

APPROVED

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: URBAN AIR AT ARLINGTON PLAZA - 30 WEST RAND ROAD - PC #24-017
SPECIAL USE PERMIT FOR AMUSEMENT FACILITY, LARGE & SPECIAL USE PERMIT
FOR RESTAURANT WITH VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of January, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner

APPROVED

CHAIRPERSON CHERWIN: All right, I think we can go ahead and get started.

(Gavel pounded.)

CHAIRPERSON CHERWIN: We'll call to order. If we could stand up and recite the Pledge of Allegiance together?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.

Dan, can we have roll call, sir?

MR. OSOBA: Yes, we can. Chair Dawson.

COMMISSIONER DAWSON: That's old.

MR. OSOBA: Oh, excuse me, Commissioner Dawson.

COMMISSIONER DAWSON: I'm just saying, did something just happen? Here.

MR. OSOBA: Sorry about that.

COMMISSIONER DAWSON: No, you're all good.

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you, Dan.

All right, noted that we have a quorum for our meeting.

I think the first agenda item we have is number III. Approval of Minutes for ICON Studio at 3375 North Arlington Heights Road. Is there a motion to approve those minutes?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER DAWSON: I'll abstain. I was not present.

COMMISSIONER JENSEN: I'll abstain, too.

CHAIRPERSON CHERWIN: All right, thank you.

Motion passes.

Our next item on our agenda will be our public hearings.

APPROVED

Okay, the first public hearing we have is for East Country Lane Townhomes. I would ask Dan, have all public notices been given on this?

MR. OSOBA: They have.

CHAIRPERSON CHERWIN: All right, thank you.

And do we have a Petitioner for that matter here? Oh, that one was has been delayed?

MR. OSOBA: Correct. So, public notice has been posted, but that one is going to be continued to a date certain of February 26th.

CHAIRPERSON CHERWIN: Okay, and the notice that was posted identifies that new date?

MR. OSOBA: It will identify that new date. We'll ask the Petitioner to update the sign posting on the site, but --

CHAIRPERSON CHERWIN: Okay.

MR. OSOBA: -- the mailing and the posting that went out was for this hearing.

CHAIRPERSON CHERWIN: Okay, good. Thank you, yes, sorry, I forgot I saw your e-mail and totally blanked on it.

So, we will move to the next public hearing which is Urban Air at Arlington Plaza, and I'll ask you about Urban Air, have the notices been given on that one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Okay, and I think we have some folks from the Petitioner here to speak on that. Anybody who's going to speak on behalf of Urban Air, if you wouldn't mind coming up to the podium here? I'll just have you swear an oath that we do here prior to the public hearing. So, you just raise your right hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, you do, thank you. The Staff has provided a Staff report. Have you read the Staff report? There are certain conditions of approval that they've recommended. Do you agree with those conditions of approval?

MR. PIAZZA: Yes, I do.

CHAIRPERSON CHERWIN: You do, okay. All right, good. So, however you want to present, either one of you or all of you, feel free to go ahead and get started. Then once you're done, we'll move over to the Staff and hear their report. So, sir, go ahead. If you could please state your name whenever you speak, or you know, for those of you when you do come up, if you could state your name for our record and spell it, please?

MR. PIAZZA: Yes. I am Tom Piazza, P-i-a-z-z-a. I'm here speaking on behalf of Urban Air. I'm Tom, the construction manager or owner's rep for the project, and Charlie Oraham and Nino Hermes are the owners of Urban Air. We are petitioning to have a variance for a parking variance as well as a large amusement and restaurant.

The owners of Urban Air are located right here, there's pictures of them up there. Nino Hermes is actually a resident of Arlington Heights. Both of them are, actually it's a family-owned business, very excited to be putting an Urban Air inside of this community. Here we go.

For the parking variance, we are asking, we agreed with the seven-spot deficit that Dan and all of us have put together. However, we do feel like with the other tenants in our shopping center, we are at different times for peak times for our parking, and we did want to kind of make a note of that. Our hours of operation are more from the evenings,

APPROVED

Monday through Thursday; and Friday, Saturday and Sunday, we're more of an all-day where other businesses inside of the shopping center are closed during that time.

We offer a range of different attractions for the community. As part of the business, the tube slides, soft play area, the soft play area is best for smaller, younger children. Then we have stuff for older youths, teens and like that, for instance, go-karts, climbing walls, warrior course which is like a Jungle Jim type, parkour I think is what they call it type of course, dodge ball. So, there's group activities, that's all part of our attraction package that we offer.

We have posted out the signages on Rand Road and Arlington Heights Road. We've sent out notices to everybody. We do think that it is a strong community or strong, how do I put this, a strong asset to the community. We have a, it's particularly designed towards family and children.

They're dedicated full compliance, Urban Air requires us to be dedicated full compliance with all local codes and state codes, those governing maintenance and licensing of those attractions. So, we will be making sure we obtain all those licenses, maintaining those licenses. There's constant maintenance programs that get issued down from Urban Air as well as the state that we all comply with. We also will comply with all local health and safety regulations as well, so anything from the Health Department, Building Department, we are fully ready to comply with and agree with.

We have our full set of architectural and engineering plans, ready to submit for permits. We have actually just submitted those for permits. We're ready for plan review comments and make any adjustments that you require.

One of the concerns that was brought up is actually sound and sound mitigation. Currently, both sides of demising wall, they're going to be two-hour rated wall which kind of utilizes two of the sound principles for deadening noise, right. So, we've added density to the wall and then sound absorption material which is like our insulation that goes in between the walls. So, the extra layer of drywall, two folds, gets us our fire rating of a two-hour rating but also adds density to that wall and will actually help deaden the noise.

So, we feel like we are taking sound as a serious thing. However, our main thing or main issue with sound is actually children playing loud, you know, kids yelling and having fun. The go-karts are actually electric, so they don't produce a lot of noise which is a good thing. Slides, stuff of that nature, climbing walls, those don't really produce noise. But the kids are definitely not quiet. So, we went ahead and we did, you know, add that extra layer of drywall which is two folds because they're set to two-hour rating.

We feel like we are a great steward of the community. Urban Air provides employment for youth and young adults, and even adults that have managerial positions, all the way down to part-time positions. On average, we have 60 to 80 employees at one given time, from returning college students all the way down to high school students to even managerial positions for adults.

Urban Air enhances the area's friendly appeal, providing a safe and fun destination for children, by supporting local economic growth. We offer certification programs and offering regular and belaying programs for young adults for employees to learn so they will be getting certified in those types of areas. We offer events for non-profit fundraising, team-building events for adults, birthday parties, all safe places for the community to come and have, you know, have fun at. Urban Air provides a supervised safe space for children and adolescents to engage in activity play and socialize, making it a valuable addition to our community here.

APPROVED

We are also offering food services as part of the park package. So, it's not a destination restaurant, so you couldn't just come and actually eat at the restaurant without purchasing tickets to go in and to enjoy the amusements as well. It is a limited menu; however, we will follow all local Health Department rules and regulations for that limited menu.

That's basically it, guys. We want to thank you for your consideration on having us in Arlington Heights. We welcome any questions that you guys might have or any concerns and we'd be happy to address.

CHAIRPERSON CHERWIN: Thank you very much, Mr. Piazza. You can take a rest here for a second. We're going to turn this thing over to the Staff and see what Dan has to say.

Dan, go ahead.

MR. OSOBA: Thank you, Commissioner.

The subject property of this petition tonight is located at 30 West Rand Road which is the former location of Burlington Coat Factory within the Arlington Plaza Shopping Center. The property is zoned B-2 General Business District and identified as commercial on the Comprehensive Land Use Map.

The Petitioner is requesting two special use permits--one for "amusement facility, large" which is any amusement facility greater than 5,000 square feet, and one for a restaurant, both of which are in this tenant space. Two variations are requested, one to waive the traffic study requirement and one to reduce the parking requirement by seven spaces.

This slide shows the subject site in red within the Arlington Plaza Shopping Center which is a previously approved PUD. The Petitioner is not modifying any external features of this PUD; therefore, a PUD amendment is not required. The shopping center is at the northwest corner of West Rand Road in South Arlington Heights Road. There are several signalized and uncontrolled access points in and out of the site, and the property functions well from an access point of view, and traffic flows efficiently as designed. Parking within the PUD is shared with a total of 1,139 spaces available to all businesses.

This is a more detailed view that shows the proposed overlay that the Petitioner provided on an aerial image of the shopping center. Urban Air is proposing to occupy approximately 67,000 square feet of the former Burlington's which is highlighted in red. The main entrance will face Rand Road, and deliveries will occur in the rear as they did in Burlington's. The blue shaded area is 23,435 square feet, and it's a vacant remnant space that will be left over and unoccupied by Urban Air. In the evaluation of this petition, the SDC requested that the Petitioner provide further detailed analysis on the market study on the viability of this vacant remnant space.

The market study provided by the Petitioner shows that Urban Air offers a unique destination for kids and adults, and the demographic data provided within the study shows that viability. Staff agrees with the Petitioner that the space is deemed necessary for the public convenience at this location for both the amusement facility and the restaurant cafe, which realistically functions as an accessory to the amusement facility and less of a destination restaurant as the Petitioner indicated.

For the remainder space, the Petitioner postulates that this space could be utilized as a fitness facility, racket ball facility, or other fitness center for active adults. Alternatively, and at Staff's request, the Petitioner evaluated the space to determine that the smaller tenant space could be viable for smaller beauty salons, health and wellness facilities, studios, tutoring or smaller gymnasiums. Staff also agrees that the remnant space is viable based on the information provided by the Petitioner and in the market study.

APPROVED

Urban Air, as a business, intends to provide a variety of amusement activities as the Petitioner indicated. Party rooms are provided for groups, and walk-ins are welcome. The hours of operation are Monday through Thursday from 4:00 p.m. to 9:00 p.m., Friday from 10:00 a.m. to 9:00 p.m., and Saturday from noon to 8:00 p.m. The restaurant will primarily serve snacks, concessions, pizza, burgers and soft drinks. Alcohol sales are proposed and a liquor license would be required for any of those.

The two variation requests are to waive the requirement for a traffic study and to reduce the amount of parking required on the subject site from 1,146 to 1,139 spaces. Staff recommends approval of the variation to waive the traffic study as the site access is well defined, contains signalization, has access onto two major arterials, and is not being modified with this application. For parking, the Petitioner has provided a parking study that contained a survey of other Urban Air locations and a parking survey of Arlington Plaza Shopping Center as well. The study found that the shopping center was at peak parking on a Saturday afternoon with 23 percent of the spaces occupied. When adding the parking data from other Urban Airs to this baseline, the study determined that Arlington Plaza could see approximately 65 percent of the spaces occupied with this new Urban Air facility, which leaves a surplus of 393 parking spaces within the shopping center. The SDC, therefore, recommends approval of the parking variation to reduce the parking requirement from 1,146 spaces down to 1,139 spaces which is a seven-space deficit.

The SDC reviewed the proposed special use permit to allow an amusement facility, large, the special use permit to allow a restaurant on the subject property, the variation to Chapter 28 of the Municipal Code, Section 6.12-1 to waive the requirement for a traffic study, and the variation to Chapter 28 of the Municipal Code, Section 10.4-4 to reduce the parking requirement from 1,146 spaces to 1,139 spaces, and recommends approval of the application subject to the conditions in the Staff report and on the slide

That concludes my presentation.

CHAIRPERSON CHERWIN: Thank you, Dan, well done.

Is there a motion to submit the Staff report into the record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Thank you. Well, I think given the fact that there isn't a huge public here, maybe what we'll do before we do initial questions unless anybody has a pressing question is open the public hearing for comments.

So, everybody okay with that? All right.

So, I'll open the public hearing. Is there any comment from the public on this project?

(No response.)

CHAIRPERSON CHERWIN: No, all right. Well, that was easy. We're going to close the public hearing and we will go to our questions of the Petitioners, from the Petitioners, or from the Commissioners to the Petitioners. Sorry about that.

So, we'll start down by Sue. Do you have any questions for our Petitioners?

APPROVED

COMMISSIONER DAWSON: Yes. I was just trying to look and see, I was trying to come up for questions, if there is, you talk about this being for kids, are there age limits?

MR. PIAZZA: Oh, age limits. No, there is no age limit. There are height requirements for certain attractions.

COMMISSIONER DAWSON: Meaning you have to be taller than, not shorter than?

MR. PIAZZA: Correct.

COMMISSIONER DAWSON: So, how does that work with liquor sales if we're going to have all these activities going on but people can also drink?

MR. PIAZZA: So, I'll let --

MR. ORAHAM: That will be 18 and older to get in because you've got to have an adult to sign a waiver.

CHAIRPERSON CHERWIN: Give us your name first.

MR. ORAHAM: My name is Charlie Oraham, sorry.

COMMISSIONER DAWSON: Yes, but what I'm trying to get at is I can go to the bar and then I can go get on a go-kart?

MR. ORAHAM: For like an adult?

COMMISSIONER DAWSON: Yes.

MR. ORAHAM: No.

COMMISSIONER DAWSON: So, that's what I was trying to get at. Is there an age limit? How are you restricting adults from doing the various activities?

MR. ORAHAM: No, the regulation from the franchise is if they drink any alcohol, they cannot use any go-karts.

COMMISSIONER DAWSON: Okay, so that's just generally monitored? I mean, I don't know how you would, how do you control that?

MR. ORAHAM: Honestly, I can't give you an answer right now. I can find out and let you guys know if it's a concern.

COMMISSIONER DAWSON: I'm just curious how it works.

COMMISSIONER ENNES: Could they wear a band or something if they're drinking?

COMMISSIONER DAWSON: I don't know. It's really your concern, I mean, that's a huge liability risk, right? So, that's why I was trying to see if, because everybody was talking about kids and kids and kids. I'm like, well, what's going to stop an adult from --

MR. ORAHAM: So, just like Chuck E. Cheese has beer and wine, it's the same kind of --

COMMISSIONER DAWSON: Yes, I'm not getting in a go-kart in Chuck E. Cheese though.

MR. ORAHAM: I understand that, no. I know a regulation in the waivers that any person that walks in, you're not supposed to drink any alcohol and go on the go-karts. The adults that get on the go-karts, it's got to be a smaller kid that can't reach the size and they're double carts. So, that's really the only time adults get on the go-karts is when they're going with a kid because it's got restrictions on height.

COMMISSIONER DAWSON: Wait, so you can't fit in a go-kart?

MR. ORAHAM: No, no, you can. There's double-widers.

COMMISSIONER DAWSON: It's the other way around.

MR. ORAHAM: So, the double-widers --

APPROVED

COMMISSIONER DAWSON: It's still the same restrictions, okay. I think you wanted to say something?

MR. HERMES: Yes. Hi, my name is Nino Hermes. As far as drinking --

COMMISSIONER ENNES: What is your connection?

MR. HERMES: I'm one of the owners as well, the President. So, I believe that you have a two or three-beer maximum per three-hour stay. I think you can only allow them to drink one beer per hour. So, it's not like they can come in and can drink, same as any bar, like you can only serve one beer per hour.

COMMISSIONER DAWSON: I've had more than one beer in an hour in a bar.

MR. HERMES: You're not supposed to technically. Anything over one drink in an hour, you're being over-served technically, but it's the same thing, they have a restriction, I believe a three-beer maximum on a three-hour stay.

COMMISSIONER DAWSON: So, you're monitoring that is what you're saying.

MR. HERMES: Yes. Yes.

COMMISSIONER DAWSON: And you keep saying they have a restriction, but it's you.

MR. HERMES: Yes.

COMMISSIONER DAWSON: Okay, because --

CHAIRPERSON CHERWIN: When you say they --

MR. HERMES: It's our responsibility to make sure.

CHAIRPERSON CHERWIN: It's corporate policy.

MR. HERMES: Yes, yes.

COMMISSIONER DAWSON: So, you're monitoring it. I mean, that's just really what I was getting at.

MR. HERMES: And, obviously, the person that is serving must be 21 or older to serve the beer. So, they're aware of how many beers they're giving out.

COMMISSIONER DAWSON: And they're kind of keeping an eye on it. I mean really, nothing against you, I'm just, adults are idiots and I can see --

MR. HERMES: Also, with the go-karts, we do have automatic shutoffs on them.

COMMISSIONER DAWSON: Okay.

MR. HERMES: If we feel that anybody is on a go-kart and they're not acting appropriately, we can shut them down and actually --

COMMISSIONER DAWSON: So, you'll have like staff trained to like --

MR. HERMES: Yes.

COMMISSIONER DAWSON: That's really all I was looking for.

MR. HERMES: Yes.

COMMISSIONER DAWSON: Is that you have some sort of, you're aware of the problem and that there is some sort of procedure to monitor it and ensure that, I mean, people just do stupid things.

MR. HERMES: We have full, Urban Air has a university where everybody has to be certified in any department that they work, especially when it comes to the zip-lining, the go-karts, there's always some type of certification. If they're not certified, they can't work that portion of the park.

APPROVED

COMMISSIONER DAWSON: Okay, so it's definitely, it sounds from what you're saying, there is a procedure, it is monitored. Yes, that's what I was looking for.

MR. HERMES: Yes, and I believe our liquor sales only account for about four percent of total sales as well.

COMMISSIONER DAWSON: Okay, I went down that path and I had another question. Oh, the sound proofing, how do we enforce that? Did you want to speak to us about that a little bit?

MR. OSOBA: So, it's up to the discretion of the Village if we receive complaints from anybody, from adjacent residents which there really isn't adjacent residential to any of this, but other tenants within the center or other shoppers within the center. I don't anticipate that being the case, but if it is the case, we want the Village to be protected in some way so that the Village has the discretion to require some level of sound proofing in addition to what they've already done if that is deemed necessary in the future.

COMMISSIONER DAWSON: Right, so we've been through this, you know, for a long time and the enforcement is always the issue, right? So, do we have the discretion? Yes. Do we have the ability to say to them put in sound proofing? Yes. What happens when they don't do it?

MR. OSOBA: It would be a code enforcement issue.

COMMISSIONER DAWSON: Do we shut them down?

MR. OSOBA: It would be, potentially, it would be up to the discretion of the Village.

COMMISSIONER DAWSON: I mean, that's really what I'm looking for here is, and just making sure it's on the record and it's been discussed, right, because the sound issue, I'm sure you have it addressed. It sounds like something you've been through before. This isn't the first time that one of these facilities has gone up in a shopping mall. We just have to ask, right?

MR. PIAZZA: No, it makes perfect sense.

COMMISSIONER DAWSON: And the concern I always have is enforcement, right? So, we say, we've seen it many, many times over the years where, you know, people start calling and complaining and then there's really not much the Village can do. So, I would just want to be sure that when we're doing this and we're putting this kind of waiver and not really digging too much into the sound proofing, that we do have the ability to enforce it if it becomes an issue. Okay, that's it.

CHAIRPERSON CHERWIN: Thanks, Sue.

John?

COMMISSIONER SIGALOS: Yes, I just have a question. Are there other similar Urban Air indoor amusement parks in the Chicago area?

MR. PIAZZA: Absolutely. There's one in Glenview, Vernon Hills.

MR. HERMES: Rockford, Crystal Lake.

MR. PIAZZA: Crystal Lake, Rockford.

COMMISSIONER SIGALOS: So, they've been in operation for a number of years?

MR. PIAZZA: Yes.

MR. HERMES: Riverside.

MR. ORAHAM: There's 300 parks now that are actually up and running.

COMMISSIONER SIGALOS: Okay, have you run into any sound issues

APPROVED

and complaints for any of these other Urban Air amusement parks?

MR. PIAZZA: I have worked on over 40 parks personally as a construction administrator, and we have not run into that scenario. So, we have been requested to add additional sound proofing and it's usually when we go to a two-hour rated wall versus a one-hour rated wall or a UL410 rated wall.

COMMISSIONER SIGALOS: If I can make a suggestion, I was a general contractor for many years, you can use sound-absorbing panels and materials that you put on a wall, then add another layer of drywall. That further reduces the sound and absorbs the sound and keeps it within your premises.

MR. HERMES: I wanted to say something as well. We're also in the restaurant business and we've had large entertainment. So, we've run across that where there's been issues of noise because of the bands that were playing. So, we're aware of what we need to do to kind of deaden some of that sound. There's a lot of things, and just like you mentioned, I was going to bring that up as well, there's a lot of barriers that you can do. There's, the more objects you put inside of any, it absorbs a lot more noise. So, they were cautious with where they kind of place the park attractions at, too, where the kids are yelling, where the slides are, where you can kind of condense some of that noise as well.

So, we've had the same scenario where we've had the bands playing on Friday nights and we've had neighbors that have complained and we managed to get rid of that. There's nothing louder than a band when you have the drums playing. We were able to address that issue. After 18 years, we haven't had a complaint and probably around 12 years as far as our sound.

MR. PIAZZA: In regards to Urban Air, all 300 locations were all completed by two different architects. So, there's only been two architects for all of those locations. So, when they've kind of developed this system program, they've really dialed it in. They're all pretty much the same parks.

COMMISSIONER SIGALOS: Okay, well, I'm glad to hear you have previous favorable responses to problems like this then.

MR. PIAZZA: Yes.

COMMISSIONER SIGALOS: Thank you. No, I think it's an interesting project and I really don't have any other questions at this point.

CHAIRPERSON CHERWIN: Thanks, John.

Terry?

COMMISSIONER ENNES: So, I'm not familiar with these operations, although I go to a lot of the towns that you're in, I'll have to look them up. My children are older. So, this is kind of like a Chuck E. Cheese on steroids.

MR. PIAZZA: Yes. Yes, exactly.

COMMISSIONER ENNES: Also, with older kids.

MR. PIAZZA: I don't know if Urban Air would appreciate that, but I definitely understand where you're coming from.

COMMISSIONER ENNES: You've got younger kids and teens which --

MR. HERMES: This is a little bit different only because we have kids that are exercising and they're running around and they're playing, so they're getting exhausted. The difference is a lot of these family members now, they kind of have pulled away from their kids. They're sitting on their video games and playing these games where they're just sitting there. They're not getting their exercise. When they're coming by us, they're spending two hours, an

APPROVED

hour to three hours of running around so they're exhausted. So, they're getting a lot of exercise they normally wouldn't get by going to a Chuck E. Cheese or going to a lot of these other places where they just have video gaming and that's about it. So, there's a big difference of how we kind of differentiate ourselves from Chuck E. Cheese.

MR. PIAZZA: Yes. Actually, video gaming is not allowed actually inside of an Urban Air.

COMMISSIONER ENNES: It sounds like it will be a great use of a large facility.

MR. PIAZZA: Yes.

COMMISSIONER ENNES: Right, you've got it set down. So, sounds good to me.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, what kind of seasonality is there to your audience?

MR. PIAZZA: Great question, because hours of operation are subject to change based off of seasonalities, right? Holidays, hours when your kids are off school, the hours will expand a little bit. Then when they go back into the school, the hours condense back onto what our normal hours of operation are. Same with summertime.

MR. HERMES: Our slowest season is going to be summertime, but that's when we kind of approach more of the summer camps, things like getting the churches involved in the summer camp just to bring the larger groups in because we do teeter off a lot. I think there's about a 30 percent drop-off during summertime. So, that's when the summer camps are where we, you know, we give them more promotions and do more things for the community as well.

COMMISSIONER DROST: I was just kind of trying to tie in to Mr. Piazza's statement earlier about the parking so that sometimes there's more demand in the parking area and less demand in the summer. You know, your air conditioned, maybe people want to go, and sometimes the weather gets cold here and people want to get their kids out of the cabin fever state. So, there is some advantage to it and you guys can monitor that.

MR. PIAZZA: Yes.

COMMISSIONER DROST: Yes, or you have got that experience. What's a value package? Tell me, sell that to grandpa.

MR. PIAZZA: Yes. Well, are you talking about total investment to Urban Air park, or --

COMMISSIONER DROST: No, just from the standpoint of, okay, I got three wild grandchildren or 12 of them or whatever. What kind of deal can you make?

MR. PIAZZA: Oh, if you're a patron.

COMMISSIONER DROST: You know, market, do some marketing right now.

MR. PIAZZA: There you go.

MR. ORAHAM: So, there's different packages for the attractions that they can go into. It usually starts around \$15 and go all the way up to \$30. Some are unlimited time which is considered a three-hour package, and then there's a one-hour package. We do have memberships, so just like adults have, you know, health club memberships, we have a kid membership where it's \$30 a month and they can come unlimited, and they can bring family or friend every time they come in, with that package. So, they're not coming alone, if you've got one

APPROVED

kid, they can bring a friend for free with that membership.

COMMISSIONER DROST: Good, and there's no restrictions on really old people driving the go-karts.

COMMISSIONER GREEN: It will be fun.

COMMISSIONER DROST: Yes, you know, we go to Alexei for the test or what.

MR. PIAZZA: Yes.

COMMISSIONER DROST: The other question I've got, on a serious note, is the landlord advised of this petition and have you had contact with them? Whatever you bring back, the Jack and the beanstalk and, you know, what the heck were you guys doing that night?

MR. PIAZZA: Yes. He's been very involved actually.

COMMISSIONER DROST: Good.

MR. PIAZZA: So, yes, we have been involved with him very much so. He's actually checked several times on the status of our SUP and where we're at in regards to obtaining it and to make sure everything is still moving forward.

COMMISSIONER DROST: Yes, and this is sort of a policy or procedure that we're trying to adopt, that without the landlord, we want to make sure that there is a sense of communication so that you don't really do anything that might jeopardize an approval here.

MR. PIAZZA: Yes, yes, absolutely.

COMMISSIONER DROST: Okay, I'm done. Thank you.

MR. PIAZZA: Thank you.

CHAIRPERSON CHERWIN: Thanks, George.

Bruce?

COMMISSIONER GREEN: When you guys came to the Conceptual Plan Review, I was there and I was very impressed with this. So, this is something my grandkids are going to love.

MR. PIAZZA: Yes.

COMMISSIONER GREEN: The go-karts, oh, my God, and it's \$30 a month, I'd like to take this information home. For unlimited, is that what you're saying, per kid?

MR. PIAZZA: Yes.

COMMISSIONER GREEN: Oh, my God, this is great. You can tell I'm enthusiastic; I think it's great. Also, the sound thing is not as much of a problem. It is a shopping center; it is a distance away from residential because that's where your trouble comes. You've put the two-hour wall between you and the space you didn't take, and you also, hats off to your architect, you've put those rooms up there as a buffer to the space. That's not, you're not taking in the corner.

MR. PIAZZA: Yes.

COMMISSIONER GREEN: Anyway, it's great. It's a great plan; I think it's going to work wonderfully here in Arlington Heights. So, welcome.

MR. PIAZZA: Thank you. Thank you.

CHAIRPERSON CHERWIN: Thanks, Bruce.

Joe?

COMMISSIONER LORENZINI: Yes, Dan, I have a question for you. So, the parking count, are you, typically for a, let's say an office building or a doctor's office, you expect so many persons or cars per square foot. So, I assume the count for this project, because one driver may take three or four kids, so how many, how does that differ from like an office or a

APPROVED

doctor's office?

MR. OSOBA: Sure. So, the parking requirements for this are broken off by the type of uses that are within the overall use of Urban Air which is several different pieces here. So, there is a recreational facility which is a section of code that encompasses a larger portion of what Urban Air is, and the parking requirement for a recreation facility is just 30 percent of the occupancy. The occupancy is determined by the architect and they provided that information to us.

The second piece of that is for the restaurant component which is their cafe, and that's one space per 45 square feet of the restaurant seating area. Then the last bit is one space per 300 square feet of the amusement device arcade, so there's portions of it that are less of a recreation facility and more of like an arcade. That's minimal, but that still was taken into account. So, it's a calculus of all of those things into one.

COMMISSIONER LORENZINI: Okay, Dan, thank you for that.

For the Petitioner, it is a great project and hopefully wildly successful, but what happens if you get too many people coming in? Is there reservations or how is that controlled? If everybody buys a pass and then they all decided to come at once, how is that getting handled?

MR. ORAHAM: Yes, the most I've seen I think on memberships for the busier parks, I want to say it's like 270 and change I think or something like that. So, it's not like, you know, you're not going to get 1,000 people that sign up and then show up at one time. Most, when you get the membership, I think the number was 1.8, so they come in at most two times a month. But if they're coming in, they're still saving half the money at that point. If you come in, you know, twice, you save 30 bucks.

MR. PIAZZA: But in the event that it does happen, they are all checked in, so we have a running count of it so we know exactly how many people are going to be present inside of the park so that we can limit the flow. If there is too many, we won't go over the occupancy requirements.

COMMISSIONER LORENZINI: Okay, thank you. That's all I have.

MR. HERMES: There is also a time restriction on how long they can be at the park. So, at any point, if you have maximum capacity, it's constantly changing. So, for 20 people to leave that have been there for an hour and a half, 20 more people are allowed back in, and that's if you have maximum capacity throughout the day.

CHAIRPERSON CHERWIN: Can you explain that real quick? The time limit, how do you enforce that?

MR. HERMES: There's a, for the wristbands, they're timed.

CHAIRPERSON CHERWIN: Oh, so they're --

MR. HERMES: So, they're like off where they're not allowed in certain areas of the park. Also, once it shuts down, they can't scan in to get into the sections.

CHAIRPERSON CHERWIN: Got you. So, Bruce can't hang out for 12 hours.

MR. PIAZZA: Yes, right, exactly.

CHAIRPERSON CHERWIN: There goes that --

COMMISSIONER GREEN: I only get three beers.

CHAIRPERSON CHERWIN: Yes, what are you going to do?

COMMISSIONER DAWSON: Not even for an hour-and-a-half.

CHAIRPERSON CHERWIN: Right, that's true.

APPROVED

MR. HERMES: Also, the ID cards, they're all color coordinated, so they know the color blue, your time is up, start making your way to the exit.

CHAIRPERSON CHERWIN: Okay, Bruce, did you have another follow-up question on that?

COMMISSIONER GREEN: No, I was going to say if business gets that good, you just take over the rest of the shopping center.

MR. PIAZZA: Exactly, exactly.

COMMISSIONER GREEN: That's the solution.

CHAIRPERSON CHERWIN: I like it.

Kris?

COMMISSIONER SCHURTZ: I don't really have any questions, but it was funny, I was talking to a friend today who is a principal in Houston and they're not in school because they have snow and they don't know what to do, but I was telling her about Urban Air and she goes we have an Urban Air in Katy, Texas. She goes the kids love it, she goes that is where everybody has their birthday parties, and she is in a huge school. So, I think this would be a great addition to Arlington Heights.

MR. ORAHAM: That's where the franchise was started was Texas.

COMMISSIONER SCHURTZ: Really?

MR. ORAHAM: So, that's where their headquarters are.

COMMISSIONER SCHURTZ: There we go, there we go. I think it's a great idea.

CHAIRPERSON CHERWIN: Thanks, Kris.

Lynn?

COMMISSIONER JENSEN: Yes, I also think it's a great project and I'm in favor of it. I just wanted to ask Staff on one thing. You did reference just briefly the remaining space. They don't have any obligations relative to the extra unleased property at this point?

MR. OSOBA: No, they do not.

COMMISSIONER JENSEN: Okay, great. I don't have really any questions; I think it's a good project.

CHAIRPERSON CHERWIN: Yes, I saw it in the subcommittee; I thought it was good. I would just say, you know, make sure, you know, we're a recommendation body here, so if you make it to the Village Board, they may have some follow-up questions. Commissioner Dawson brought up some good questions about sound. Make sure, you know, we have the details on that, and the alcohol, you know, limitations. So, whether it's, you know, maybe lean on your corporate group for how they handle it, maybe in policies, so you can present that to the Village Board if it comes up would be good.

I'm not too concerned about the sound. I think, you know, particularly with the landlord as well, you know, the landlord is going to have an incentive to make sure this works out, too, because, you know, other --

MR. HERMES: The landlord was involved. He had to approve all the drawings as well.

CHAIRPERSON CHERWIN: Yes.

MR. HERMES: So, they reviewed them before we could actually submit as well.

CHAIRPERSON CHERWIN: Yes, okay. Well, I think that will help in making sure everything is good. The only question I did have was I looked at, I don't think I heard

APPROVED

this in the presentation but I'm just curious, as I look at the go-kart, can you just clarify briefly sort of the safety precautions, you know, if we have these moving go-karts going around, we don't want some kid walking by getting smoked by some out-of-control go-kart. So, what is your barrier and sort of safety precautions to that?

MR. PIAZZA: There's actually safety ropes and it's all got barriers that are roughly about four-foot tall on the ground level portion, but most of it is actually up in the air, second-story height-wise that are going up and down.

CHAIRPERSON CHERWIN: And in the elevated sections, what's the precaution there? Is there like a padding or barrier?

MR. PIAZZA: It's actually all plywood constructed and those are the barriers. So, it's all wood-frame plywood constructed.

CHAIRPERSON CHERWIN: Okay.

MR. ORAHAM: So, because they're electric, too, you can't even go top speed on certain corners. They know automatically, it slows down by itself.

CHAIRPERSON CHERWIN: Got you.

MR. ORAHAM: So, and then if there's other like, you know, an accident or anything, we have the switches to turn it off on the spot because they're all electric.

CHAIRPERSON CHERWIN: Okay, all right, thank you. Anybody else have any --

COMMISSIONER DROST: No, but I'll go ahead and make a motion if you want.

CHAIRPERSON CHERWIN: That would be just fine, George. Please do.

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-017, a Special Use Permit to allow a large amusement facility on the subject property, a Special Use Permit to allow a restaurant on the subject property, and the following Variations:

- 1. A Variation from Chapter 28, Section 6.12-1 to waive the requirement of a traffic study;**
- 2. A Variation from Chapter 28, Section 10.4-4 to reduce the parking requirement from 1,146 parking spaces to 1,139 parking spaces.**

This recommendation is subject to the resolution of the following:

- 1. The Petitioner shall obtain a liquor license for any alcohol to be served on the premises.**
- 2. The Petitioner shall provide interior sound proofing if noise complaints occur within the shopping center or on adjacent properties at the discretion of the Village.**
- 3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: All right, is there a second for that motion?

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All right, we've got a second.

Dan, if we could please do a roll call for approval of this motion?

APPROVED

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, well, the motion has passed, and so you have been given a recommendation for approval of your petition. So, we're a recommendation body, this will move to the Village Board for final approval, and Dan can help you figure out when that's going to be and how to go through that process. So, congratulations.

MR. ORAHAM: Thank you.

MR. HERMES: Thank you.

CHAIRPERSON CHERWIN: And good luck. You're welcome.

MR. PIAZZA: Thank you, guys; thank you very much.

CHAIRPERSON CHERWIN: Sure, good luck.

Okay, so let's see, we're going to move on to other business.

MR. OSOBA: Pardon me, Chair?

CHAIRPERSON CHERWIN: Oh, yes?

MR. OSOBA: I believe we may need to go, before we move on, going back to the East Country Lane Townhomes, I believe we need a vote to, a motion and a second and a vote to continue it to a date certain.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And a notice that this would be the last notice of that public hearing on February 26th.

CHAIRPERSON CHERWIN: All right, so good procedural point there.

Do we have a motion to continue as Dan has suggested?

COMMISSIONER GREEN: I'll make the motion to continue the East Country Lane Townhome project to a date certain.

COMMISSIONER DAWSON: Second.

COMMISSIONER ENNES: I second that.

CHAIRPERSON CHERWIN: All right, why don't we do a roll call vote?

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. OSOBA: Commissioner Drost.

APPROVED

COMMISSIONER DROST: Aye.
MR. OSOBA: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. OSOBA: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. OSOBA: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. OSOBA: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. OSOBA: Commissioner Schurtz.
COMMISSIONER SCHURTZ: Yes.
MR. OSOBA: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. OSOBA: Chair Cherwin.
CHAIRPERSON CHERWIN: Yes.

Thank you. All right, motion passes, thank you.

The only other business, I would just want to say welcome to our new member, Kris Schurtz over here, sitting between Joe and Lynn. We're very excited to have her on board. Mary Jo was awesome and we will miss her, she brought a lot to the table, but we are very happy to have you on board. So, welcome.

COMMISSIONER SCHURTZ: Thank you.

CHAIRPERSON CHERWIN: Looking forward to it, thank you.

All right, so let's see, we will open up the floor for general public comments.

MS. HITZEMANN: I have another -- sorry to interrupt, I have another Commission business.

CHAIRPERSON CHERWIN: Yes?

MS. HITZEMANN: We are in discussion of having a re-organization for the Plan Commission. So, we would like to have a vote for a new Chair and Vice Chair. It doesn't mean that you can't continue to be Chair, but just to vote on it as it should be done every year. We figure now that we have a new Commission member, it would be a good time to introduce that, as well as anybody who would like to get off or get on one of the subcommittees, we are looking to hopefully do this vote at the next meeting so it will give you some time to think about it. If you would like to be the Chair, Vice Chair, would like to be on one of the subcommittees or not be on one of the subcommittees, it gives you time to think about that for the next meeting. So, I just want to let you know that that's in the works.

CHAIRPERSON CHERWIN: All right, well, thank you.

COMMISSIONER DROST: Will there be an inaugurational ceremony?
Party?

MS. HITZEMANN: I'll think about it.

CHAIRPERSON CHERWIN: Several inaugurals, you have to go from party-to-party, George.

MR. LYSICATOS: There's a little bit of budget for that.

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: George has finally engineered his coup.

COMMISSIONER DROST: Hard to get back the capital.

APPROVED

COMMISSIONER GREEN: They saved it on the salary thing.

COMMISSIONER ENNES: Wait, you haven't been Chair that long, right?

CHAIRPERSON CHERWIN: I have not, but obviously I've been underperforming.

MS. HITZEMANN: No, I'm not saying that you can't continue.

CHAIRPERSON CHERWIN: Kidding.

MS. HITZEMANN: You can vote for the same Chair, but we do not have a current Vice Chair, so we need to vote for that. You can definitely vote for Jay again but it should be done yearly as a --

COMMISSIONER ENNES: Prior to that meeting, would Staff send us a list of who's on what?

MS. HITZEMANN: Yes, yes.

CHAIRPERSON CHERWIN: We don't have, like she said earlier, we don't have a Vice Chair. You know, I've had to recuse myself from time-to-time, so it would be good to have an official Vice Chair, or you know, if somebody else wants to run, then let me know and I'll nominate you.

COMMISSIONER DAWSON: I don't think you have anything to worry about with that.

CHAIRPERSON CHERWIN: I thought there was hope, all right.

Okay, well, thank you. Thank you to Staff for the presentations here. I don't think we have anything else. We have no public comment.

So, with that, is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Meeting adjourned.
Thanks, everybody.

(Whereupon, at 8:44 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC