaps some research into the vacancy rates of nearby extended stay facilities would be more practical. He stated that if vacancy rates at similar facilities in the area had vacancy rates of, for example, 70%, it may not make sense to open another facility on the subject property.

**Mr. Parikh** responded that given his experience in Morton Grove, filling 12 rooms would not be extremely difficult and would not have a huge impact on the existing market supply within the vicinity. He said that he would not be catering to the lower end of the market and that the attractive design on the exterior of the hotel would also be what is done on the inside as well. He said it would be similar to the mirco studios concept that is popular in New York City and in Japan. He said that they would be looking at around \$75 to \$80 for an ADR on a long-term basis.

**Commissioner Jensen** stated that he was generally supportive of the concept, provided that the petitioner was able to work through some of the issues as identified in the staff report. He commented that he also lived within the vicinity and thought that the proposed exterior upgrades would be a vast improvement over what was there currently.

**Commissioner Green** stated that he thought the existing building needed some help and he thought that the sample architecture was appealing. He said that if the petitioner was to land a couple of corporate clients that were willing to stay for a year, the concept would be very successful.

**Mr. Parikh** responded that was the exact demographic that he was hoping to attract.

**Commissioner Cherwin** said that had the proposal been for a 120 room hotel, the market study would be of more importance to him, but given the petitioners experience in the hotel industry, he had confidence in the market understanding of the applicant and was not concerned that the proposed 12 room hotel would have significant trouble attracting clients. He said that in his experience, the employment trends of today involved more and more temporary employees coming into the area that needed a long term temporary location to stay.

**Mr. Parikh** stated that they would be willing to consider a restriction that limited guests to a minimum of, for example, a 30 day stay, however, he believed that hotel taxes were not levied on stays beyond 28 or 30 days, and so requiring a

30 day minimum stay may not generate as much tax revenue for the Village.

Commissioner Green said that he believed the feedback was positive and encouraged the petitioner to move forward.

**RECOMMENDATION**

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair  
PLAT & SUBDIVISION COMMITTEE  
Sam Hubbard, Recorder



**Item:** MLHfitness & Wellness - 26 E. Northwest Highway - T1589

**Department:** Planning & Community Development

**Requested Action**

A Special Use Permit to allow a Physical Rehabilitation Center.

**Variations Required**

None identified at this time.

**Recommendation**

The Staff Development Committee has reviewed the proposed Special Use Permit for a physical rehabilitation center and is generally supportive, subject to the following conditions:

1. Provide a written justification to support the proposed Special Use Permit as per the following criteria outlined in the Zoning Ordinance:
  - 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. The petitioner must purchase monthly parking permits from the Village for all full time employees so that they can park in the Village owned "North Garage".
3. 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

Exhibits  
Exhibits



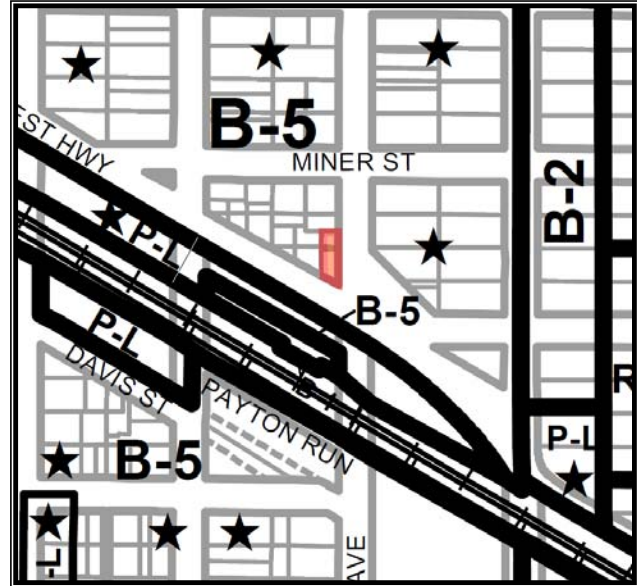
*VILLAGE OF ARLINGTON HEIGHTS*  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

*Temp File Number: T1589*  
*Project Title: MLH Fitness SUP*  
*Address: 26 E. Northwest Highway*  
*PIN: 03-29-334-009*

*To: Plat and Subdivision Committee*  
*Prepared By: Sam Hubbard, Development Planner*  
*Meeting Date: April 12, 2017*  
*Date prepared: April 7, 2017*

*Petitioner: Marcos Lushpynskij*  
*Address: 708 Church St*  
*Evanston, IL 60201*

*Existing Zoning: B-5: Downtown District*



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5	2-story multi-tenant commercial building	Mixed Use
South	P-L	Metra commuter parking area and Metra railroad tracks	Government
East	B-5	Hancock Sq. mixed use development	Mixed Use
West	B-5	Commuter Fitness Health Club with 2 stories of residential above	Mixed Use

**Requested Action:**  
 1. A Special Use Permit to allow a Physical Rehabilitation Center

**Variations Required:**  
 1. None identified at this time.

### Project Background:

The subject property is located at the northwest corner of Evergreen Avenue and Northwest Highway in Downtown Arlington Heights, and is occupied by a multi-tenant two-story building. The first floor of the building contains three units, one occupied by Around Café, the other by Queen Nails, and the third unit is currently vacant (the subject unit). The second floor of the subject property is occupied by professional offices. The property is approximately 2,150 square feet in area and contains no on-site parking, although street parking is available along Northwest Highway and Evergreen Avenue and there is public parking within the Hancock Square surface parking lot and the North Garage within one block of the site. The subject property is located within the B-5, Downtown Zoning District.

The applicant is proposing to lease the approximately 500 square foot vacant unit within the subject property in order to establish MLH Fitness & Wellness within Arlington Heights. The applicant is the sole owner of MLH Fitness & Wellness, which offers personal training, physical rehabilitation, wellness and nutrition counselling, massage therapy, and Reiki healing. There would be a maximum of one employee at the location during peak shift, and clientele would be scheduled primarily by appointment only. Appointments would be available from 6:30am to 9:00pm Monday through Friday, and 8:00am through 4:00pm on Saturdays. Except in the instance of a special appointment, the business would be closed on Sundays.

### Zoning and Comprehensive Plan

Based on the information provided, Staff has determined that the proposed land use falls under the definition of a Physical Rehabilitation Center, which is defined as: "A facility licensed by the State of Illinois providing treatment on an out-patient basis to remove or reduce the risk of injury, impairment, functional limitation or disability, including the promotion and maintenance of fitness, health and wellness through a rehabilitation plan of therapeutic intervention." According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a physical rehabilitation center requires a Special Use Permit within the B-5 district.

To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use Permit to allow a the proposed use on the subject property. As part of the Special Use Permit review process, the petitioner must provide written justification demonstrating compliance with the following standards of approval:

- 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 need for this type of facility, an abbreviated market analysis that evaluates current market demand for this type of use at this location will be required as part of the Plan Commission review process.

The Comprehensive Plan classifies the subject property as "Mixed Use", and the proposed physical rehabilitation center conforms to this designation.

### Site, Building, and Landscaping

The applicant has not proposed any alterations to the site or unit. As the building is built to the property line and abuts the sidewalk, there is no space for site landscaping and therefore no landscape upgrades are needed. Staff notes that the Illinois Plumbing Code may require a hand sink for the proposed use, if one is not already present within the unit. The applicant is encouraged to reach out to the Building Department to determine what upgrades may be needed as part of the occupancy process.

The applicant will be required to furnish a legal description for the property as part of the Plan Commission application, which can be used in lieu of a Plat of Survey as neither the Village, applicant, or landlord have a copy of a Plat of Survey for this property.

Finally, staff notes that massage therapy is allowed only as ancillary to the physical therapy use. The applicant shall acknowledge that massage therapy will only be allowed if in conjunction to a physical therapy and wellness program. The use of the property as solely for massage therapy is prohibited.

### Traffic and Parking

According to Section 6.12 of the Zoning Code, any Special Use Permit larger than 5,000 square feet in size that requires Plan Commission review must provide a traffic and parking study from a Certified Traffic Engineer. As the subject unit is approximately 500 square feet in size, no traffic study is required.

Per code standards, a 500 square foot rehabilitation center is be required to provide 1 parking space per 250 square feet of floor area (most similar parking use is for "Personal Trainer"), and therefore two parking spaces are be required. Although the site does not provide any off-street parking, Section 11.5-8 of the Zoning Code allows uses within the Downtown area the ability to meet the off-street parking requirements by leasing spaces from the Village of Arlington Heights. Therefore, the applicant is required to purchase monthly parking permits from the Village for all full time employees so that they can park in the Village owned "North Garage". The small parking demand to be created by the proposed use can be accommodated with street parking and within the Village owned North Garage, and staff believes the proposed use will therefore have a negligible impact on parking.

### **RECOMMENDATION**

The Staff Development Committee has reviewed the proposed Special Use Permit for a physical rehabilitation center and is generally supportive, subject to the following conditions:

1. Provide a written justification to support the proposed Special Use Permit as per the following criteria outlined in the Zoning Ordinance:
  - *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. The petitioner must purchase monthly parking permits from the Village for all full time employees so that they can park in the Village owned "North Garage".
3. 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.

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April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1589

Aerial - 26 E. Northwest Highway

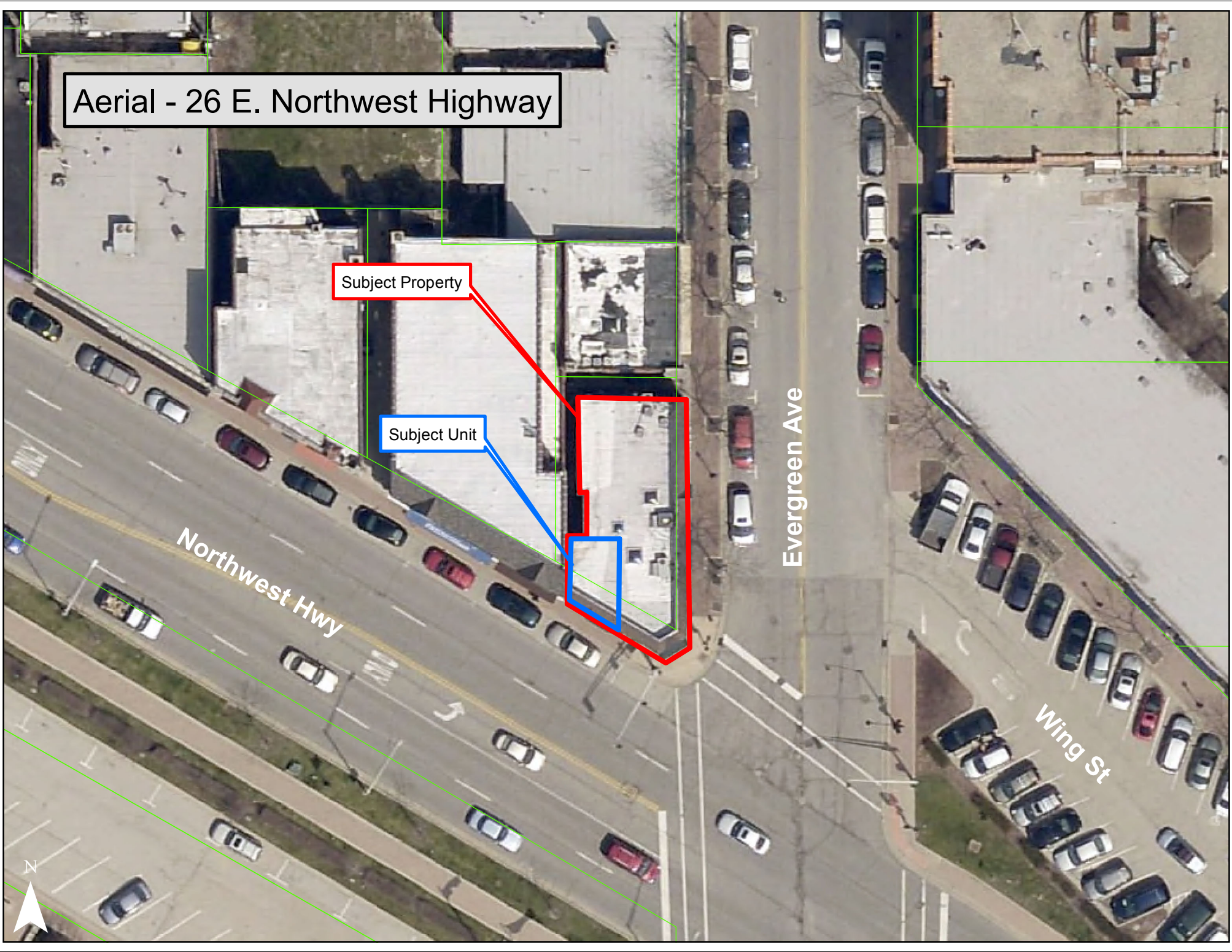
Subject Property

Subject Unit

Evergreen Ave

Northwest Hwy

Wing St



## Project Description

MLHfitness and Wellness is a family owned business that was established in 2012 with the mission of teaching Holistic Wellness and Complimentary Medicine to anyone who wishes to better themselves with a robust approach to preventing, combating, and curing disease, illness, and injury.

Mission of MLHfitness and Wellness:

To teach Holistic Principles through Nutrition and Corrective Functional Exercise, with Orthopedic and Therapeutic Modalities, and Reiki Healing in order to assist in healing the body and spirit.

I strive to bring the most complete Holistic approach to anyone that seeks to better themselves and create a personalized program to meet a wellness goal.

The anticipated timeline for the start of this new location in Arlington Heights is 30-60 day(s). The lease was signed on the 10<sup>th</sup> of March 2017 and given 45 days until the 15<sup>th</sup> of April when the first payment is due. The project is to move in with no structural modification needed to the space.

There will be some cosmetic changes such as painting with a light color to promote (positive) energy and produce calming effect for the clients. There will be a rubber floor mat covering a portion of the space to accommodate weights and therapeutic tools (Swiss ball, body blade, thera-band, kettle bells, weighted bats, TRX, recumbent bike, Treatment table and BOSU). The other portion of the space will be left as-is with a space where I will keep a desk, chairs for consultation, library, book case, and plants.

The hours of operation will begin at 6:30AM, and last appointment will be completed at 9:00 PM. It will be primarily by appointment from Monday through Friday. Walk-ins will be welcomed if I am available during this time. The practice will be appointment only on Saturdays from 8:00 AM with the last appointment completed at 4:00PM. Sundays will only be for special appointments if requested, otherwise the business will be closed on Sundays. I anticipate a robust client base with room for additional interest as I cater to clients and patients from all over the Chicago and metropolitan area.

Cliental population will be individuals who have been cleared from there Doctors, Physical Therapy, individuals who seek to improve themselves (*nutritionally, movement, stress, lifestyle, athletes, injury prevention*) I will be able to cater most population except for wheel chair bound due to lack of space, and accommodation. That is why I offer Home Service as an alternative approach that I can cater. This will keep my cost down and better serve individuals.

The intent when demand is sufficient is to have a single employee either a certified Personal Trainer for training, Certified or Licensed Practitioner (Exercise Physiologist, Body worker in Orthopedic specialty and a Reiki Healer) when not in

the office. I will be out of the office at times due to seeing clients at Home Therapy and meeting potential clients for consultations.

### **Financial Benefits For The City of Arlington Heights:**

Educate and help the community in behavior modification in Nutrition and Diet. According to CDC article “Adult obesity Causes & Consequences” updated in Aug 2016, obesity continues to be a serious concern due to health consequences.

- All-causes of death (mortality)
- High blood pressure (Hypertension)
- High LDL cholesterol, low HDL cholesterol, or high levels of triglycerides (Dyslipidemia)
- Type 2 diabetes
- Coronary heart disease
- Stroke
- Gallbladder disease
- Osteoarthritis (a breakdown of cartilage and bone within a joint)
- Sleep apnea and breathing problems
- Some cancers (endometrial, breast, colon, kidney, gallbladder, and liver)
- Low quality of life
- Mental illness such as clinical depression, anxiety, and other mental disorders<sup>8,9</sup>
- Body pain and difficulty with physical functioning<sup>10</sup>

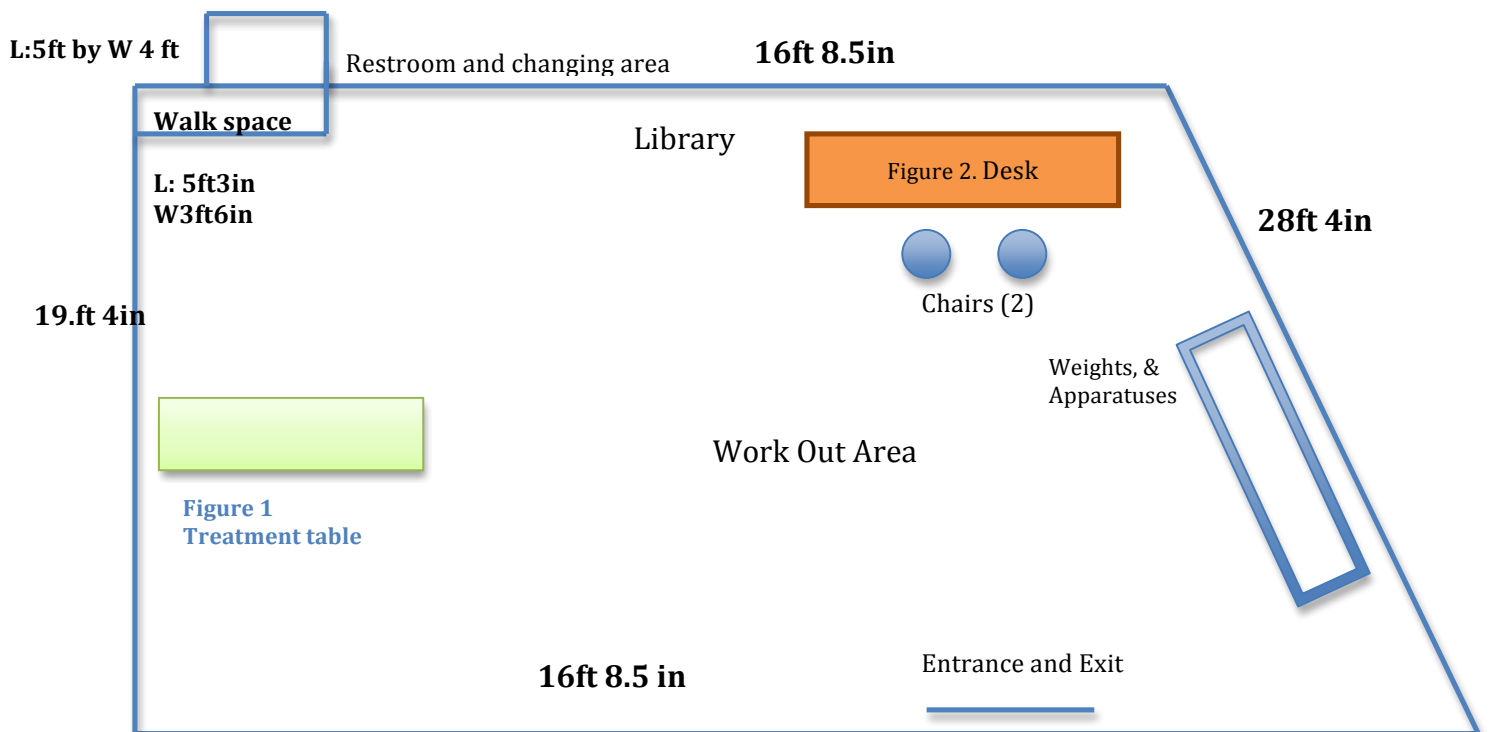
One of my specialties is Functional Diagnostic Nutrition: My goal is to investigate the root cause of individual’s main complaint and create a protocol to assist in decrease the stress that will allow to improve metabolic functions of the body. Many of the disease listed above is typically due to poor choice, lifestyle, and lack of movement. Educating and treating clients will benefit and improve quality of life. Further more it may also assist in decreasing costs in medical expenses (Annual nationwide productive costs of obesity obesity-related absenteeism range between \$3.38 billion \$79 per obese individual) and \$6.38 billion (\$132 per obese individual), insurance (decrease health insurance cost, city budget etc), improve quality of life and other work productivity.

I Intend to network with other Doctors, Physician Assistants, Physical Therapist, Chiropractors.

Many of the common injuries that I help treat are: Neck, shoulders, wrist, hand, lower back are all preventative issues that I teach in my program. Upon opening I will be able to service clients at my new wellness due to greater space and equipment that I currently do not have room at Family Medical LTD located on the North side of Arlington Heights. I will also be able to train and provide alternative exercise therapies for common injuries that I have seen (lower back, hip, knee and ankle, shoulder) all typically found due to poor movement pattern in workspace and sport environment. The last 10 years that 9 out of 10 clients I interviewed before starting my program do not have experience in training or working out, nor sufficient understanding of biomechanics movement. Many of which most people who work out typically miss informed and poorly trained by other trainers and therapists. This creates over training movement pattern that eventually lead to injuries that I have had to treat and reeducate. Opening my wellness studio will benefit the community and provide a positive motivating environment to attract revenue not only the city of Arlington Heights but all over Chicago land area.

### Facility Lay Out

Everything listed below is the best I can provide and is most accurate description.





**Item:** Chestnut Ave. Subdivision - T1590

**Department:** Planning & Community Development

### **Requested Action**

Plat of Subdivision

### **Variations Required**

Section 5.1-2.6, Minimum Lot Width at Building Line, to reduce the required lot width for Lot 2 from 150' to 100'.

### **Recommendation**

The Staff Development Committee reviewed the proposed request and is generally supportive of the two lot subdivision, subject to the following:

1. The petitioner shall provide a written justification for the lot width variation based on the following hardship criteria outlined in the Zoning Ordinance:
  - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
  - The plight of the owner is due to unique circumstances.
  - The variation, if granted, will not alter the essential character of the locality.
2. Right-of-Way shall be dedicated for Chestnut Avenue and Ridge Avenue.
3. A large rear yard setback shall be required for Lot 2.
4. As part of the Plan Commission application, the petitioner shall provide a conceptual design for a future cul-de-sac to ensure that the proposed subdivision leaves sufficient space to accommodate two additional lots on either side of the future cul-de-sac.
5. The petitioner shall provide an exhibit that shows the average setback of the existing homes on the west side of Chestnut Avenue south of Ladd Street and north of LaSalle Street, and on the east side of Ridge Avenue south of Techny Street and north of Palatine Road.
6. Engineering plans, details and storm water detention calculations shall be

required as part of the formal Plan Commission process.

7. A fee in lieu of detention shall be determined during the formal Plan Commission process.

8. Design Review shall be required prior to issuance of a building permit for any new home within the subdivision.

9. School, Park, and Library contributions per Village Code shall be required prior to the issuance of a building permit for a home on Lot 2.

10. 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

Aerial

Plat of Survey

Plat of Subdivision

**Type**

Board or Commission Report

Exhibits

Exhibits

Exhibits



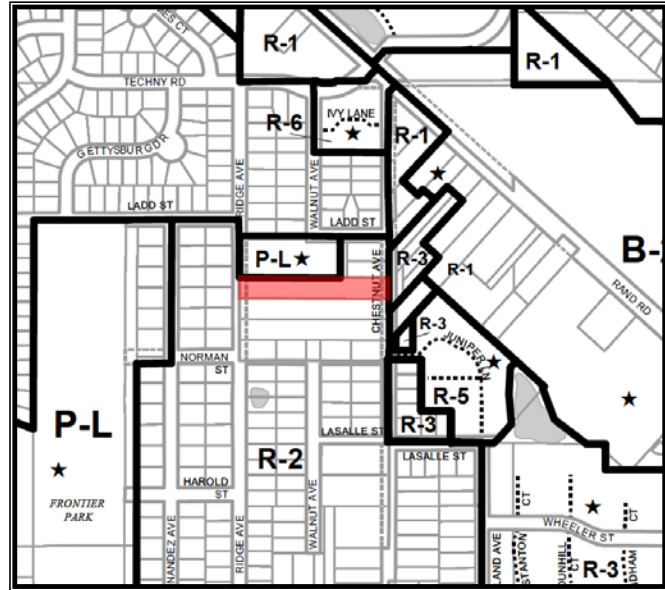
*VILLAGE OF ARLINGTON HEIGHTS*  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

*Temp File Number: T1590*  
*Project Title: Chestnut Ave Subdivision*  
*Address: 2104 N. Chestnut Ave.*  
*PIN: 03-18-401-006*

*To: Plat and Subdivision Committee*  
*Prepared By: Sam Hubbard*  
*Meeting Date: April 12, 2017*  
*Date prepared: April 7, 2017*

*Petitioner: Janna Mydlowski*  
*Address: 2104 N. Chestnut Ave.*  
*Arlington Heights, IL 60004*

*Existing Zoning: R-2, One Family Dwelling District*



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, P-L	Single-Family Home, Detention Basin	Single-Family Detached Estate 2, Open Space
South	R-2	Single-Family Home	Single-Family Detached Estate 2
East	R-3	Single-Family Homes	Single-Family Detached Estate 2
West	R-2	Single-Family Homes, Vacant Land	Single-Family Detached Estate 2

**Requested Action:**

1. Plat of Subdivision

**Variations Required:**

1. Section 5.1-2.6, Minimum Lot Width at Building Line, to reduce the required lot width for Lot 2 from 150' to 100'

**Project Background:**

The subject property is 100 feet wide by 718 feet deep, which equates to 71,800 square feet in area (1.65 acres). The lot is occupied by a two-story single family home located on the east side of the lot, with access off of Chestnut Avenue. Also on the property is a detached garage that is no longer serviced by a driveway, and an attached garage addition to the house provides the necessary garage space for automobile parking. To the north of the subject property is a detention basin and a single-family home, and to the south is a similar sized lot with an existing single-family home. To the east and west of the subject property are single-family homes. The subject property is located within the R-2, One-Family Dwelling District.

The proposed action, if approved, would allow the petitioner to subdivide the parcel into two single family lots. The east lot (Lot 1) is proposed at 100 feet wide and 163 feet deep, for a total of 16,300 square feet in area. The west lot (Lot 2) is proposed at 100 feet wide and 489 feet deep, for a total of 48,900 square feet in area. A new single family home would be proposed for Lot 2.

Per the requirements of Chapter 29 (Subdivision Control Regulations) of the Municipal Code, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board. As part of the preliminary review process, the Staff Development Committee evaluated the relationship of the two new lots to the applicable Zoning and Subdivision regulations (see Table 1).

**Table 1: Subdivision Analysis**

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width	Front yard setback	Side yard setback	Rear yard setback	Corner side yard setback
<b>Required:</b>						
Standard R-2 Lot	10,000	90' if between 15,000 sq. ft. and 20,000 sq. ft. in lot size, 150' if lot is greater than 1 acre.	25' or average of block	10% lot width	30'	Average of block
<b>Proposed:</b>						
Lot 1	16,300*	100'	Block Average	10'	30'	N/A
Lot 2	48,900*	100'	Block Average	10'	30'	N/A

\* Total area takes into account ROW dedication.

Based on the above analysis, a Variation is needed for the lot width of Lot 2.

It should be noted that the required front yard setback for Lot 1 is determined by the average front setback of the existing homes on the Chestnut Avenue frontage, which frontage is the west side of Chestnut from Ladd Street south to LaSalle Street, and the front yard setback for Lot 2 is determined by the average front yard setback of the existing homes on the Ridge Avenue frontage, which frontage is the east side of Ridge Avenue from Techny Road south to Palatine Road. The petitioner will need to provide information on these existing setbacks as part of the zoning application to allow staff to determine what the minimum required front yard setback will be for both Lot 1 and Lot 2. Per code requirements, the front yard setback for both lots will be no less than 15' and no greater than 40'.

**Zoning and Comprehensive Plan**

To proceed forward, the Plan Commission must review and the Village Board must approve a Preliminary and Final Plat of Subdivision, as well as a Variation in lot width for Lot 2. The petitioner has the option of combining the Preliminary and Final Plat of Subdivision approval process into one appearance before the Plan Commission, which would require the submission of final engineering documents with the zoning application. It should be noted that all engineering fees, bonds, and deposits are required prior to Final Plat of Subdivision approval. If the petitioner elects to proceed only with Preliminary Plat of Subdivision approval, preliminary engineering plans will be sufficient and final engineering and payment of all engineering fees, bonds, and deposits can be postponed until the time of Final Plat of Subdivision approval. However, this would require two appearances before the Plan Commission. Approval of the Variation for lot width must be a part of the Preliminary Plat of Subdivision approval.

In order to demonstrate conformance with the standards of approval for the lot width Variation, the petitioner must provide a written justification based on the following hardship criteria:

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
- *The plight of the owner is due to unique circumstances.*
- *The variation, if granted, will not alter the essential character of the locality.*

With regards to the Comprehensive Plan, the subject property is classified as "Single-Family Detached Estate 2". The proposed subdivision and the existing R-2 zoning designation for the property are both compatible with the Comprehensive Plan.

### **Site Plan**

The subject property is the northernmost property in a string of four lots between Chestnut and Ridge Avenues, south of the detention basin and north of the partial Right-of-Way (ROW) for Norman Street. Each of these four properties are roughly the same size, and all together could be combined and subdivided to create eight to twelve single-family lots. Under this scenario, Walnut Avenue would be extended north from its existing terminus at the Norman Street partial ROW, and would terminate with a cul-de-sac on the subject property (see Exhibit I – Conceptual Future Subdivision). While the proposed subdivision represents a piecemeal approach towards development of this area, staff could support the proposed subdivision provided that it accommodates for the future extension of Walnut Avenue with sufficient space for a cul-de-sac. In order to do this, staff would require the following as part of the proposed subdivision:

- A conceptual plan showing how a code-compliant cul-de-sac could fit on the subject property, including lot width dimensions and square footage data on all four potential lots.
- The rear yard setback for the proposed Lot 2 shall be larger than normal in order to prevent buildings from being built at the rear of the property, which buildings could interfere with the future subdivision.

In consideration of this future subdivision, staff will analyze the location of the proposed lot line separating Lot 1 from Lot 2. In order to preserve sufficient space for a future lot in-between Lot 1 and the hypothetical cul-de-sac, the location of the boundary between Lot 1 and Lot 2 will need to be properly located.

Design Review is required prior to the construction of a new single-family dwelling on Lot 2. Furthermore, a tree preservation plan is only required for subdivisions which contain three or more lots. As the proposed subdivision would create only two lots, a tree preservation plan will not be required. Finally, School, Park, and Library impact fee contributions will be required prior to the issuance of a building permit for Lot 2.

### **Public Improvements**

There are a number of public improvements needed as part of the proposed subdivision. These requirements are broken down between the two lots.

#### ***Lot 1 – Chestnut Avenue***

Chestnut Avenue is currently a rural type street with no sidewalks, no streetlights, and no street trees. The paved section of the street does not meet code standards for required pavement width, and the Chestnut Avenue ROW does not meet the code standard for required ROW width. Therefore, 33' of the subject property must be dedicated to the Village as part of the subdivision process. Although improvement of the street in order to conform with code regulations is a requirement of the subdivision process, it would not make sense to build a new half street with curb and gutter, a sidewalk that is only 100' long, and install street trees and street lights at this time. Therefore, the Village may be amenable to a condition of approval that requires the property owner to sign an Estoppel Agreement restricting the ability to object to a Special Assessment to fund these required improvements in the future.

Sanitary and Water infrastructure already exist to service Lot 1, and no expansion to this infrastructure is needed.

#### ***Lot 2 – Ridge Avenue***

Currently, only the western half of Ridge Avenue has been constructed from Ladd Street to about the midpoint of the subject property. Similar to the Chestnut Avenue side, land must be dedicated for Ridge Avenue to allow the ROW to conform to the 66' ROW width requirement.

Since no street currently provides access to Lot 2, in order to construct a house on the Ridge Avenue frontage, a half-street and sidewalk must be constructed along the 100' lot frontage on the east side of Ridge Avenue. As previously mentioned, there is an

existing half street and sidewalk on the western side of Ridge Avenue from south of Ladd Street to the south lot line of 2106 N. Ridge. The east half of the roadway from south of Ladd Street to the subject property has not been constructed and it is the Village's responsibility to construct this portion of the street. As part of the subdivision process, the applicant will need to work with staff to come to a practical agreement as to how access to Lot 2 will be provided since the Village has not yet constructed the east half of this street.

With regards to water, storm sewer, and sanitary sewer infrastructure, the subject property will need to extend the existing water main 55' to the southern boundary of lot, or pay a fee in lieu of this construction, which would be provided to the next entity south of the subject property to allow the future continuation of the water main. Adequate storm sewer and sanitary sewer infrastructure to serve Lot 2 is already in place, however, there are contribution ordinances for both the storm sewer and sanitary sewer, and payment of the contribution fee would be required as part of this subdivision.

Finally, onsite storm water detention is not required in a two lot residential subdivision, and therefore a fee-in-lieu of detention will be required.

### **Traffic and Parking**

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two lot subdivision, a formal traffic study by a certified Traffic Engineer is not required.

### **RECOMMENDATION**

The Staff Development Committee reviewed the proposed request and is generally supportive of the two lot subdivision, subject to the following:

1. The petitioner shall provide a written justification for the lot width variation based on the following hardship criteria outlined in the Zoning Ordinance:
  - *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*
  - *The plight of the owner is due to unique circumstances.*
  - *The variation, if granted, will not alter the essential character of the locality.*
2. Right-of-Way shall be dedicated for Chestnut Avenue and Ridge Avenue.
3. A large rear yard setback shall be required for Lot 2.
4. As part of the Plan Commission application, the petitioner shall provide a conceptual design for a future cul-de-sac to ensure that the proposed subdivision leaves sufficient space to accommodate two additional lots on either side of the future cul-de-sac.
5. The petitioner shall provide an exhibit that shows the average setback of the existing homes on the west side of Chestnut Avenue south of Ladd Street and north of LaSalle Street, and on the east side of Ridge Avenue south of Techny Street and north of Palatine Road.
6. Engineering plans, details and storm water detention calculations shall be required as part of the formal Plan Commission process.
7. A fee in lieu of detention shall be determined during the formal Plan Commission process.
8. Design Review shall be required prior to issuance of a building permit for any new home within the subdivision.
9. School, Park, and Library contributions per Village Code shall be required prior to the issuance of a building permit for a home on Lot 2.
10. 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.

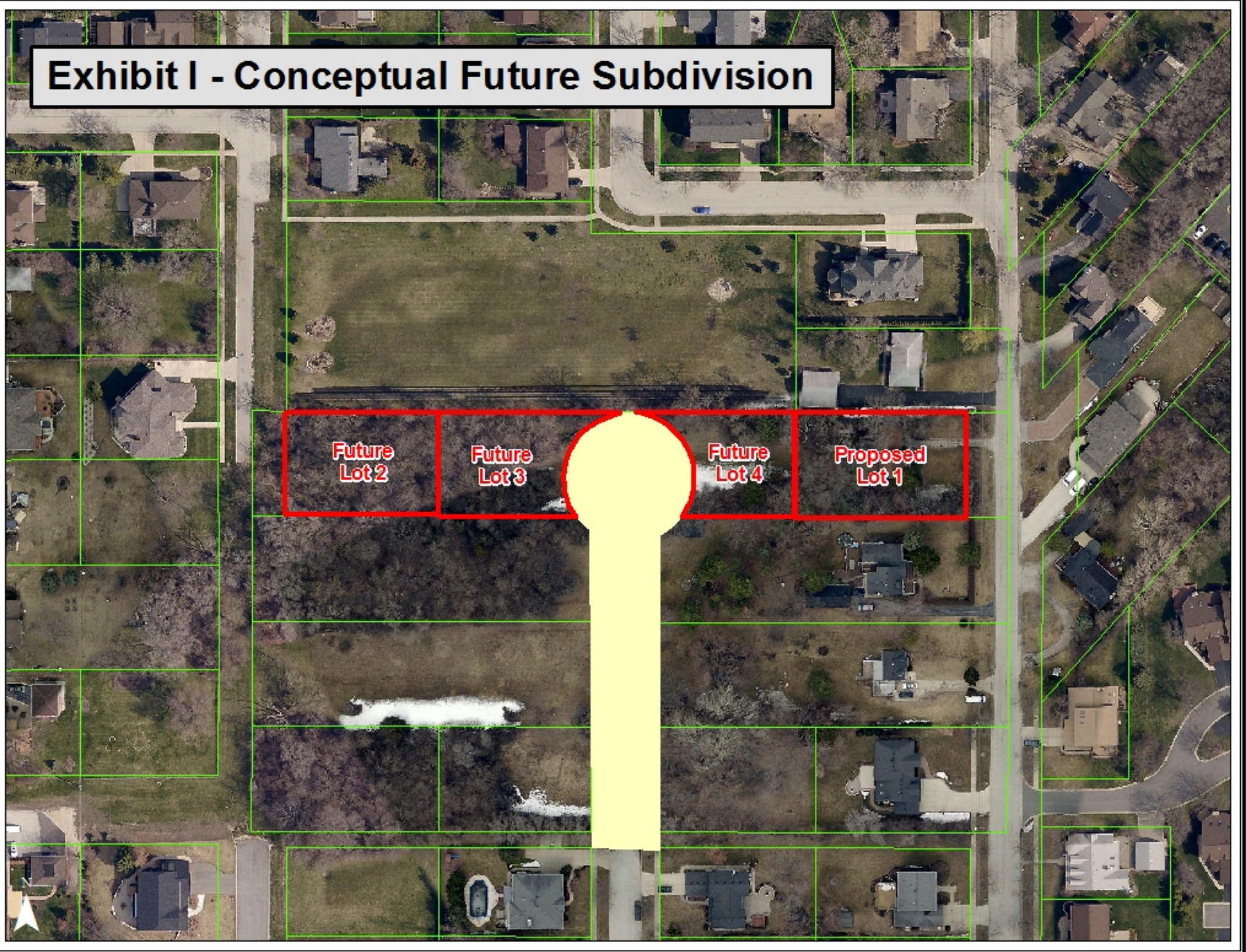
\_\_\_\_\_  
April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager

All Department Heads  
Temp File 1590

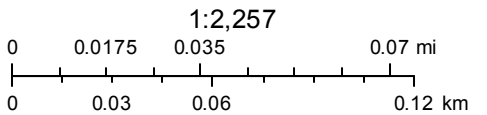
# Exhibit I - Conceptual Future Subdivision



# Aerial - 2104 N Chestnut



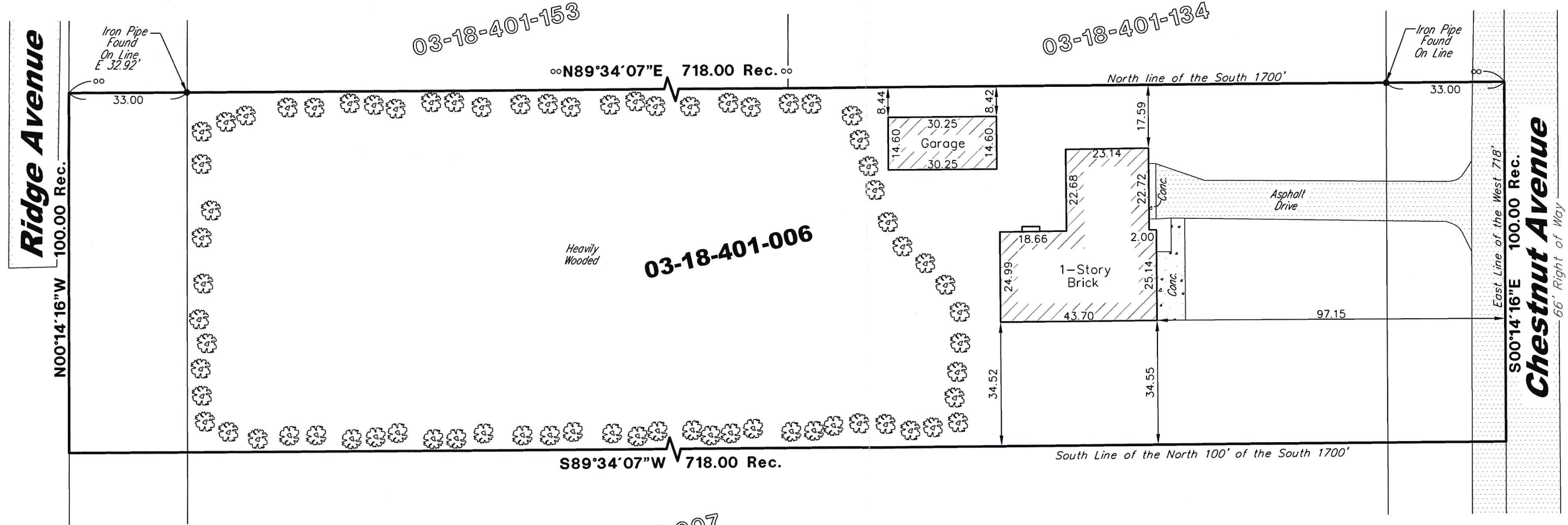
April 3, 2017





# PLAT OF SURVEY

THE NORTH 100 FEET OF THE SOUTH 1700 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD AND NORTH OF THE CENTER OF PALATINE ROAD, ALL IN COOK COUNTY, ILLINOIS.



Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

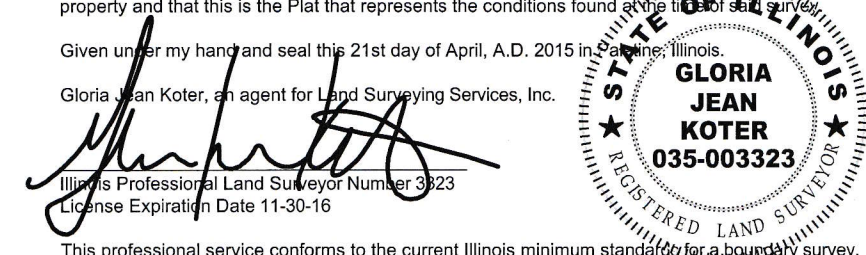
Surveyor Notes:

1. Field Work Completed on 04-16-15
2. Prepared for Survey Services, for real estate transaction.
3. Site Address: 2104 N. Chestnut Avenue, Arlington Heights, IL
4. Pin No.: 03-18-401-006
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.

State of Illinois )  
 ) SS)  
 County of Cook )

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.  
 Given under my hand and seal this 21st day of April, A.D. 2015 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.



This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drawn By:	KD	Checked By:	GJK
Drawing Revisions		Date	
REVISION	Date	Drawn	Checked

Field Work Completed:	04-16-15
Scale:	1" = 30'
Date:	04-21-15
Site Address:	2104 N. Chestnut Avenue Arlington Heights, Illinois

**Land Surveying Services, Inc.**  
 Palatine, Illinois 60067  
 574 W. Calfax Street  
 Ph. (847)991-7700 Fax. (847)991-7707  
 Professional Design Firm License No. 184-003632

Job Number  
**LS150187**

Sheet Name  
**PLAT OF SURVEY**

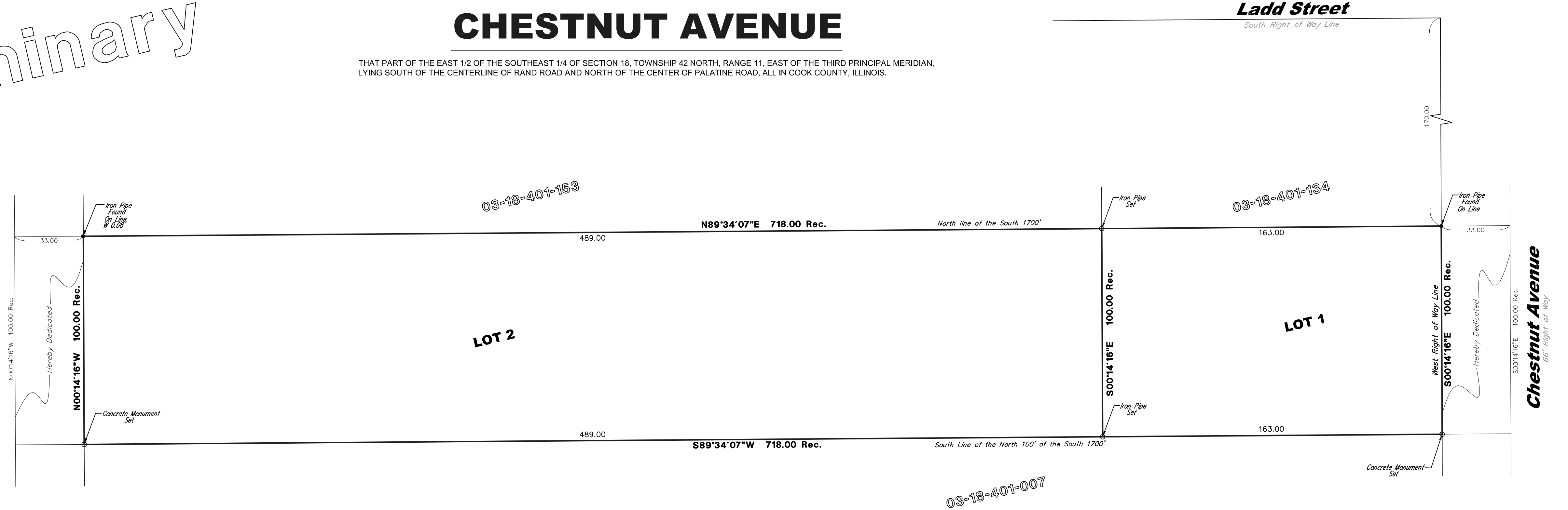
Sheet Number  
**SURVEY**



Preliminary

# RESUBDIVISION/DEDICATION OF CHESTNUT AVENUE

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD AND NORTH OF THE CENTER OF PALATINE ROAD, ALL IN COOK COUNTY, ILLINOIS.



02-16-17	Checked
Date:	Drawn
Date:	Date
Drawn by:	KD
Revised:	

**LSI Land Surveying Services, Inc.**  
 574 W. Calfax Street Palatine, Illinois 60067  
 Ph. (847)991-7700 Fax. (847)991-7707  
 Professional Design Firm License No. 184-003632

Field Work Completed: 02-13-17 Date: 02-13-17  
 Scale: 1" = 30'  
 Site Address:  
**2104 N. Chestnut Avenue**  
**Arlington Heights, Illinois**

Job Number  
**LS150187-1**

Sheet Name  
**PLAT OF RESUBDIVISION**

Sheet Number  
**RESUBDIVISION**

### PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

VILLAGE ENGINEER \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.  
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY

VILLAGE ENGINEER \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER/OWNERS \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOW TO ME AS SUCH OWNERS. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### COMCAST CABLE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### COMMONWEALTH EDISON CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### NICOR GAS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### AMERITECH CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### WWW INTERNET CABLE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### IDOT PERMITS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) )S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.  
BY: \_\_\_\_\_  
VILLAGE COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORDER IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

COOK COUNTY RECORDER \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_, COUNTY CLERK FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.  
SIGNED: \_\_\_\_\_  
COUNTY CLERK

WE, LAND SURVEYING SERVICES, INC. IN ACCORDANCE WITH THE PA 87-0705 (THE PLAT ACT) SO HEREBY DESIGNATE \_\_\_\_\_

AS THE PERSON WHO MAY RECORD \_\_\_\_\_

A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.  
DATED \_\_\_\_\_ A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER #3323

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ICHENRY ) )SS

THIS IS TO CERTIFY THAT WE, LAND SURVEYING SERVICES, INC. AN ILLINOIS PROFESSIONAL LAND SURVEYING COMPANY, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES: THE NORTH 100 FEET OF THE SOUTH 1700 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD AND NORTH OF THE CENTER OF PALATINE ROAD, ALL IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATED, ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE ATTACHED PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

THE PROPERTY HEREON APPEARS TO BE IN ZONE "X" AREA OF MINIMAL FLOODING OF THE FLOOD INSURANCE RATE MAP, VILLAGE OF ARLINGTON HEIGHTS COUNTY COMMUNITY PANEL NUMBER 1703102010, DATED AUGUST 8, 2008. SUCH REVIEW MAYBE SUBJECT TO POSSIBLE SCALING INTERPRETATION AND MAP REPRODUCTION ERRORS.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_TH DAY OF \_\_\_\_\_, 2017 A.D. AT PALATINE, ILLINOIS.

GLORIA JEAN KOTER, PLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3323  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY  
LICENSE EXPIRATION DATE 11-30-18



**Item:** Urban Air - 750 N. Rand Rd. - T1591

**Department:** Planning & Community Development

### **Requested Action**

Special Use Permit to allow a "Large Amusement Arcade".

### **Variations Required**

– None identified at this time.

### **Recommendation**

– The Staff Development Committee has reviewed the proposed Special Use Permit and is generally supportive of the application, subject to the following:

1. The petitioner shall provide a written justification demonstrating compliance with the following standards of 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. A market study shall be provided, which study will analyze the local demand for this type and size facility at this location.
3. A fully dimensioned floor plan indicating the size and type of each use within the facility shall be required within any Plan Commission application. This floor plan should clearly identify the size of the seating area for the proposed cafeteria.
4. A fully dimensioned site plan depicting the boundaries of the subject property and existing improvements on the land shall be required within any Plan Commission application.

5. A traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways shall be required. This study should provide parking counts from similar Urban Air facilities during Fridays and the weekend, including a list of events and number of occupants per event scheduled on the day of the parking surveys.

6. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.

7. These are just 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

Aerial

Plat of Survey

Project Narrative

Overview

**Type**

Board or Commission Report

Exhibits

Exhibits

Correspondence

Exhibits



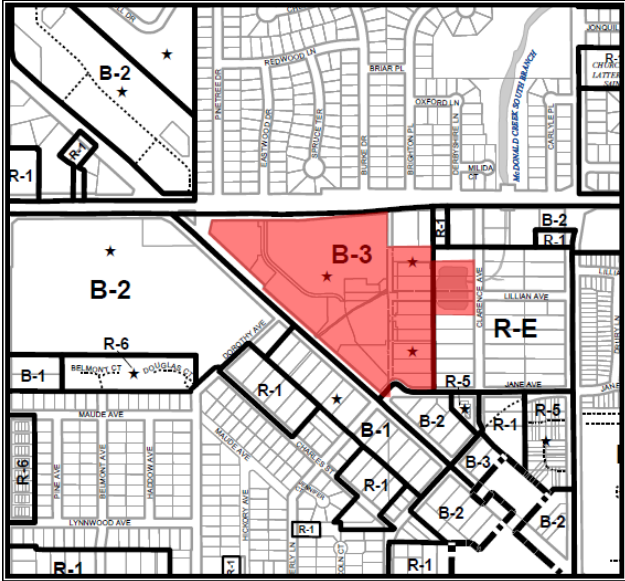
VILLAGE OF ARLINGTON HEIGHTS  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

*Temp File Number: T1591*  
*Project Title: Urban Air SUP*  
*Address: 750 N. Rand Rd.*  
*PIN: Multiple PIN's*

*To: Plat and Subdivision Committee*  
*Prepared By: Sam Hubbard*  
*Meeting Date: April 12, 2017*  
*Date prepared: April 7, 2017*

*Petitioner: Peter Bazos*  
*Address: 1250 Larkin Ave – Suite 100*  
*Elgin, IL 60123*

*Existing Zoning: B-3, General Merchandise, Wholesale, and Motor Vehicle District*



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3	Single-Family Homes	R&D Mfg and Warehouse
South	B-1, B-2	Furniture Store, Multi-tenant commercial building, Dunkin Donuts, Liquor Store	Offices Only, R&D Mfg and Warehouse
East	R-E	Single-Family Homes	Moderate Density Multi-Family
West	B-1, B-2	Town and Country Shopping Center, Fast Food restaurant (Burger King), Auto Repair shop	R&D Mfg and Warehouse

Requested Action:  
 1. Special Use Permit to allow a "Large Amusement Arcade".

Variations Required:  
 1. None identified at this time.

### Project Background:

The subject property is part of the Southpoint Shopping center, an approximately 27 acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The 100,250 square foot subject unit is currently on the market and occupied by Bif Furniture, which would close once a buyer has been identified for the site. Primary access to the property comes from a full access drive aisle (non-lighted) at Palatine Road to the north, a full access stop light controlled drive aisle at Rand Road to the west, and a full access non-lighted drive aisle at Jane Avenue to the south, which eventually leads to another stop light controlled full access intersection with Rand Road.

The petitioner is David P. Frayer and Kendal L. Frayer Revocable Trust, who has expressed an interest in purchasing the property and leasing it to Urban Air, a family entertainment company based out of Texas. Urban Air has multiple locations across the nation and provides a wide mix of activities at their facilities, which include the following:

- Trampoline Park
- Indoor Sky Diving
- Black-light Laser Tag
- Black-light Bowling
- Black-light Miniature Golf
- Ninja Course
- Zip Line
- Foam Ball Pit
- Ropes Course
- Basketball Court
- Dodgeball Court
- Go Karts
- Children's Jungle Gym
- Climbing Wall

The proposed facility would include a mix of the above activities, as well as a cafeteria area that would serve food and non-alcoholic beverages, as well a small concession stand for merchandise related to their brand. Hours of operation would be between 10am and 11pm and Urban Air estimates that there would be around 70 part time employees working out of this location. Urban Air has recently received zoning approval to open an approximately 95,000 square foot location in Elgin and an approximately 35,000 square foot location in Crystal Lake. Both facilities are estimate to be open by fall of this year.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject unit as well as the building to the north, which is the home of Floor & Décor, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

### Zoning and Comprehensive Plan

The subject property is located within the B-3 Zoning District and staff has determined the proposed use to fall within the "Large Amusement Arcade" use classification, which is a Special Use within the B-3 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use Permit for the subject property. In order to demonstrate conformance with the standards of approval for a Special Use Permit, 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 subject property is designated as appropriate for commercial uses as per the Comprehensive Plan of the Village of Arlington Heights. The proposed Special Use Permit is compatible with this designation and therefore conforms to the Comprehensive Plan.

The Southpoint Shopping Center is governed by a set of covenants and restrictions established during the original construction of the shopping center, which restrictions may be applicable to the proposed use. The applicant is advised to obtain a copy of the covenants and restrictions for the shopping center to determine if the proposed use would be affected by these documents.

### TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlot and/or through the redevelopment of the vacant spaces within the shopping center. The location of a "destination user" within the shopping center will help to bring additional traffic and customers to the other businesses within Southpoint.

### Building

The occupancy of Urban Air within the subject unit will be considered a change of use relative to the Building Code as the space will go from a mercantile use classification to an assembly use classification. As part of this change of use, the unit will be required to update to current life safety, accessibility, and building code standards, which will mean that, among other things, the number of bathrooms may need to be increased and a voice evacuation system will be required (if not already present). The petitioner is encouraged to reach out to the Building Department early on in this process in order to understand the extent of building upgrades/improvements that may be needed.

### 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.

The primary parking field for the unit is located in front (west) of the building, although according to the Plat of Survey, the property may include a portion of the auxiliary parking area to the north of the building. As part of the formal Plan Commission submittal, a fully dimensioned site plan that depicts the existing conditions and boundaries of the subject property will be required.

### Traffic and Parking

The total parking requirement for the proposed facility is based on the sum of the individual uses within. As the facility will include multiple uses (food establishment, bowling, recreation areas, etc.) with each use being subject to their individual parking requirements, a to-scale floor plan showing the proposed facility and size of each use within will be required as part of the Plan Commission application. Once this has been received, staff can evaluate the overall parking requirement for the facility in relation to the parking provided within the Southpoint Shopping Center. Staff notes that a parking survey from 2016 showed a surplus of around 460 parking spaces on the site.

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 must submit a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. Since there are no existing Urban Air locations that are open within the Chicagoland area, the petitioner should evaluate existing facilities that it operates around the county which are of a similar size to the proposed facility, to determine the parking demand. Parking counts from those facilities during Fridays and on weekends, including a list of events and number of occupants per event scheduled on the day of the parking survey, shall be included within the parking study.

### RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit and is generally supportive of the application, subject to the following:

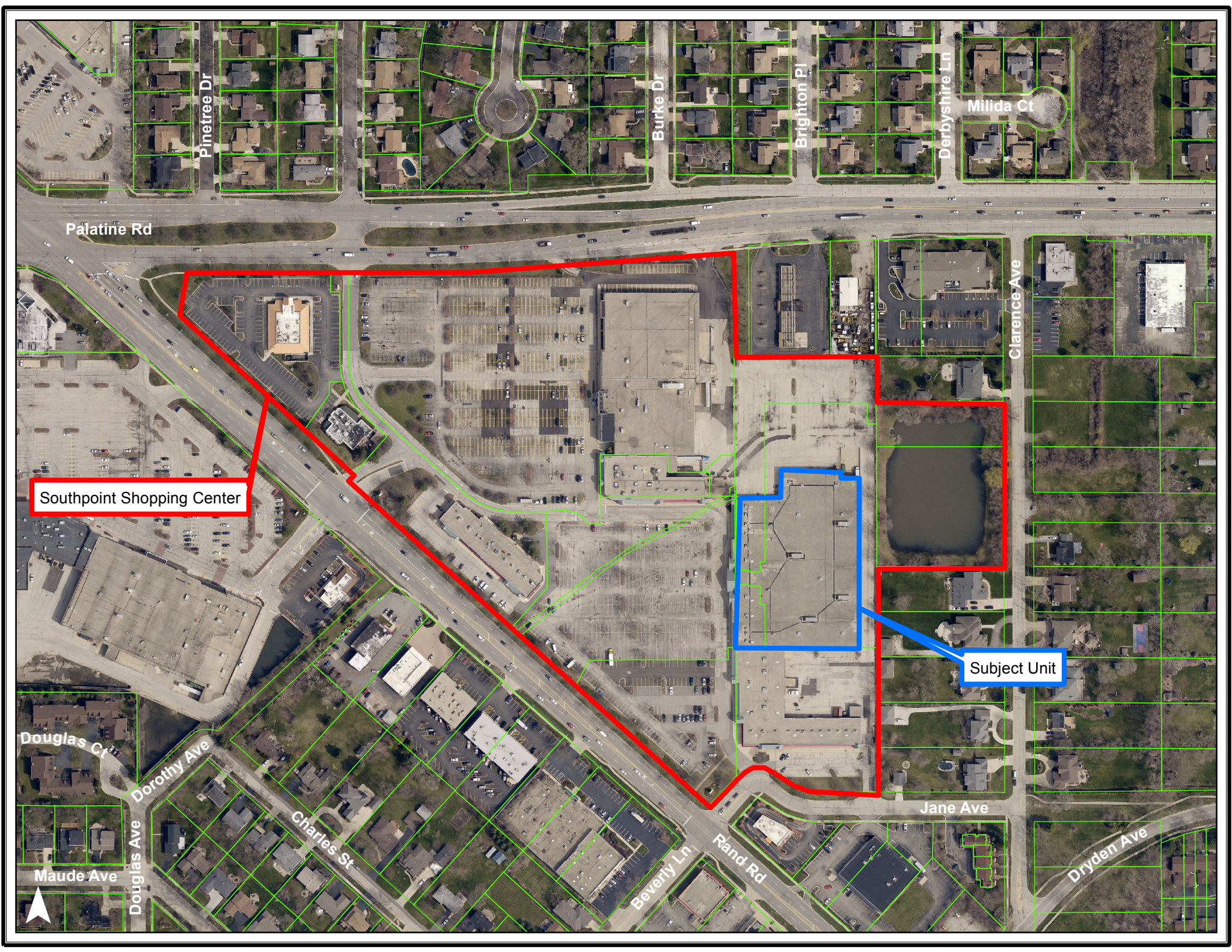
1. The petitioner shall provide a written justification demonstrating compliance with the following standards of approval:
  - *That said special use is deemed necessary for the public convenience at this location.*
  - *That such case will not, under the circumstances of the particular case, be detrimental 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. A market study shall be provided, which study will analyze the local demand for this type and size facility at this location.

3. A fully dimensioned floor plan indicating the size and type of each use within the facility shall be required within any Plan Commission application. This floor plan should clearly identify the size of the seating area for the proposed cafeteria.
4. A fully dimensioned site plan depicting the boundaries of the subject property and existing improvements on the land shall be required within any Plan Commission application.
5. A traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways shall be required. This study should provide parking counts from similar Urban Air facilities during Fridays and the weekend, including a list of events and number of occupants per event scheduled on the day of the parking surveys.
6. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.
7. These are just 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.

\_\_\_\_\_  
April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1591



Palatine Rd

Pine tree Dr

Burke Dr

Brighton Pl

Derbyshire Ln

Milida Ct

Southpoint Shopping Center

Clarence Ave

Subject Unit

Douglas Ct

Dorothy Ave

Charles St

Jane Ave

Maude Ave

Beverly Ln

Rand Rd

Dryden Ave



To: Village of Arlington Heights Plat and Subdivision Committee  
Attn: Sam Hubbard via e-mail to [shubbard@vah.com](mailto:shubbard@vah.com)  
Date: March 17, 2017

**SPECIAL USE Request for 750 East Rand Road, Arlington Heights, IL  
Narrative of Project**

The David P. Frayer and Kendal L. Frayer Revocable Trust dated August 9, 2012 (“Applicant”) is the contract purchaser of the property commonly known as 750 East Rand Road, Arlington Heights, IL (“Property”). Applicant submits the following this statement to the Arlington Heights Plat and Subdivision Committee (“Committee”) to assist the Committee in its informal review of the Applicant’s plans for the Property (as described below).

**Nature of the Proposed Special Use.**

Applicant seeks a special use permit to operate a family entertainment center, Urban Air Adventure Park, at the Property commonly known as 750 East Rand Road, Arlington Heights, IL (“Property”). In discussions with Staff, Staff has determined that the proposed use would be a “Large Arcade” under the Village Code, this requiring a Special Use permit under the existing B-3 zoning classification.

The Property is part of an existing shopping center, and is more fully depicted described on the survey submitted herewith.

Applicant intends to purchase and then lease the Property to Urban Air. Urban Air has multiple locations across several states. Urban Air proposes to use the Property for family entertainment. The facility will likely includes a trampoline park, indoor sky-diving, black-light laser tag, a ninja course, black-light bowling, black-light miniature golf, and zip-line roller-coaster. All of the attractions will be entirely indoors. The entertainment facility will have a cafeteria area, wherein it will serve non-alcoholic beverages and prepared foods. The entertainment facility will also sell Urban Air related merchandise such as tee shirts, socks, and glow-in-the-dark items.

Respectfully submitted,

Peter C. Bazos, Esq.  
Bazos, Freeman, Schuster & Braithwaite, LLC  
1250 Larkin Avenue, Suite 100  
Elgin, IL 60123  
847-742-8800  
[pbazos@bazosfreeman.com](mailto:pbazos@bazosfreeman.com)



GET UP. GET FLY.

# Urban Air Overview



GET UP. GET FLY.

# I. What Is Urban Air?



GET UP. GET FLY.

# What Is Urban Air?

*SAFE. FUN. AFFORDABLE. FAMILY RECREATIONAL & LEISURE ACTIVITIES*

Urban Air Trampoline Park is the industry leading family recreational and entertainment destination providing safe, clean, supervised activities for customers of all ages.

## ACTIVITIES INCLUDE

- Open Jump
- Fitness Classes
- Dodgeball & Volleyball Leagues
- Pre-school & Toddler Classes
- Middle School & Teen Night
- School Fundraisers
- Field Trips & Lockins
- Birthday Parties & Special Events

Urban Air is the leading innovator and we are constantly inventing new recreational activities, programs and activities to draw in new customers.





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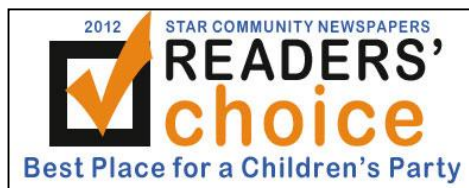
# Voted Best For Families

Urban Air Trampoline Park was one of the FIRST to bring Trampoline Parks to the United States.

**SHAPE Magazine Voted Urban Air: Coolest Gym In America.**

**Dallas Fort Worth Residents Voted Urban Air: Best Place For Energetic Kids**

Urban Air continues to stay on top as indicated by the awards won over the years!



# Voted Best For Families



## → *Best for Kids and Kids at Heart*

**URBAN AIR TRAMPOLINE PARK, SOUTHLAKE, TX**

More than 130 trampolines make up five different jumping zones at this 25,000-square-foot complex in suburban Dallas.

**Bounce around as you please for just \$12 per hour.** For a more structured workout, register for the dodgeball league or

weekly bootcamp and Zumba classes, which are (naturally) also held on the rebounders. ([urbanairtrampolinepark.com](http://urbanairtrampolinepark.com))

**COOLEST CLUBS IN AMERICA**

→ *Best for Kids and Kids at Heart*

**URBAN AIR TRAMPOLINE PARK, SOUTHLAKE, TX**

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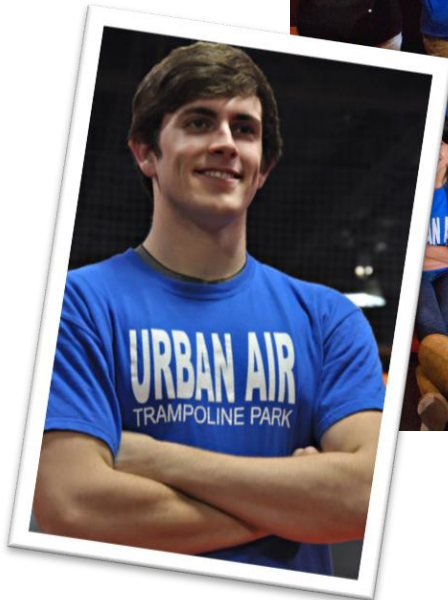


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# Employing The Local Community

*Over 45 Adults and Young People will be employed At Urban Air*

*Staff Positions: Life Guard, Front Desk, Manager, Fitness Trainer*





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# Overweight & Obesity Epidemic

**The fundamental cause of obesity and overweight is an energy imbalance between calories consumed and calories expended. Globally, there has been:**

1. increased intake of energy-dense foods that are high in fat
2. decrease in physical activity due to the increasingly sedentary nature of many forms of work, changing modes of transportation, and increasing urbanization.

## **The Impact Of A Lifestyle Without Physical Activity:**

- Worldwide obesity has more than doubled since 1980.
- In 2014, more than 1.9 billion adults, 18 years and older, were overweight. Of these over 600 million were obese. **Approximately, 10% of children worldwide aged 5–17 years are overweight and 2–3% are obese.**
- 39% of adults aged 18 years and over were overweight in 2014, and 13% were obese.
- Most of the world's population live in countries where overweight and obesity kills more people than underweight.
- 41 million children under the age of 5 were overweight or obese in 2014.
- **OBESITY IS PREVENTABLE**



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# Health Benefits Of Urban Air

**Exercising on a trampoline is 68% more effective than jogging!**

(NASA, Journal of Applied Physiology 49(5): 881-887)

**Using the trampoline takes up to 80% off the stress of your weight-bearing joints.** Using a trampoline is a wonderful option for seniors, physically-challenged, those recuperating from accidents or injuries. It's also excellent exercise for those who have been sedentary and are starting an exercise programme. (4)

## **Cardiovascular Fitness.**

Trampolines and rebounders increase your muscles' strength and fitness. The benefits this, and the increase to your pulse rate brought about by jumping, brings to your heart and circulation ensures that oxygen is pumped round your body more efficiently, making you feel healthier and more alert. Plus it's a great way to keep your weight down. **(Always get your doctor's approval before trying any exercise following a heart attack or any serious illness)**

## **Stronger Bones**

Trampoline exercise is strenuous and the repetition of the jump action puts the bones under repeated slight stress; this helps your musculoskeletal system build up and improves bone mineral content. Each landing from a jump is equivalent to twice the force of gravity: the strength this allows you to develop over time helps to prevent brittle bone disease, or osteoporosis. Because the trampoline pad is bouncy and soaks up a large proportion of the impact of your landing, your bones and joints are protected whilst being strengthened.

"Exercise can be helpful in building and maintaining strong bones. Exercise that forces you to work against gravity – so called weight bearing exercises such as walking or jogging [and rebounding] are beneficial ...If you are at risk for osteoporosis, your doctor will most likely include exercise as part of your overall treatment program." (5)



GET UP. GET FLY.

# References

## References

1. Journal of Cardiopulmonary Rehabilitation, 1990: 10; 401-408
2. The Miracles of Rebound Exercise; Carter, Albert E.; The National institute of Reboundology and Health, Inc. Edmonds, Washington, 1979.
3. Journal of Applied Physiology 49(5): 881-887, 1980, which confirms many of the statements previously made in The Miracles of Rebound Exercise, 1979. The research was performed by the Biomechanical Research Division, NASA-Ames Research Center, Moffett Field, California, in cooperation with the Wenner-Gren Research laboratory, University of Kentucky, Lexington, Kentucky.
4. Journal of Applied Physiology 49(5): 881-887, 1980, which confirms many of the statements previously made in The Miracles of Rebound Exercise, 1979. The research was performed by the Biomechanical Research Division, NASA-Ames Research Center, Moffett Field, California, in cooperation with the Wenner-Gren Research laboratory, University of Kentucky, Lexington, Kentucky.
5. National Osteoporosis Foundation, [www.nof.org](http://www.nof.org)
6. <http://www.who.int/>



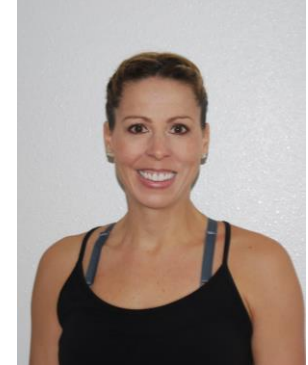
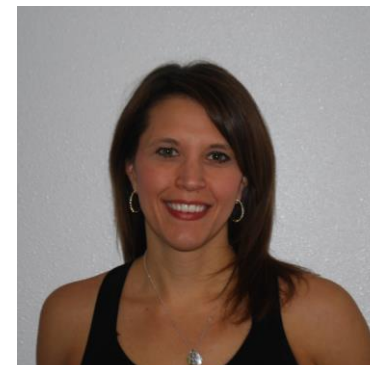
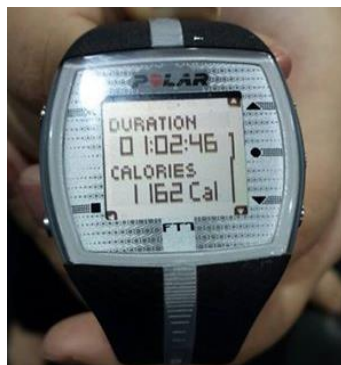
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# Fitness Classes

*15 Minutes Of Trampoline Exercise = 45 Minutes of Jogging*



*Burn Up To 1,000 Calories In Just One Class*  
**Certified Group Fitness Trainers**





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## Recreational Leagues



**WARRIOR**  
LEAGUE



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## Mom & Me Classes

Our age-appropriate activities for kids are designed to facilitate maximum fun and ongoing skill development through movement, music, learning and laughter. Your child progresses at their own pace, having fun and building confidence as they make new friends and develop new skills.



Our Parent/Child classes promote early development and provide a strong foundation for your child's critical first three years.



Our preschool gymnastics program will help your child channel their boundless energy and reach developmental milestones in a structured environment.



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# Fundraisers & Community Support

Urban Air has a tremendous track record supporting the local community thru sponsorships and participation in events along with donation programs and fundraisers for the local school.



## Host a Fundraiser at Urban Air

SCHOOL SPIRIT NIGHTS - FUN & EASY WAY TO SUPPORT YOUR SCHOOL!

Let Urban Air help you raise money for your school!  
Make your next school fundraiser an URBAN AIR SPIRIT NIGHT!

  **20% of the Proceeds**  **go Back to Your School!**  

Urban Air Trampoline Park is proud to support your school! Not only will we host an AMAZING event that the kids will talk about all year long, but we will provide you with the marketing materials you need to ensure the event is a success.



### SPIRIT NIGHT IS FUN FOR THE ENTIRE FAMILY



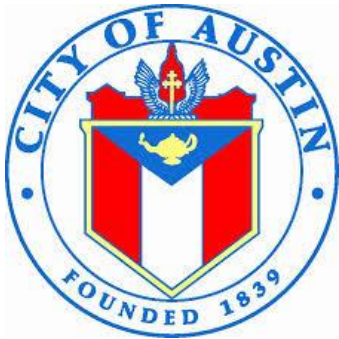
GIVE THIS FLYER TO YOUR PTA PRESIDENT TODAY!  
SPACE IS FILLING UP FAST!



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# A Track Record Of Success

Urban Air has a tremendous track record of success in small and large markets with stores open in multiple states and dozens of stores in the strategic planning and/or construction phase.

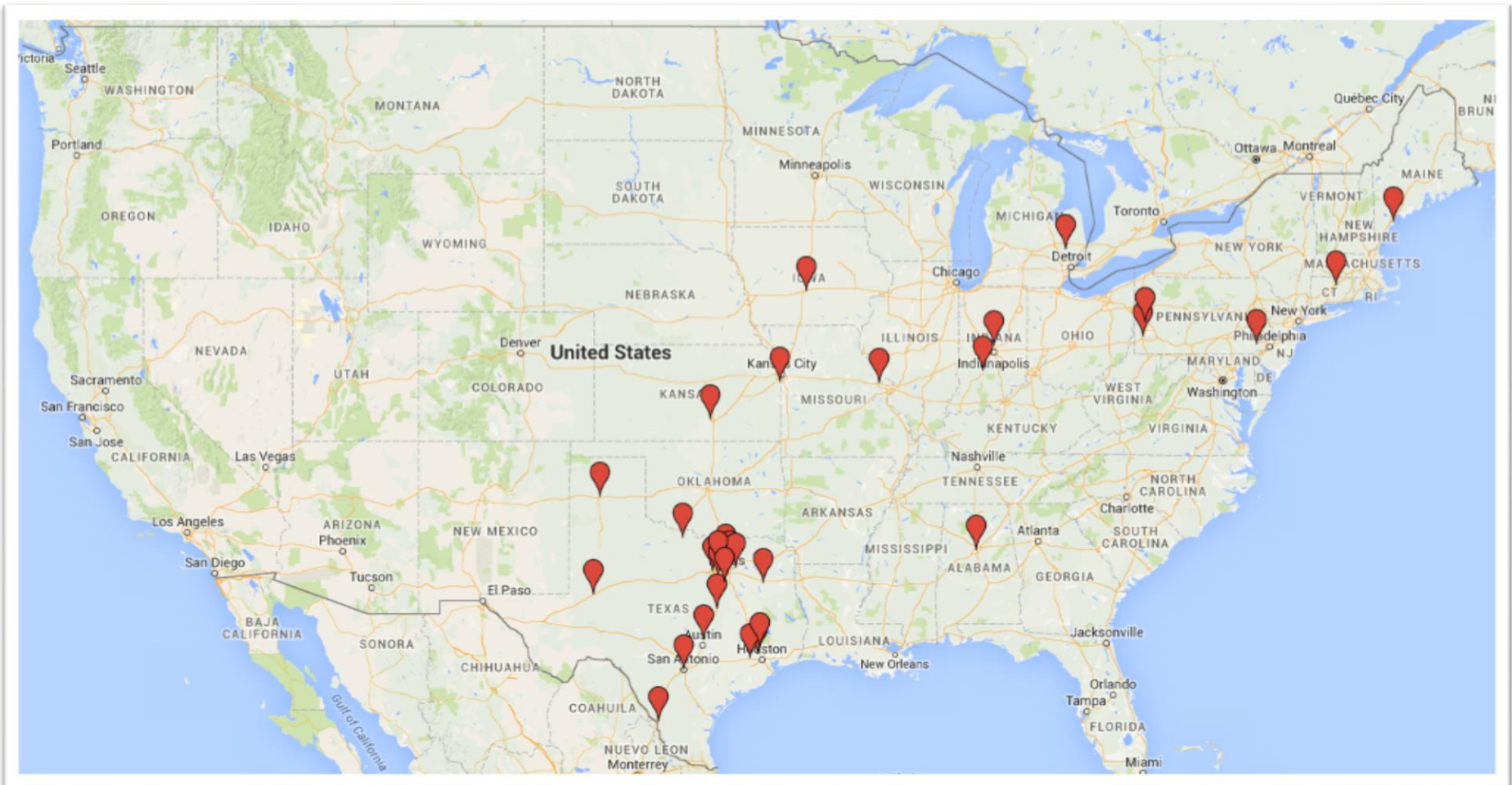




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# United States Growth

Urban Air is rapidly expanding across the United States with locations spanning from the southern borders of Texas all the way most northern locations in Portland, Maine.





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# International Expansion

International expansion is occurring across Canada, the United Kingdom, Middle East, North Africa and South Africa.





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# Secret Sauce

Urban Air offers a turn-key solution that gives you the confidence you can be successful for the long-term.





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# We Know How To Create Media Buzz....

With our tried and true Grand Opening Marketing Strategy we know how to create media buzz and a line around the building!



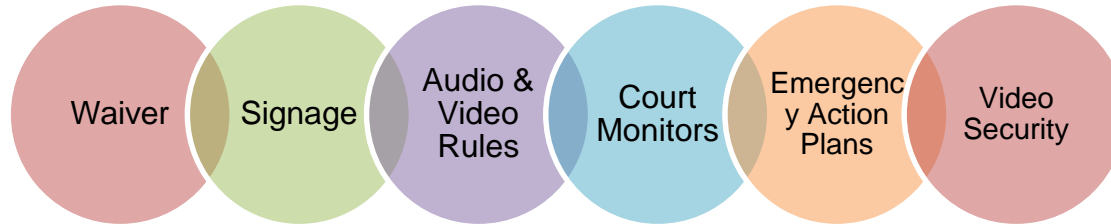
# Safety

The three goals of Urban Air are first, keep Customers SAFE, second, keep Customers HAPPY, and third MAKE MONEY.

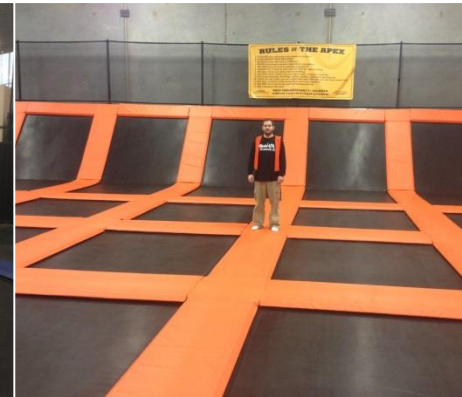
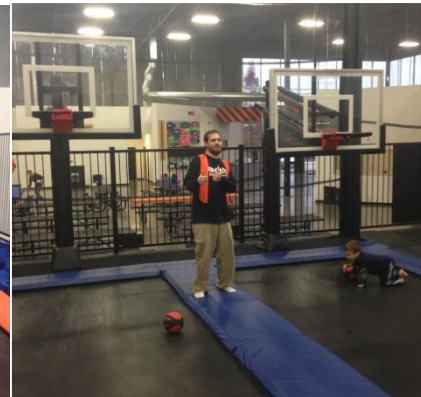
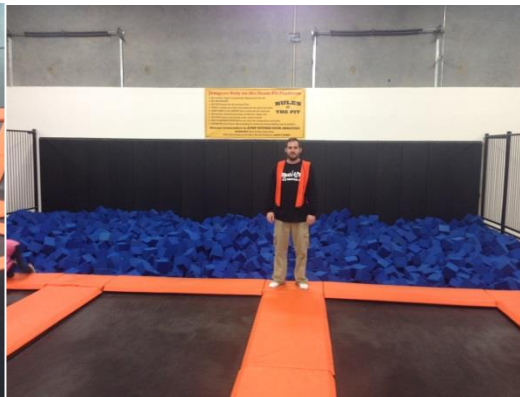
Safety is accomplished in the following manner:

- Meticulously maintaining the trampoline and obstacle course equipment
- Educating Customers on the rules and risks associated with trampoline activities
- Actively monitoring Customers as they jump and enforcing the rules

## COMPONENTS OF SAFETY



Urban Air will provide you with the resources and training to apply the components of safety in your facility.





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## II. Elgin Park Design



GET UP. GET FLY.

# Urban Air Elgin Activities

- Main Court-APEX Split for Kids Zone
- Dodgeball Court
- Basketball
- Balance Beam
- Tumble Tack
- Dropzone/Stuntbag

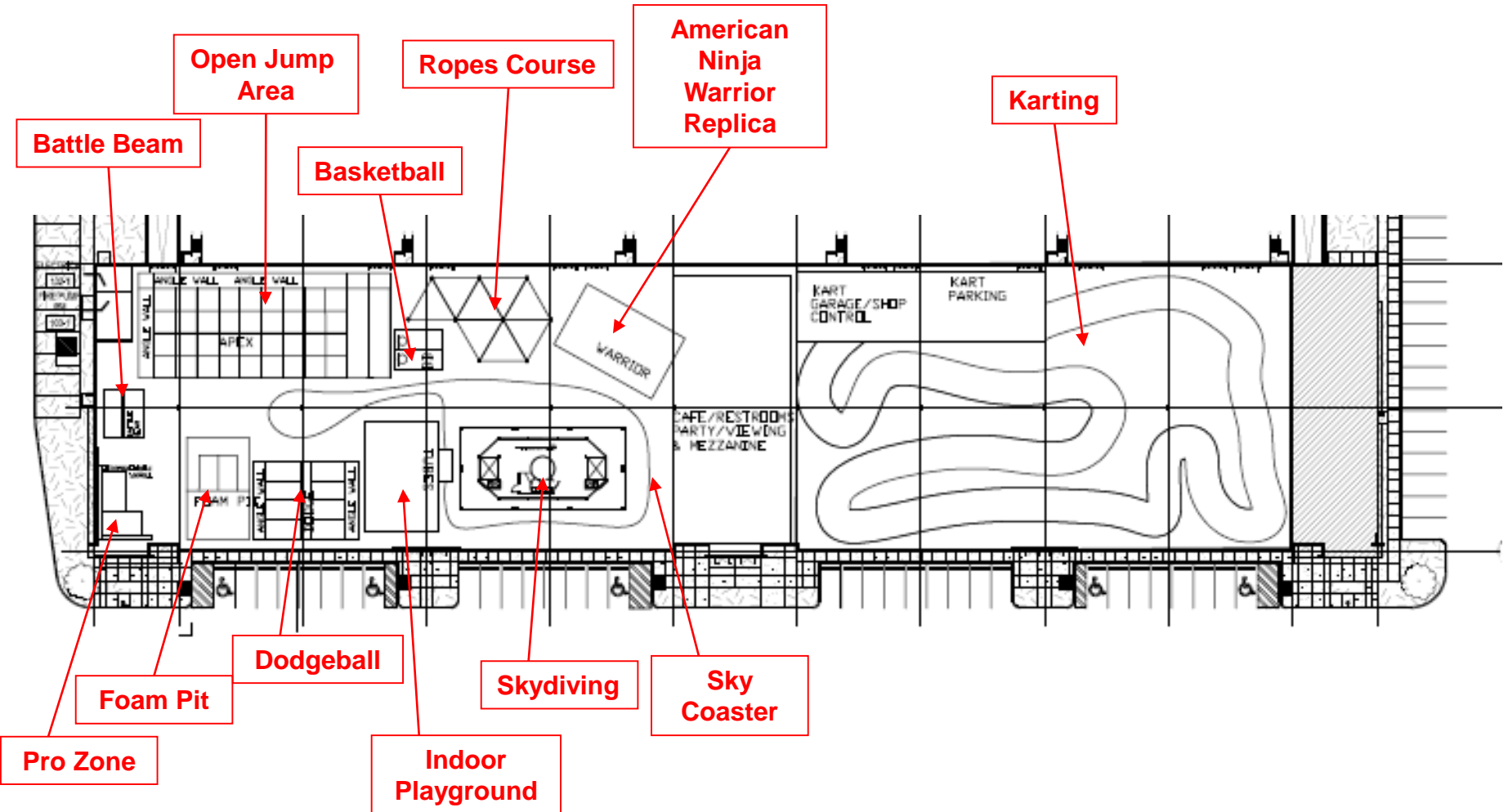
- Rock Climbing Walls
- Indoor Softplay Playground
- Warrior Cross-Fit Course
- Volleyball
- Ropes course
- Sky Track
- Indoor Skydiving
- Electric Karting

**CONFIDENTIAL**

*\*attractions subject to change based on final park design*

# Elgin Park Design

The Elgin design will be a facility unique to the area. No other Adventure Park offers the number of activities as Urban Air.

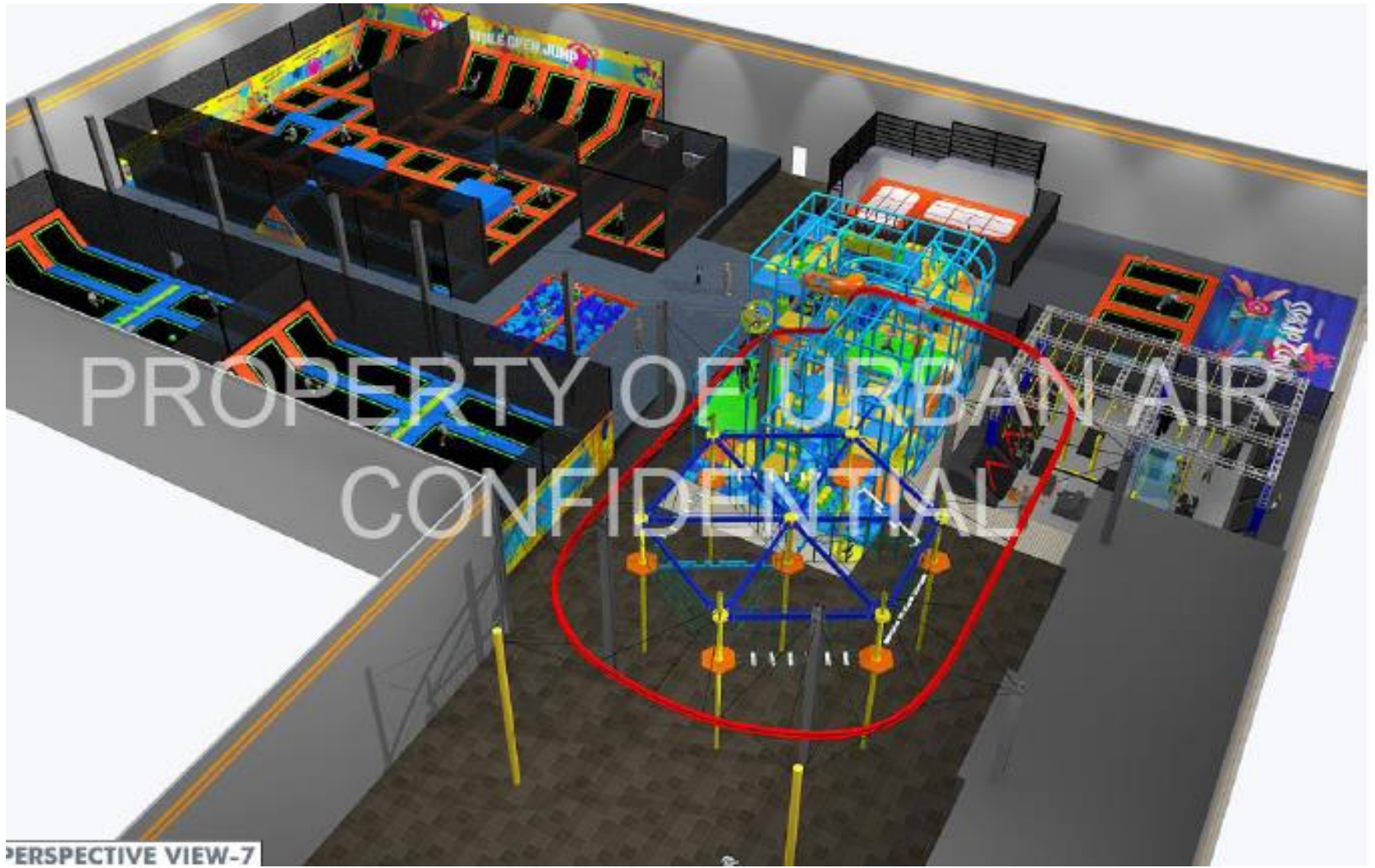




GET UP. GET FLY.

# Elgin Park Design

The Elgin design will be a facility unique to the area with 80,000 square feet of attractions, party and special event space. No other trampoline park offers the number of activities as Urban Air.

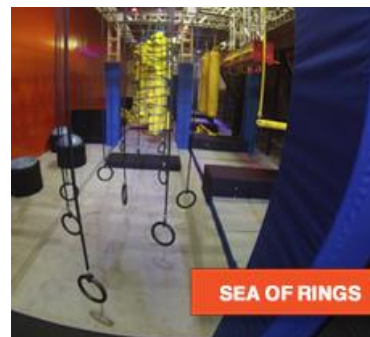




GET UP. GET FLY.

# Warrior Cross-Fit Course

The Urban Warrior Course has THREE unique lanes testing a customer's speed, agility, strength and stamina. With a Warrior Wristband customers get to train on any lane until they think they are ready to conquer the Leader-board.

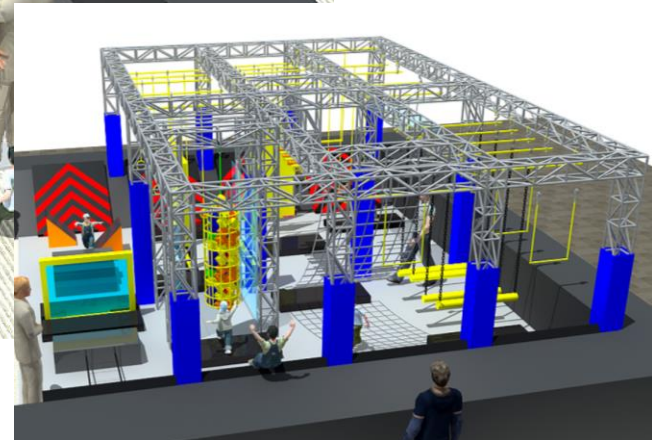
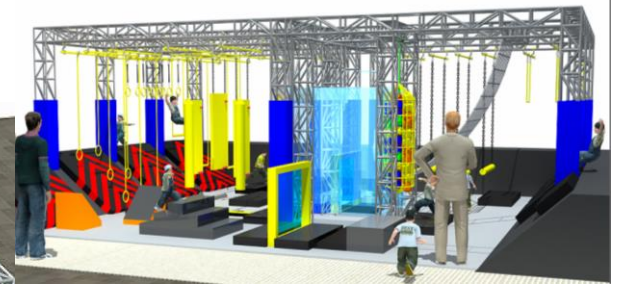
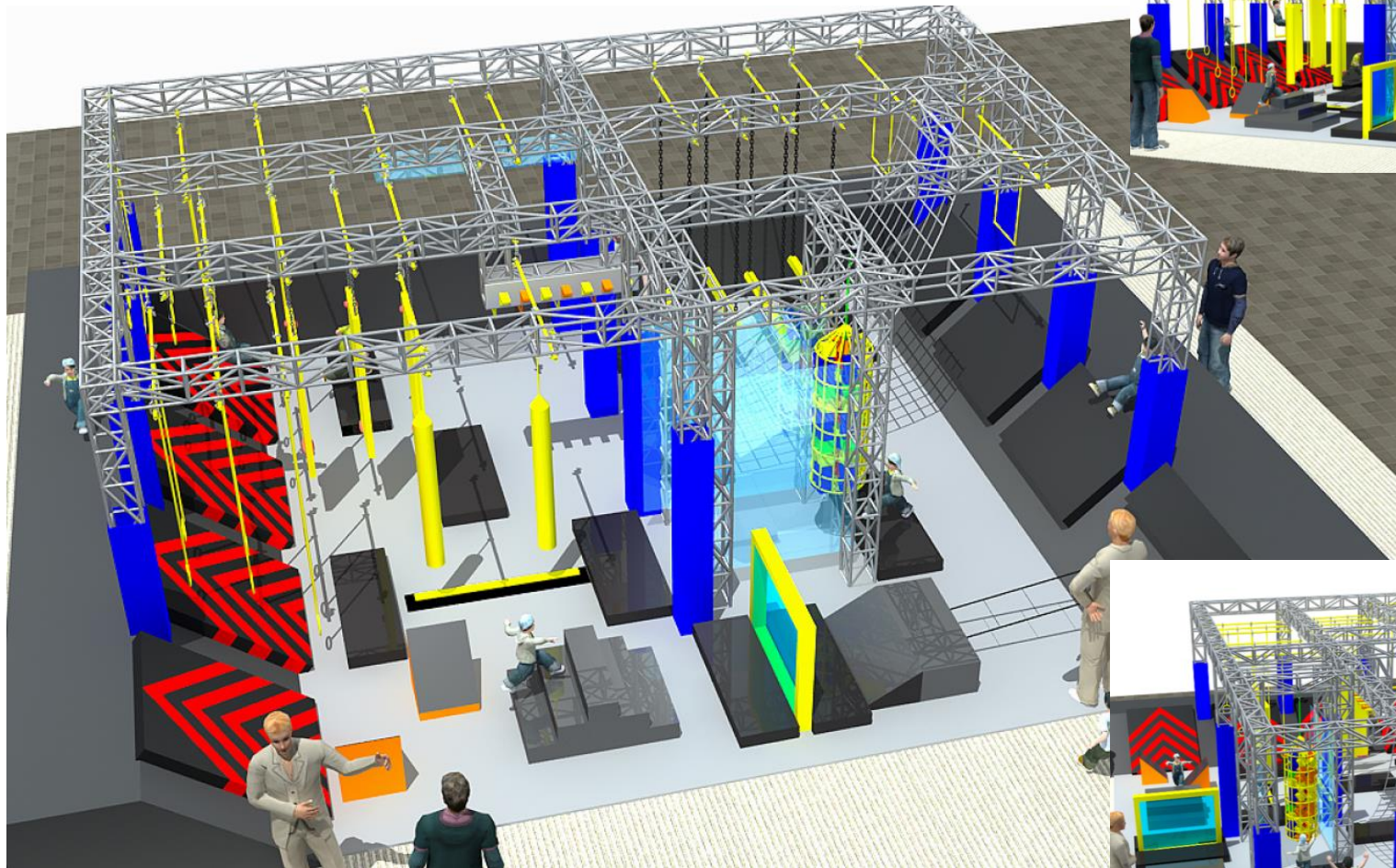


Customers have seen it on TV, now they can try it!



GET UP. GET FLY.

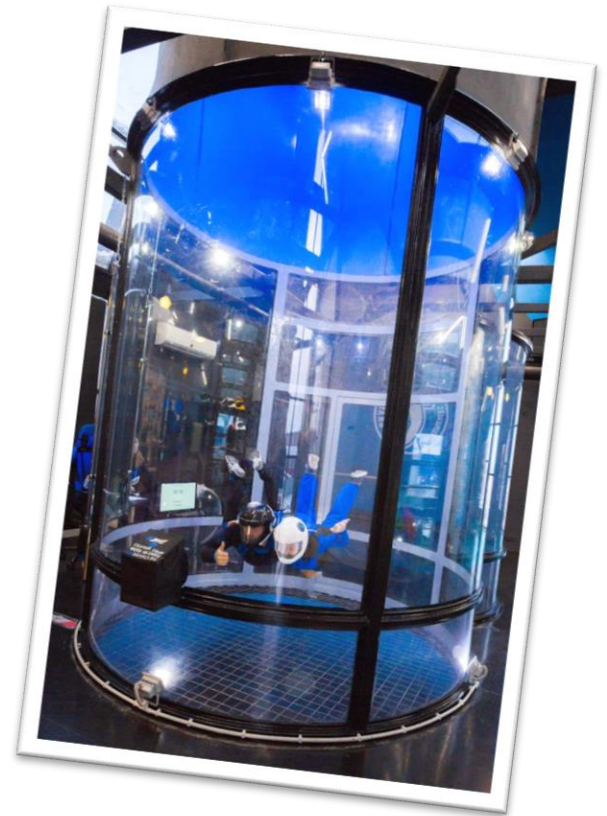
# Elgin Warrior Cross-Fit Course



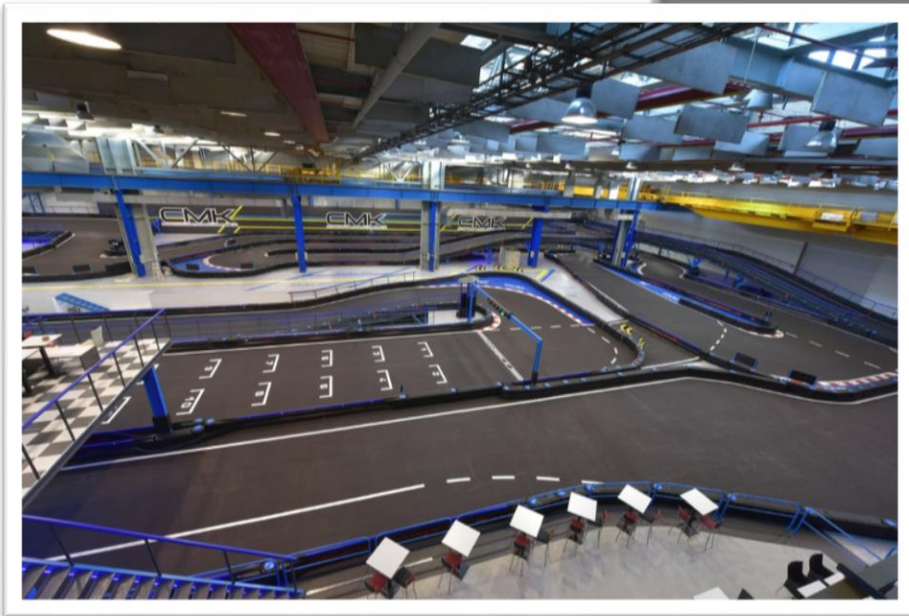


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# INDOOR SKYDIVING



# GO KARTING



# SKY COASTER

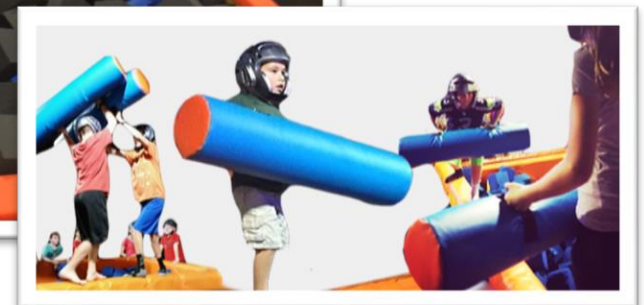
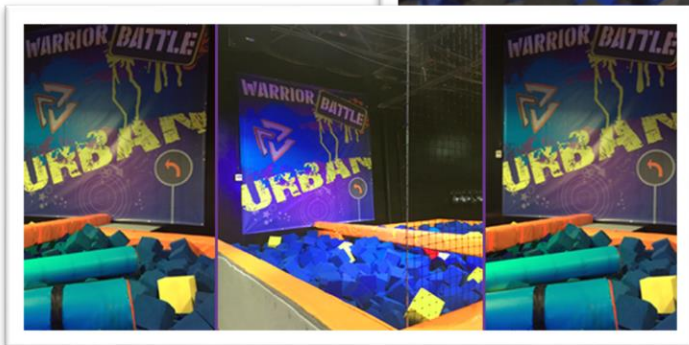
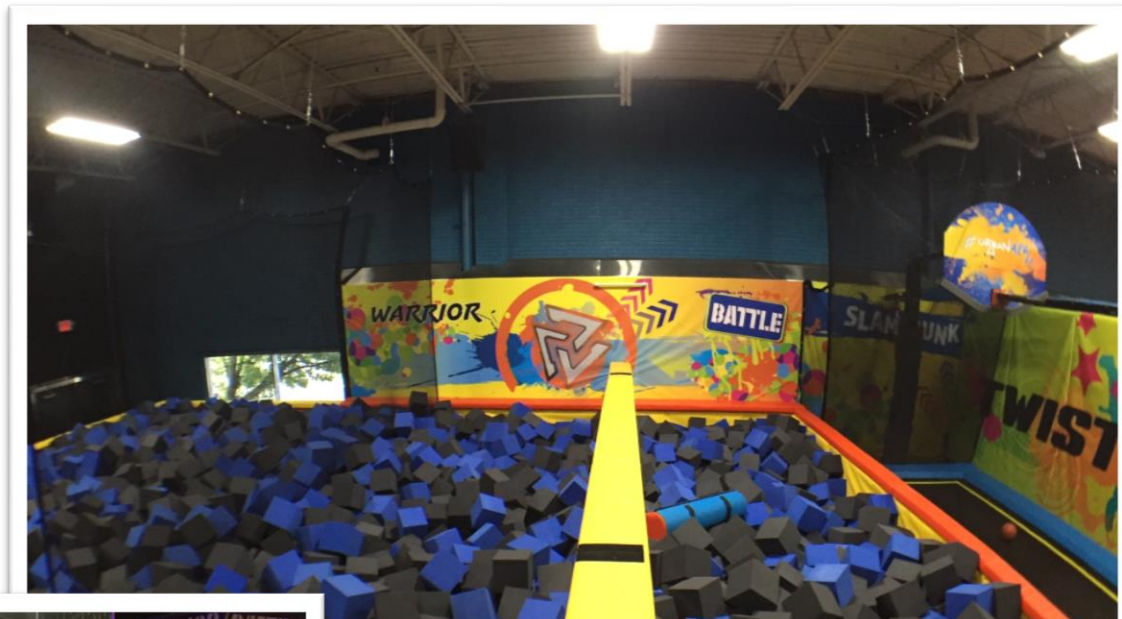




GET UP. GET FLY.

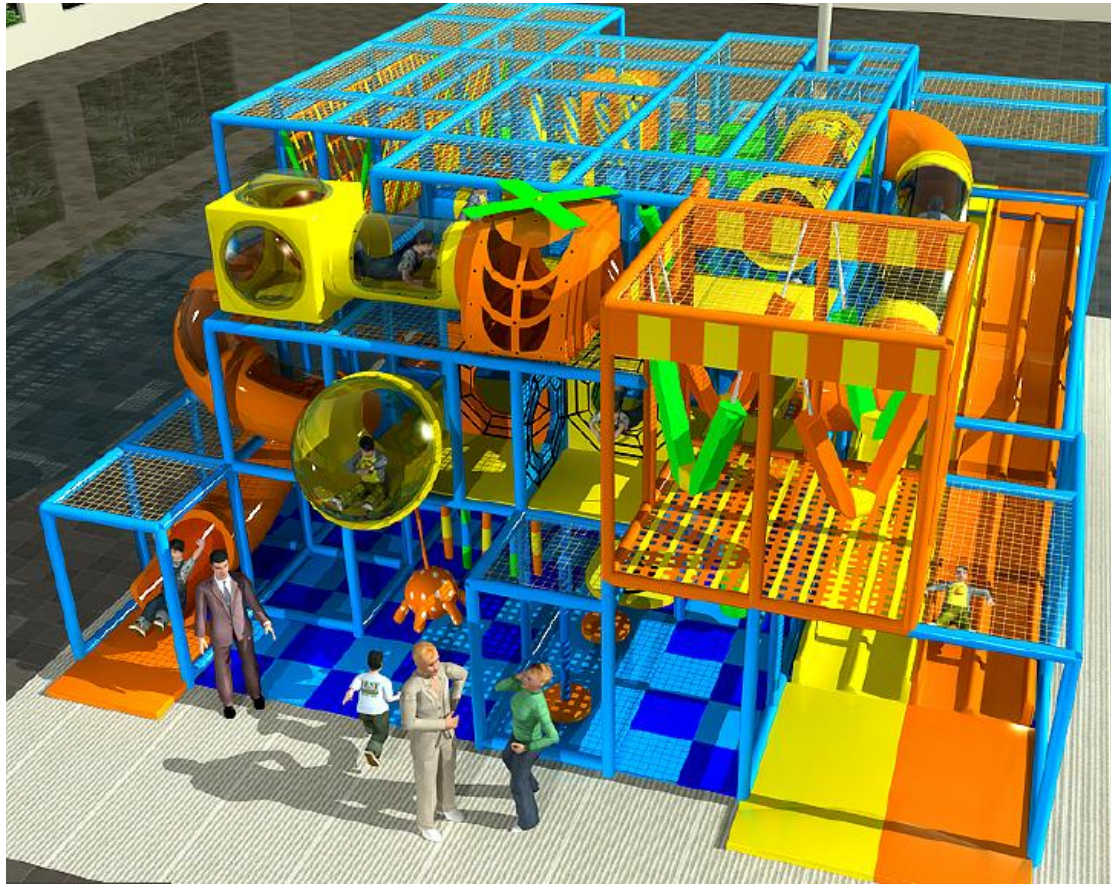
# Balance Battle Beam

The Urban Warrior Battle beam allows customers to take their inner Warrior to the next level and battle their friends in the ultimate fitness arena. They test their balance and strength on the battle beam, and be the last Warrior standing.



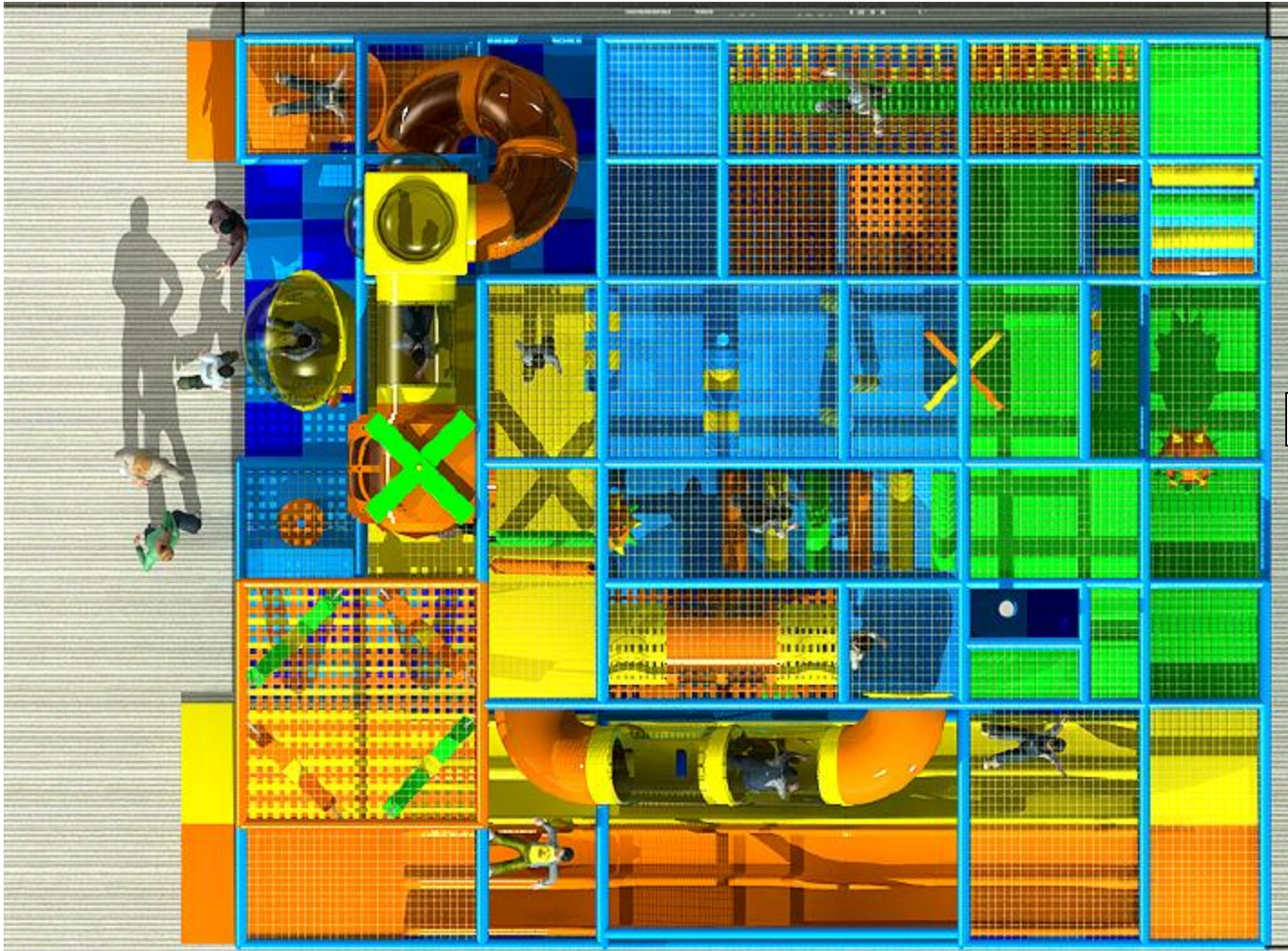


# The TUBES



# The TUBES

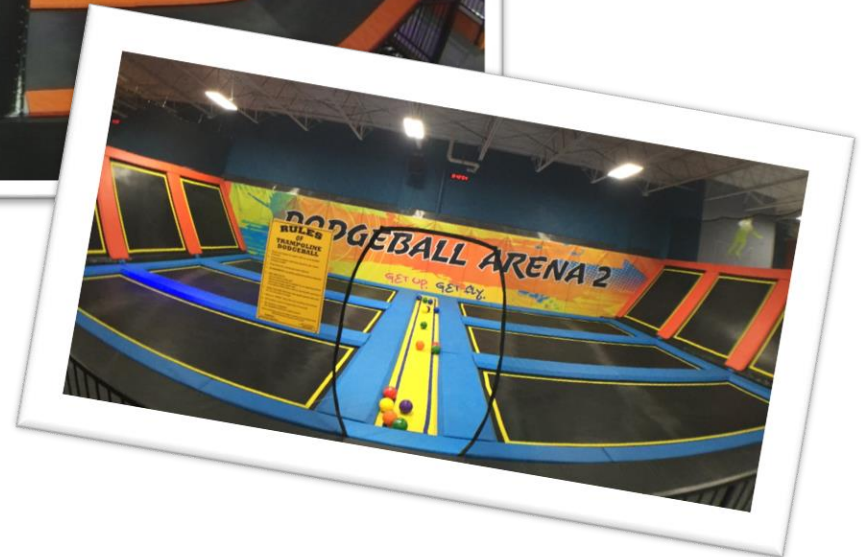
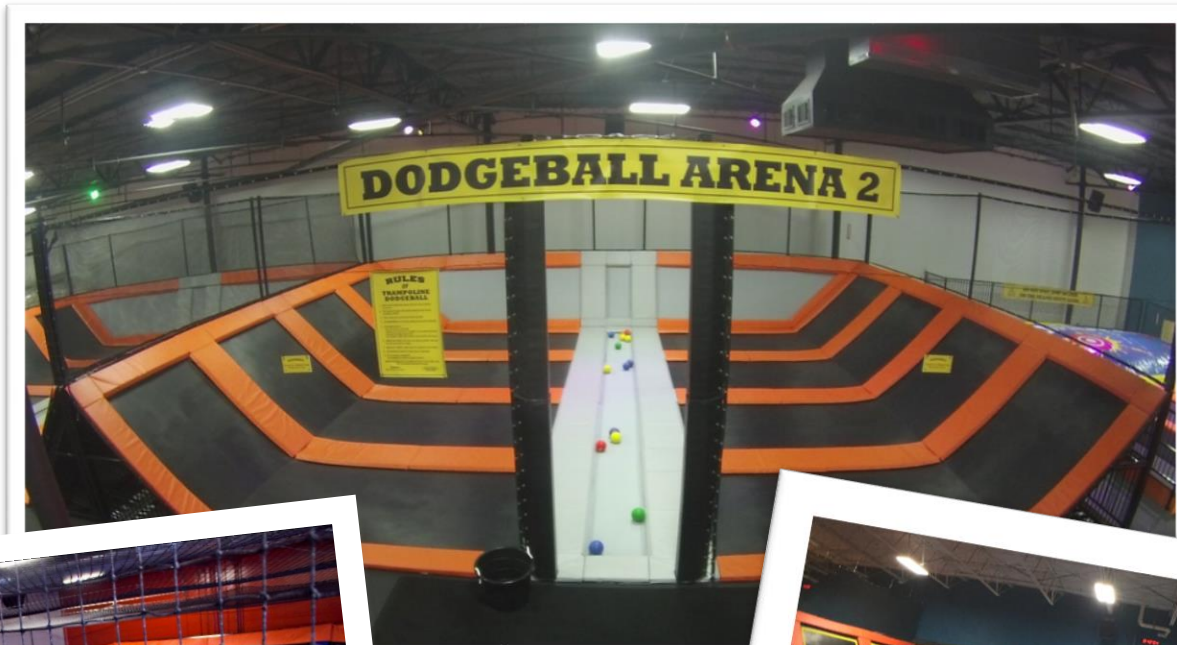
34'



30'

# DODGEBALL COURT

One of the most popular components of Urban Air is our Dodgeball Courts. With games running continuously throughout the day kids can enjoy this traditional sport on a new level.

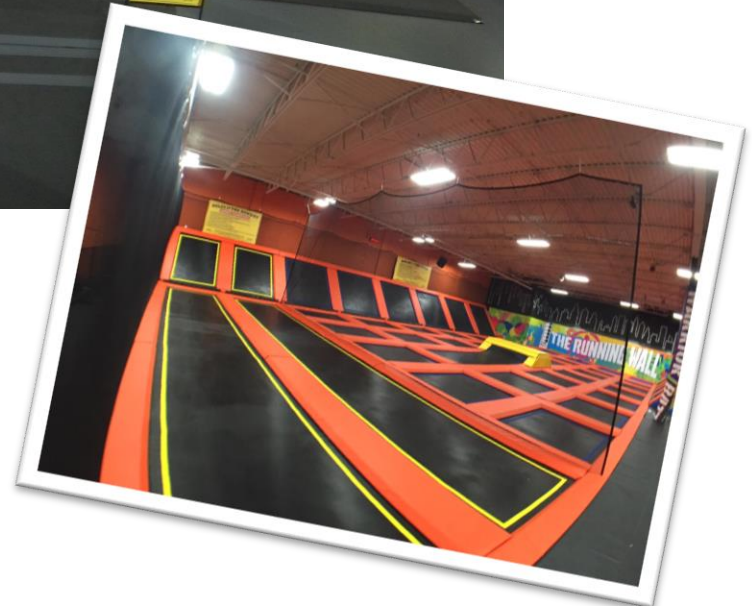
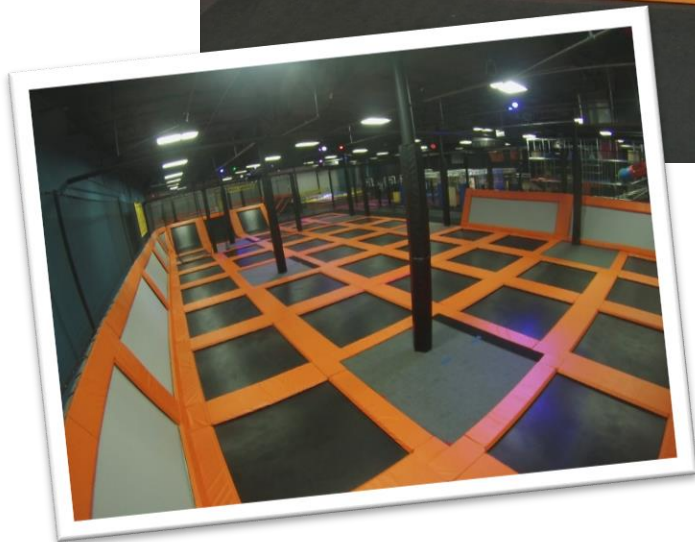
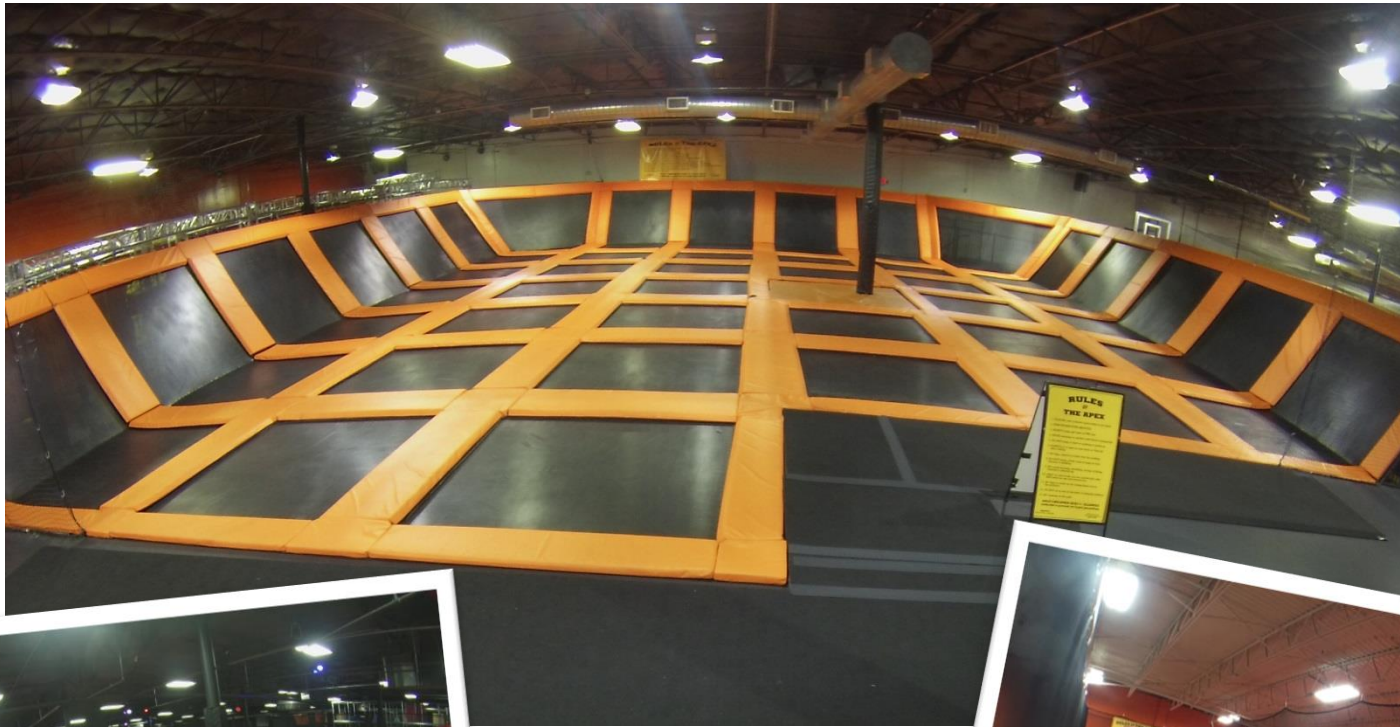




GET UP. GET FLY.

# THE APEX

The largest trampoline area consisting of thousands of square feet of trampolines spanning the floors and walls. Available to customers for free-style jumping as well as fitness classes.





GET UP. GET FLY.

# Foam Pit

The Foam Pit provides an experience like nothing else available. Customers bound into a swimming pool sized area of foam blocks. The perfect area to try their latest trick.





GET UP. GET FLY.

# Running Wall

Have you ever seen someone run on a wall sideways and "defy gravity" on it? The Running Wall gives you that ability! Test your Parkour skills on this amazing new trampoline attraction





GET UP. GET FLY.

# Drop Zone

The Drop Zone provides an experience like nothing else available. Customers bound into a HUGE stunt bag. The perfect area to try their latest trick.

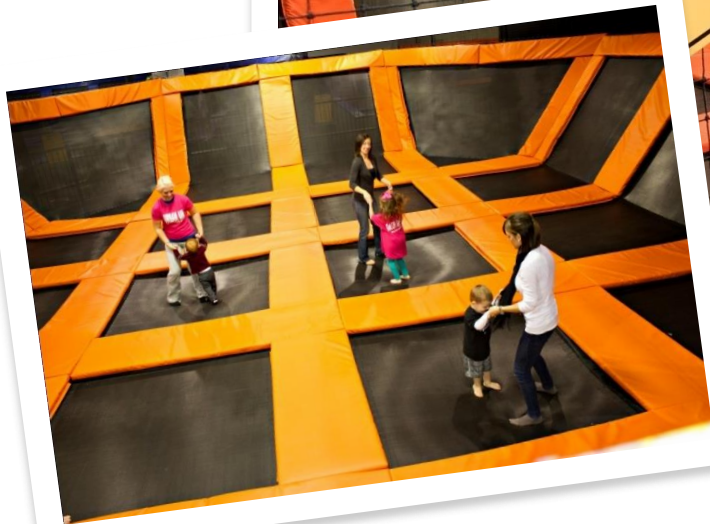




GET UP. GET FLY.

## Kids Zone

Vital to providing the whole family an experience they can enjoy, the “Kids Zone” is an area for ages 7 and under. This is a place they can escape from the older kids with viewing areas for mom and dad.

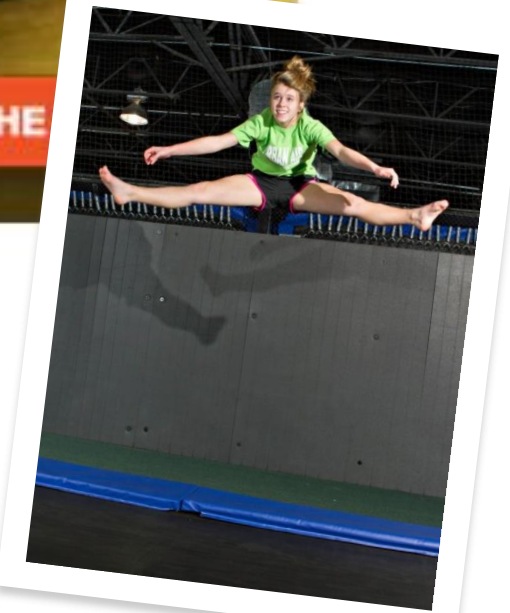
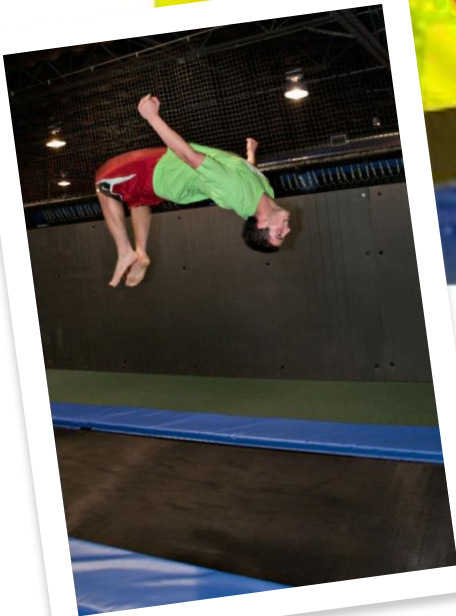




GET UP. GET FLY.

# THE RUNWAY

The Runway appeals to the gymnast, cheerleader or parkour runner who wants an area to try their latest trick away from other customers.

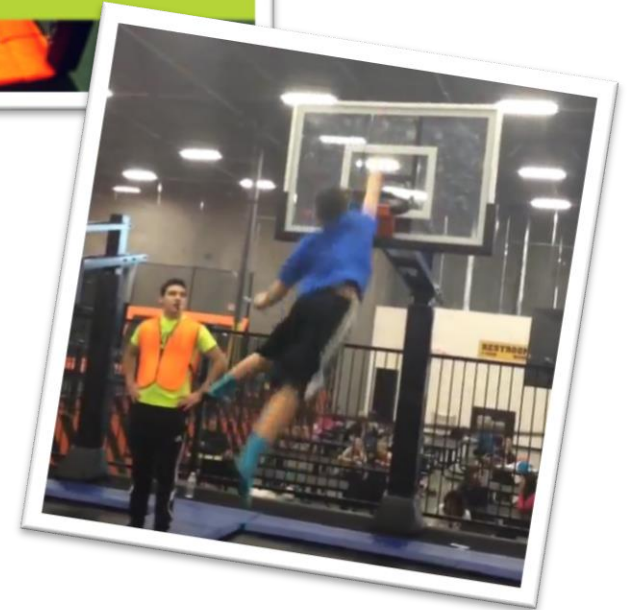
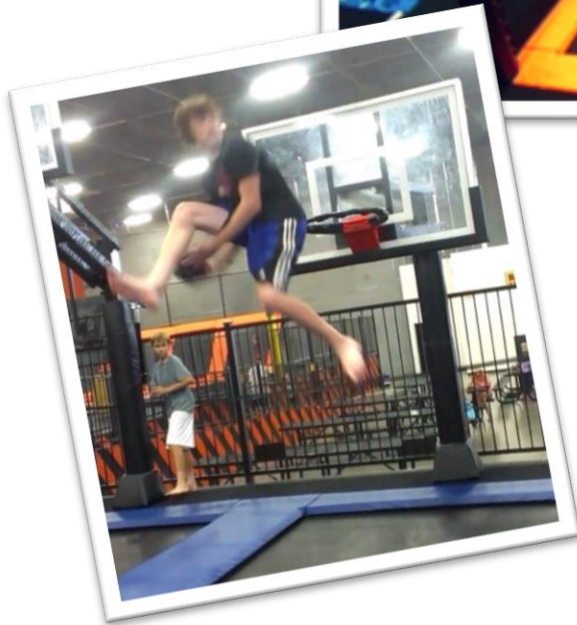
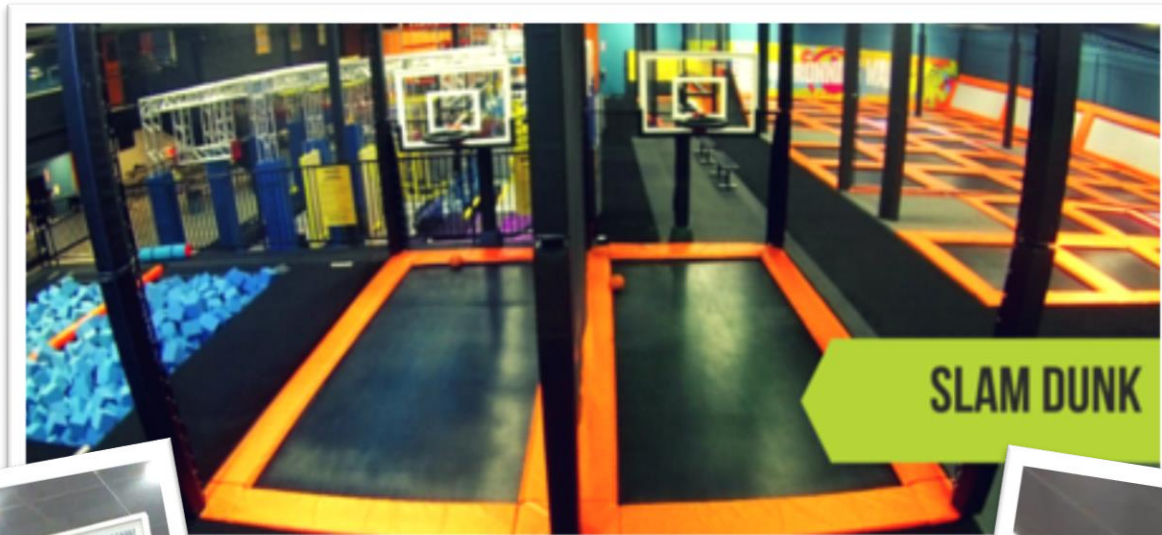




GET UP. GET FLY.

# Slam Dunk Basketball

For many of us throwing down a slam dunk was only a fantasy. Now with Urban Air's Slam Dunk Lanes this fantasy is now a reality. These adjustable goals allow for any customer to dunk like King James.





GET UP. GET FLY.

# Front Desk

First impressions are EVERYTHING. That's why we work with you to develop your facility with customer convenience and speed in mind, while giving them the visual and audible stimulation of seeing and hearing other customers having fun in the background.





GET UP. GET FLY.

# Concession Stand and Cafe

Concession stand and cafe revenue, IF DONE CORRECTLY, is an excellent way to generate additional revenue from Customers already inside the park. That's why Urban Air can help you design a concession stand and café that consists of pre-packaged goods all the way to a full blown kitchen.

