

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

July 24, 2024

Project Title: Urban Air at Arlington Plaza
Address: 30 W. Rand Road
Petitioner: Kayleigh Rollins, Sr. Project Manager
Address: 1245 Humbracht Circle
Bartlett, IL 60103

Requested Action:

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

Variations Required:

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

Attendees: Tom Piazza, Foxfield Developers
Nino Hermes, Owner of Urban Air
Charlie Oraham, Owner of Urban Air
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

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

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

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

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

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

Meeting Discussion:

Mr. Piazza – we are an adventure trampoline park that will be roughly 66,000 square feet of the whole entire complex, with different attractions from golf carts to trampolines to party rooms. Selling concession type foods. Hours of operation are from 3:00 pm to 9:00 pm during the week and on weekends 10:00 am to 9:00 pm. Family friendly business looking to expand in this Arlington Heights area and we're excited to.

Mr. Hubbard – this property is a vacant unit was formerly occupied by the Burlington Coat Factory, which vacated the site recently. Part of the Arlington Plaza shopping center, located on Rand Road and Arlington Heights Road on the north side of the village. It is a PUD, but this proposed use does not require any amendment to the PUD, it does require approval of a special use permit. The use is classified as a large amusement facility in the B-2 district that does require approval of special use permit. The application to the Planning Commission, will have to justify provide a point-by-point response to the three criteria necessary for special use permit approval. One of those criteria, is that the special use is deemed necessary for the public convenience at this location, in order to satisfy those criteria, we are going to ask that you provide a market analysis that evaluates the demand for this type of facility at this location, and talks about some of your competitors and where they are located relative to this site, and how you may differ from them or cater to a different market. As part of that study, we are looking to have an analysis on the second space, the Burlington Coat factory space is approximately 93,000 square feet. Urban Air would occupy 66,000 square feet of that space leaving a roughly 26,000 square foot space that's going to be long and narrow at the corner. We want to make sure that the space is still leasable from a commercial perspective, an opinion from a real estate broker that outlines how this space could be potentially leased in the future.

A liquor license will be required, we encourage you to reach out to the Village Manager's office and start that process. There may be some building upgrades needed to comply with the building and life safety requirements, so you should reach out to the building department to discuss those. No changes are purposed to the site, so that is going to negate the need for any PUD amendment, but we will be taking a site visit as part of any analysis of this application, any landscaping that needs to be upgraded or replaced should be replaced as part of this process. The real issue with this process is going to be the parking. The Arlington Plaza Shopping Center is really good access to a lot of major arterials, with several lighted intersections, from a traffic standpoint we think this is this will be fine. From a parking standpoint it can get really packed really quickly on special event times. We need to verify that there is enough parking within the shopping center to accommodate for those peak times, technically you'll have to ask for a variation to waive the traffic analysis portion of the requirement, which I think we will support, however, from a parking standpoint you will have to work with the traffic engineer and provide a detailed parking analysis. You will want to survey the existing Plaza Shopping Center to get a baseline demand. You want to survey additional Urban Air locations so that you can adequately predict what demand will be once the space is occupied. Then you want to forecast it all together, making sure that you are accommodating for any vacant spaces within the shopping center and when they are occupied, will that trigger any parking requirements. Staff is supportive of this use, we want to see this space filled, and it is a large space within the shopping center, and these facilities are well used and a good asset to the community.

Commissioner Cherwin – where are some of your other locations? And how does yours compare in size?

Mr. Hermes – Chrystal Lake, Naperville, approximately 300 locations. They are all pretty standard in size. We are proposing the 2.0, which has the built in parks and attractions.

Commissioner Cherwin – What is protocol when you convert a space like this for your activity in terms of ventilation and safety?

Mr. Piazza – part of the design requirements for Urban Air as part of the franchise requirements is that we produce one ton per 300 square feet of space, we will be adding quite rooftop units to accommodate that and have air exchange.

Commissioner Cherwin – we should do a parking study, but do you have access to the old supermarket parking area?

Mr. Piazza – I do not think they have access. However, we just started with the traffic engineering company that will be putting that together.

Commissioner Sigalos – clarified that Burlington Coat Factory is still operating in the space; it is not vacant.

Mr. Piazza – confirmed they extended their lease and are moving next to Dick's Sporting Goods, which gives us time to get our permits ready to go.

Commissioner Sigalos – you mentioned you will have go karts, so that is going to require aside from you mentioned one ton for every 300 square feet of HVAC and some kind of air filtration, will that be enough?

Mr. Piazza – it is all electric, so all good.

Commissioner Sigalos – I believe Urban Air came to CPRC in 2018, this will be great use of the space and a good project. Will you sublet the extra space?

Mr. Piazza – no we are thinking about adding pickleball, but want to get this up and running first.

Mr. Hermes – also within the Urban Air umbrella, there is an area called Unleashed Brands, and they have a lot of brands that kind of work hand in hand. One is Snapology for ages two- and five-year-olds, small trampolines and equipment. We will work with each other and figure it out.

Commissioner Sigalos – thinks it looks great and will be good use of space and plenty of parking.

Commissioner Jensen – have you signed the lease? Also, you will have to do some interior work to create a wall between that the space that you're not going to do anything with, correct?

Mr. Piazza – yes, it is contingent upon permit and business license approval. It should be just a standard wall with some soundproofing to separate the space.

Commissioner Jensen – since this is a franchise, does Urban Air help you with a market study?

Mr. Hermes – I live in Arlington, and we are very familiar with the area. We have purchased the franchise agreement to open in this area. Urban Air essentially hooked us up with a realtor to figure out what is a good fit for them. We had to go through their approval process before anything, they sent architects and make sure that the ceiling height that they required and not too small or too big. An analysis as far as population or marketing, this was ranked in the top 10 percentile for all Urban Air's. So this market hits all the numbers.

Commissioner Jensen – other than Urban Air, who would be your competitors for this type of entertainment?

Mr. Hermes – the only thing that actually competes is Altitude, but they only trampolines. Urban Air is an adventure park with massive slides and tubes for younger kids, rock climbing, go carts, bumper cars, laser tag, zip lining, ropes course and an area like ultimate Ninja warrior. Will also provide summer camps.

Commissioner Jensen – since you are serving alcohol, how are you going to control who is drinking, so that you do not have kids and under age drinking?

Mr. Hermes – beer and wine is what we are planning, and it will all be done through our concessions, through our cafes a process will be followed.

Commissioner Jensen – shared his support of the project and likes to see the empty shopping mall used.

Commissioner Green – think you're going to be inundated with my grandkids, they love this stuff. The electric go karts are really cool. Please move forward with your project.

Public Comment

Unidentified male – please say “yes” tonight when you get upstairs on the Grace Terrace/Full Circle project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder