



AGENDA  
CONCEPTUAL PLAN REVIEW COMMITTEE  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights IL 60005  
April 9, 2025  
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. March 12, 2025
- IV. OLD BUSINESS
- V. NEW BUSINESS
  - A. 780 W. Dundee Rd. - T1876 - Slick City  
PUD Amendment for Special Use to permit Amusement Facility, Large
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, [healthmail@vah.com](mailto:healthmail@vah.com) or 847/368-5760.

# DRAFT

## MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS MARCH 12, 2025 AT 6:30 P.M.

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### MEMBERS PRESENT:

Bruce Green, Chair  
Lynn Jensen  
Jay Cherwin

### MEMBERS ABSENT:

John Sigalos

**STAFF PRESENT:** Rachel Hitzemann, Michael Lysicatos

### ALSO PRESENT:

Jared Kenyon, Petitioner  
Brandon Jafari, Petitioner  
Raavi Sravan, Petitioner

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### **Call to Order**

Chairman Green called the meeting to order at 6:30 p.m.

### **Approval of Minutes –**

The meeting minutes of February 26, 2025 meeting were reviewed.

**LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO APPROVE THE FEBRUARY 26, 2025 MEETING MINUTES. ALL CPRC MEMBERS VOTED IN FAVOR OF THE MOTION.**

### **NEW BUSINESS**

T1874 – Amazon Facility Accessory Buildings, 1455 W. Cellular Drive

Project Background: The subject site is approximately 882,669.38 square feet (20.26 acres). The site was originally used as part of Motorola's campus, which received a PUD approval in 1988. Amazon purchased the property and have been operating a warehouse hub. With the expansion of Amazon's delivery fleet, the petitioner would like to construct two additional buildings on the site to facilitate repair of their fleet.

**Jared Kenyon, Civil Project Manager** shared that they would like to add two accessory buildings to their growing business's existing property. The first building would be a pass through for the fleet vehicles to pass safety inspection before heading out on the road. The second building would be a fleet service center.

**Ms. Hitzemann** reviewed the staff report summarizing the project background. Zoned M-1 manufacturing district, warehouse and delivery services. The requested action is a PUD amendment to Ordinance 88-060 to have more than one principal structure on the lot. While they are accessory to the use, the structures are too large to be considered accessory structures. The site is 20 acres. They are removing some parking spaces, so we are requesting just a parking survey to note how many cars are there over a three-day period, to verify if that will impact any of the parking to the site. The fire department would like additional details on any chemicals in a liquid form that are stored in either facility, and if they have any electrical charging in either facility.

**Commissioner Cherwin** asked that there be a plan in place for any vehicle maintenance such as a stand-alone business be run with best practices in place. He also inquired about the

## DRAFT

distance to any residences in the area, should the noise be a concern. Based on the discussion the doors back up to Kennicott, and the work is being done on the interior of the building, and would be padded.

**Commissioner Green** believes this is a great project for Amazon. The 3 Commissions gave verbal approval to move forward with their Plan Commission application.

### T1750 – 1501-1505 S. Arlington Heights Road

Project Background: The subject property is located on the east side of S. Arlington Heights Rd., south of E. Noyes St. and just north of the proposed Full Circle Development. The property is roughly 4.55 acres in size and is currently a vacant parcel. The petitioner is proposing to rezone the property from the existing R-1 zone to the R-6 district. In addition, they would like to consolidate the property and build a 41-unit upscale townhome development.

**Mr. Sarvan** stated that they are interested in building high end townhomes, three bedrooms with elevator, rooftop deck, and first floor options.

**Ms. Hitzemann** reviewed the staff report summarizing the project background. Zoned R-1 family dwelling district. Both the zoning and the comprehensive plan will be amended, and will include a preliminary and final plat of subdivision. A PUD for the 41-townhome development rezoning from R-1 to R-6. With the comprehensive plan from offices only to multi-family. We also expect a request for several variations for yard setbacks, including the interior and rear yard, with the plan that's currently proposed. The 41-unit upscale townhome development will need to be reviewed by the Design Commission prior to going to the Plan Commission, and to the Housing Commission for inclusionary housing. This proposal meets the requirements for the R-6 district, however, staff would prefer it to potentially be in R-5 with inclusionary housing, there is a density bonus that could get you to that R-5 with the proposed 41 units. Otherwise, the petitioner may ask for a reduction in the unit count.

The engineering department would like to see the sidewalk along south Arlington Heights Road removed and replaced, as well as an easement. There are traffic concerns along south Arlington Heights Road with the cross-access agreement with the property to south, which is Full Circle and then potentially to the north, there is a detention pond which provides cross access and we would like to see the petitioner work with the owner to see if you can get to Noyes Ave. Another option to reduce the traffic on south Arlington Heights Road, as the police are requesting, a right in right out. Access between all three of those properties is preferred by staff. The engineering department is looking for the sewer main to serve both this property and Full Circle at the expense of either party. With this property being on Arlington Heights Road, it will require an IDOT permit.

**Commissioner Jensen** inquired with the petitioner regarding the 36 conditions that staff have listed for the project.

**Mr. Jafari** addressed the sewer work that needs to be done to the south, there will need to be an agreement as to who pays for what, and who goes first and who goes second. He will be researching the benefit of R-6 vs R-5. No issues at this time addressing the conditions outlined by the Village.

**Ms. Hitzemann** addressed that the exact set backs are not clear at this time.

## **DRAFT**

**Commissioner Cherwin** expressed that there has been a lot going on in this area the past couple of years, and likes the concept of the townhomes. Erroring on the side of caution, the project to the south just got approved, and believes that the neighbors in the area are going to be very opinionated. This is very dense for this area. Supports residential in this area, but he believes it will be a lot of residences in this area, you may have to be reduce the density. If that happens, will it be financially viable.

**Commissioner Green** shared similar comments, the setbacks are going to come into play with the neighbors. The variations and densities are higher than what we would like to see here, perhaps there is a better site for what you want to build. Believes the product is good, and the elevators are a bonus.

**Mr. Jafari** inquired about contacting the neighborhood to get them involved.

**Commissioner Cherwin** explained how speaking with them and working on the setbacks is good information before submitting the Plan Commission application.

**Commissioner Green** believes it is a good project, and of there is a niche there is a spot for this. Is this site the right one?

### **PUBLIC COMMENT**

An unidentified man spoke, stating "I would suggest you approve of this project at the 41-units. Housing is needed in AH. This looks like a great project and fits well there. The reason for the resistance last time, we all know, was because it was a supportive housing project. There is a bias against that here, and so that's why the neighborhood was so against it. This one, I think the will probably be different because it's not supported. Thank you."

An unidentified woman inquired about the 2016 N Walnut/Ridge item on the agenda. Mr. Lysicatos confirmed that it was listed for approval of minutes from the February 26 meeting. No other updates.

### **Adjournment**

**LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.**

The meeting adjourned at 6:58 p.m.

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



**4/9/2025**

**Item:** 780 W. Dundee Rd. - T1876 - Slick City  
PUD Amendment for Special Use to permit Amusement  
Facility, Large

**Department:** Planning & Community Development

**Item Description:**

PUD Amendment to Ord. #85-014 for a Special Use to allow an Amusement Facility, Large in the B-2 District.

## **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed Special Use approval to allow an Amusement Facility, Large in the B-2 General Business District and is generally supportive of the application subject to resolution of the following:

A PUD amendment for a Special Use to allow an Amusement Facility, Large is required.

1. The petitioner shall provide written justification in support of the proposed Special Use that addresses each of the criteria necessary for approval.
  - **That the special use is deemed necessary for the public convenience at this location**
  - **That such use 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 Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. Further details regarding hours of operation, seasonal hours, peak hours, anticipated number of customers and anticipated number of staff shall be required.
3. More detail about concessions, including type of food, and food preparation, shall be required.

4. If alcohol is served, details about how it is monitored/contained shall be provided. A separate liquor license will be required to serve alcohol.
5. A to-scale, dimensioned site plan set shall be required.
6. A Traffic and Parking study will be required. This shall include a Saturday and Sunday. The parking study will need to analyze the proposed site conditions and traffic patterns, as well as parking counts from other Slick City locations.
7. In the event that the site is deficient for the required parking and the spaces on the west side of Ridge Ave will be utilized, a pedestrian crossing shall be added at the entrance off of Ridge Ave. This will require accessibility ramps, striped crosswalk, and signage at a minimum. The existing lighting shall be evaluated for the visibility for both pedestrians and drivers at night. If insufficient, lighting improvements at the crossing will be required.
8. If exterior lighting is added, provide a photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires.
9. A barrier on east side of western parking lot may be required to prevent mid-block crossing.
10. More information about the existing loading dock shall be required.
11. A market analysis which details services offered, price points, target customers, nearby compatible/competitive uses, performance of existing Slick City locations, etc. shall be required.
12. Design Commission approval for the proposed roof raising shall be required prior to approval by Plan Commission.
13. A change in occupancy may require an automatic sprinkler system throughout the building.
14. The number and locations of accessible seating or standing space, at least 5 percent of the seating, but not less than one, shall be accessible.
15. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.
16. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
17. An autoturn diagram is required to confirm fire apparatus access.
18. The addition of a kitchen may require the installation of an exterior grease trap. An MWRD permit would be required if an exterior grease trap.
19. Exterior site improvements in the parking lot may be required for accessibility or to address fire protection.

**ATTACHMENTS:**

1. Staff Report - 780WDundee\_Slick City
2. Project Description
3. Proposed Floor Plan
4. Sample Slide Park



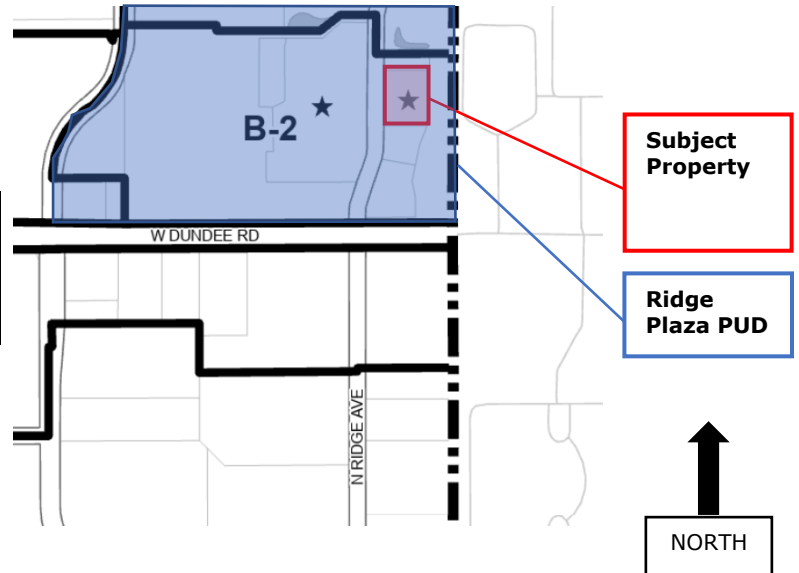
# VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

**Temp File Number:** T#1876  
**Project Title:** Slick City  
**Address:** 780 W. Dundee Rd.  
**PIN:** 03-06-400-050-0000

**To:** Conceptual Plan Review Committee  
**Prepared By:** Darko Bojin, Assistant Planner  
**Meeting Date:** April 9, 2025  
**Date Prepared:** April 2, 2025

**Petitioner:** Val Throckmorton  
**Address:** 780 W. Dundee Rd.  
Arlington Heights, IL 60004

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



## SURROUNDING LAND USES

| Direction    | Existing Zoning                                            | Existing Use                      | Comprehensive Plan            |
|--------------|------------------------------------------------------------|-----------------------------------|-------------------------------|
| <b>North</b> | R-6, Multiple-Family Dwelling District                     | Westridge residential subdivision | Moderate Density Multi-Family |
| <b>South</b> | B-3 General Service, Wholesale, and Motor Vehicle District | Free-standing commercial uses     | Commercial                    |
| <b>East</b>  | Buffalo Grove                                              | Multi-family residential          | Buffalo Grove                 |
| <b>West</b>  | B-2 General Business District                              | Ridge Plaza                       | Commercial                    |

### Requested Action

1. PUD Amendment to Ord. #85-014 for a Special Use to allow an Amusement Facility, Large in the B-2 District.

### Variations Required

### **Project Background**

The subject property is a stand-alone building that is part of the Ridge Plaza PUD at 780 W. Dundee Rd. The building is located to the eastern end of Ridge Plaza and Ridge Ave. The building is approximately 30,000 square feet. Access to the building comes from Ridge Ave. by way of two driveways. The shopping center PUD shares 1,324 parking spaces, and there are 137 spaces east of Ridge Ave.

The petitioner, Slick City, is proposing a new indoor amusement facility at 780 W. Dundee Rd. This business offers indoor amusements such as slides, sport courts, and climbing attractions. Slick City has locations in North Aurora and Wauwatosa.

The proposed floor plan includes a check-in area, two sport courts, an open room with slide attractions, a dedicated toddler area, birthday party area, concession booth, and seating for guests. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application.

Slick City will employ approximately 70 employees in total. Anticipated hours of operations are as follows:

- Monday-Thursday: 1:00 p.m. – 8:30 p.m.
- Friday: 11:00 a.m. – 10:00 p.m.
- Saturday: 10:00 a.m. – 10:00 p.m.
- Sunday: 11:00 a.m. – 8:30 p.m.

### **Zoning and Comprehensive Plan**

The property is located in the B-2 General Business District. The proposed use is classified as an Amusement Facility, Large, which requires Special Use approval in this district. As part of their application, the petitioner must provide a written response to each of the three criteria necessary for Special Use approval, which are found below:

- **That the special use is deemed necessary for the public convenience at this location**
- **That such use 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 Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan classifies this property as appropriate Commercial uses. The proposed use is compatible with this classification.

### **Building, Site and Landscaping**

The petitioner is in the process of obtaining Design Commission approval to raise the existing roof. This approval process will run in parallel with their Plan Commission application.

The petitioner will likely will have new signage, which will require a separate sign permit.

The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior remodel work that may be needed to accommodate the new use. The petitioner is encouraged to reach out to the Building and Life Safety Department to determine if any accessibility improvements will be required as part of this project. The petitioner will need to comply with all Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

## **Parking and Traffic**

Large amusement facilities require 1 parking space for every 300 square feet of floor area. The portion of the facility that serves and is designated for the consumption of concessions is considered a sit-down restaurant, and requires 1 parking space for every 45 square feet of floor area. The parking analysis shown below indicates that the overall PUD provides adequate parking for this use.

| <b>Tenant Space</b>                                                                                                                                                                        | <b>Use/Business</b>            | <b>Address</b> | <b>Square Area (Seating Area)</b> | <b>Parking Required</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------|-----------------------------------|-------------------------|
| 15                                                                                                                                                                                         | Vacancy (restaurant)           | 910 W Dundee   | 9,600 (5,367)                     | 119                     |
| 14                                                                                                                                                                                         | Affordable Dentures & Implants | 922 W Dundee   | 4,453                             | 22                      |
| 13                                                                                                                                                                                         | Vacancy                        | 926 W Dundee   | 7,838                             | 26                      |
| 12                                                                                                                                                                                         | Hair Line Salon                | 932 W Dundee   | 1,313                             | 5                       |
| 11                                                                                                                                                                                         | Harbor Freight Tools           | 940 W Dundee   | 13,740                            | 46                      |
| 10                                                                                                                                                                                         | Fitness International          | 960 W Dundee   | 42,410                            | 170                     |
| 9                                                                                                                                                                                          | Kiddie Academy                 | 880 W Dundee   | 9,400                             | 44                      |
| 8                                                                                                                                                                                          | Rok Bon Ki                     | 876 W Dundee   | 4,902 (2,273)                     | 51                      |
| 7                                                                                                                                                                                          | Pet Supplies Plus              | 872 W Dundee   | 2,880                             | 10                      |
| 6                                                                                                                                                                                          | Pet Supplies Plus              | 870 W Dundee   | 3,120                             | 10                      |
| 5                                                                                                                                                                                          | Pet Supplies Plus              | 866 W Dundee   | 2,470                             | 8                       |
| 4                                                                                                                                                                                          | Vacancy                        | 864 W Dundee   | 1,530                             | 5                       |
| 2                                                                                                                                                                                          | Temp - Mateo's Shoes           | 862 W Dundee   | 4,057                             | 14                      |
|                                                                                                                                                                                            | Kohl's                         | 800 W Dundee   | 94,667                            | 316                     |
|                                                                                                                                                                                            | Slick City                     | 780 W Dundee   | 25,750                            | 86                      |
|                                                                                                                                                                                            | <i>*Restaurant portion</i>     |                | 4,250                             | 94                      |
|                                                                                                                                                                                            | Bank (Proposed Expansion)      | 770 W Dundee   | 17,585                            | 59                      |
|                                                                                                                                                                                            | Portillo's Hot Dogs            | 806 W Dundee   | 7,930 (3,083)                     | 69                      |
| Outlot                                                                                                                                                                                     | Vacant                         | 902 W Dundee   | 6,000                             | 20                      |
| <b>TOTAL PARKING REQUIRED</b>                                                                                                                                                              |                                |                |                                   | <b>1,173</b>            |
| <b>TOTAL PARKING PROVIDED (Including deferred required modifications to the rear parking lot and loss of 10 stalls per the addition of the playground for the proposed Kiddie Academy)</b> |                                |                |                                   | <b>1,324</b>            |
| <b>SURPLUS (DEFICIT) - Plat and Sub Report for Kiddie Academy has surplus of 138</b>                                                                                                       |                                |                |                                   | <b>151</b>              |
| *Vacant space parking requirements based on general retail formula (1 parking stall per 300 SF of floor area)                                                                              |                                |                |                                   |                         |

Although there is adequate parking throughout Ridge Plaza, there are only 137 spaces on the east side of Ridge Ave, which is shared with the office building to the south of the proposed use. As such, customers will likely need to park on the western side of Ridge Plaza and cross Ridge Ave to access the amusement facility. Due to increased activity, additional pedestrian safety improvements will be required. This includes but is not limited to accessibility ramps, striped crosswalk, and signage, may be required. In addition staff will likely require that employee parking be limited to the northern end of the site depending on staffing levels.

There are currently 9 bicycle parking spaces provided on the site. This use requires 16 spaces, so an additional 7 bicycle parking spaces shall be provided.

## **RECOMMENDATION**

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2. Further details regarding hours of operation, seasonal hours, peak hours, anticipated number of customers and anticipated number of staff shall be required.
3. More detail about concessions, including type of food, and food preparation, shall be required.
4. If alcohol is served, details about how it is monitored/contained shall be provided. A separate liquor license will be required to serve alcohol.
5. A to-scale, dimensioned site plan set shall be required.
6. A Traffic and Parking study will be required. This shall include a Saturday and Sunday. The parking study will need to analyze the proposed site conditions and traffic patterns, as well as parking counts from other Slick City locations.
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12. Design Commission approval for the proposed roof raising shall be required prior to approval by Plan Commission.
13. A change in occupancy may require an automatic sprinkler system throughout the building.
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17. An autoturn diagram is required to confirm fire apparatus access.

18. The addition of a kitchen may require the installation of an exterior grease trap. An MWRD permit would be required if an exterior grease trap.
19. Exterior site improvements in the parking lot may be required for accessibility or to address fire protection.

\_\_\_\_\_, April 2, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1876



## PROJECT DESCRIPTION

**Slick City Arlington Heights**  
**960 West Dundee Road, Arlington Heights, IL, 60004**

Tenant build-out of space to include modification/expansion of existing restrooms, a new office, break area, party prep room, kitchen and concession area, and installation of slides and other activity equipment.

Lighting, power, HVAC and plumbing systems are being modified and updated to meet new layout requirements.

All modifications to sprinkler and fire alarm systems will be permitted and performed by a licensed contractor.

Exterior work will be limited to sign installation which will be permitted separately by a licensed sign contractor.

Slick City Action Park is a groundbreaking indoor active entertainment facility that offers a unique experience for individuals of all ages. Unlike traditional water-based slides, this park features an innovative and patented DrySlide technology where visitors can enjoy the acceleration of water slides, indoors without water. Other attractions in the park include sport courts on air filled floor, toddler section with Soft Play and climbing attractions.

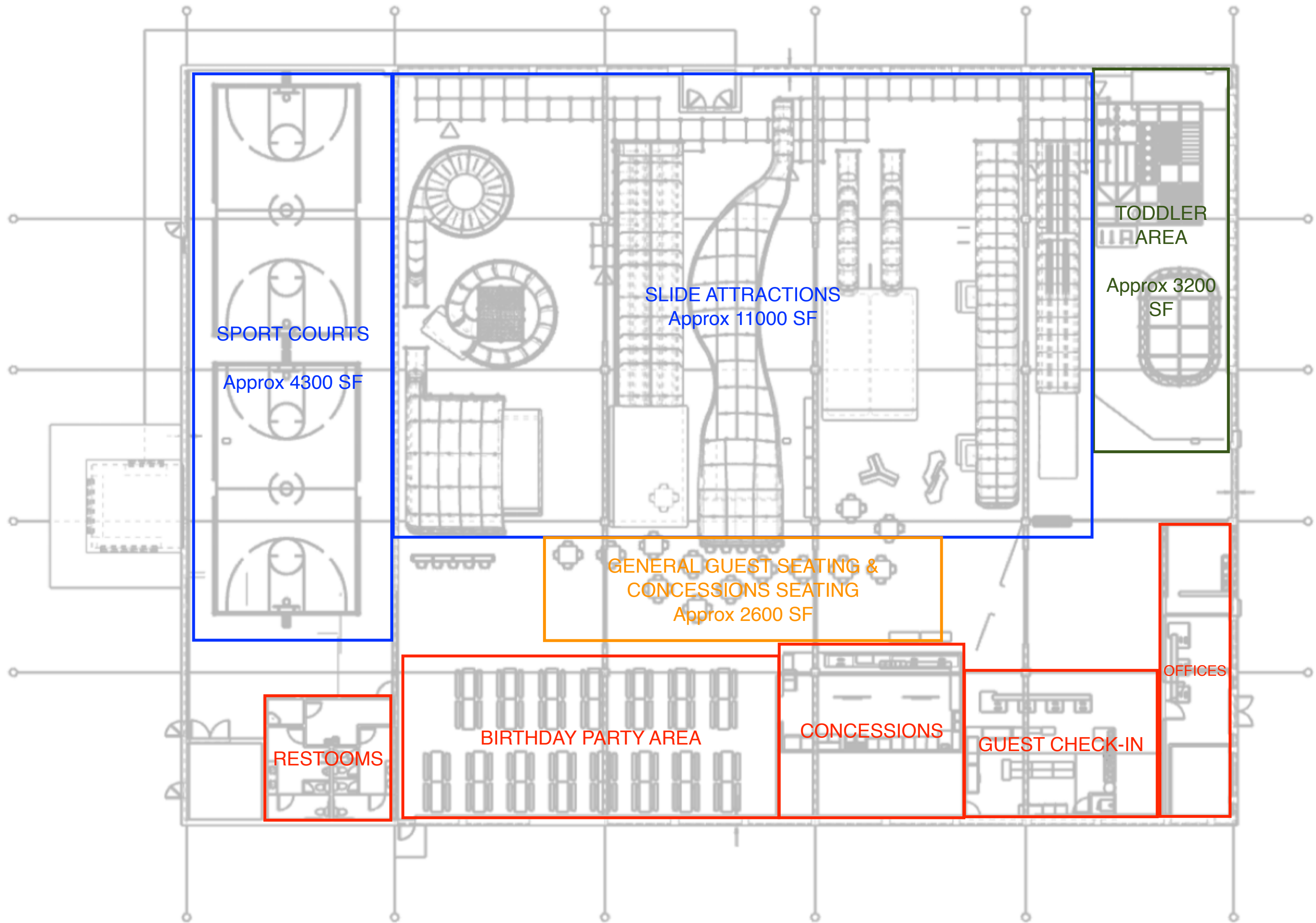
We will operate the new park with approximately 70+/- employees.

We anticipate our hours to be the following:

- M-Thurs: 1:00PM - 8:30PM
- Friday: 11:00AM - 10:00PM
- Saturday: 10:00AM - 10:00PM
- Sunday: 11:00AM - 8:30PM

Nearby locations

- Slick City North Aurora - [1830 Towne Center Dr , North Aurora, IL 60542](#)
- Slick City Wauwatosa - [1435 N 113th St, Wauwatosa, WI 53226](#)





**SAMPLE PARK for  
reference**

**NOT SPECIFIC TO  
ARLINGTON HEIGHTS  
PROJECT**

**SLICK CITY  
ACTION PARK**

**SLICK SLIDE**  
Serena Greene  
480-737-2771  
serena@slickslide.com

**COLUMBUS  
DESIGN / EQUIPMENT  
SUMMARY**

## SLIDE SUMMARY:

20' SPIRAL  
17' FAMILY  
18' LONG JUMP  
19' SCOOP  
18' 2' LAUNCH  
17' 2' LAUNCH  
19' BOWL  
19' BERM  
21' STEP  
18' SIDEWINDER  
17' RACE  
18' WHOOP

## NON-SLIDE ATTRACTIONS:

2 SPORT COURTS  
SOFT PLAY  
NET COURSE

## FURNITURE:

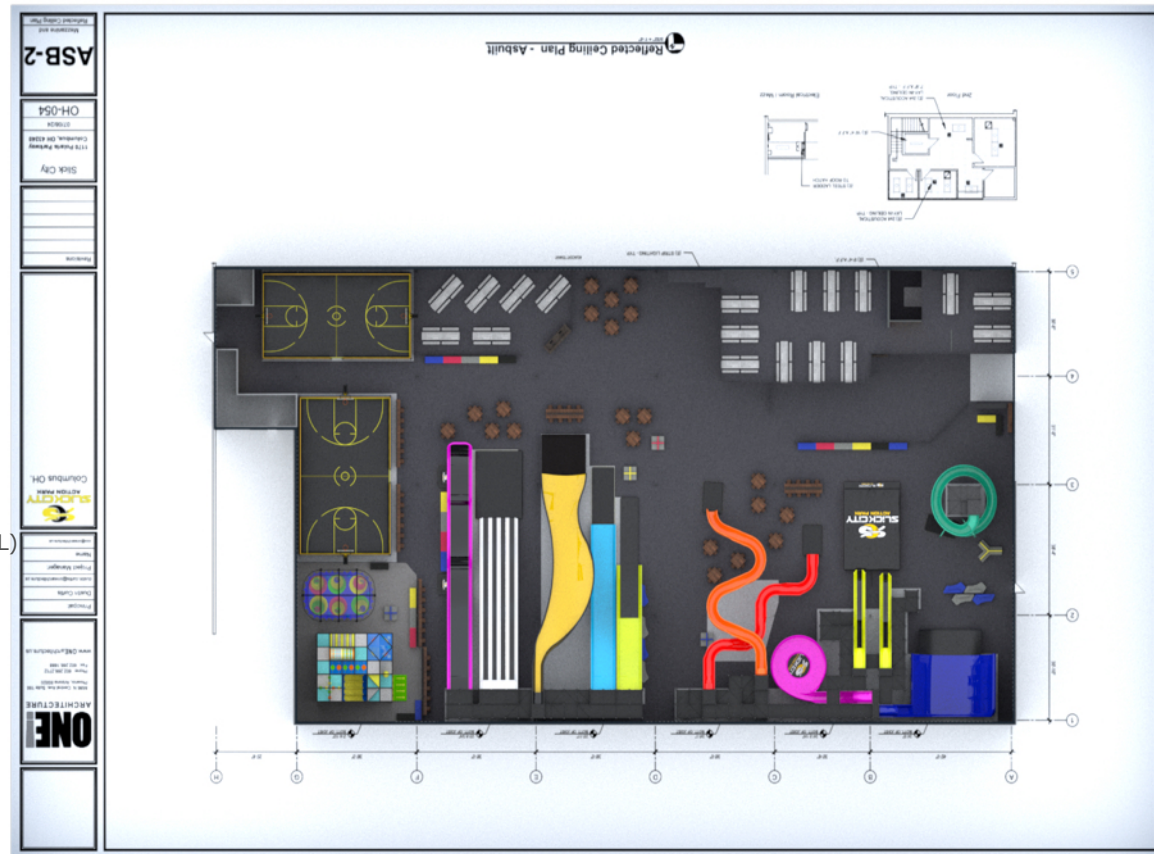
DINING TABLES -  $(21+5)=26$   
DINING CHAIRS -  $(70+15)=85$  (INCLUDES DRINK RAIL)  
PICNIC TABLES -  $(36+4)=40$   
COUCHES / BENCHES - 33

## FINISHES:

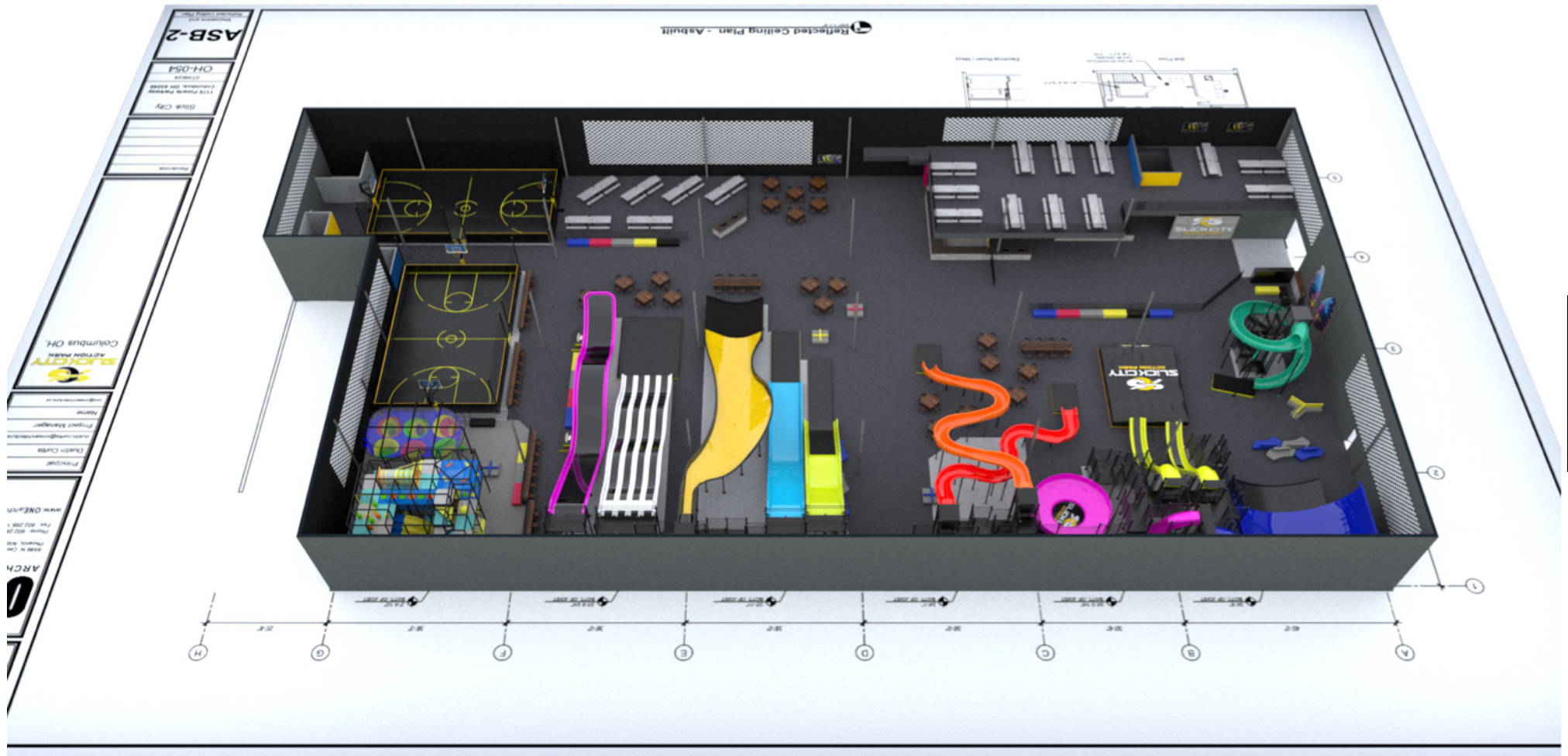
BRICK -  $(761+154)=914$  SQ FT  
BRICK CORNER -  $(70+14)=84$  LINEAL FT  
RUBBER FLOORING -  $(20,427+4085)=24,500$  SQ FT  
EVA FLOORING -  $(1800+360)=2160$  SQ FT

## MURAL LOCATIONS:

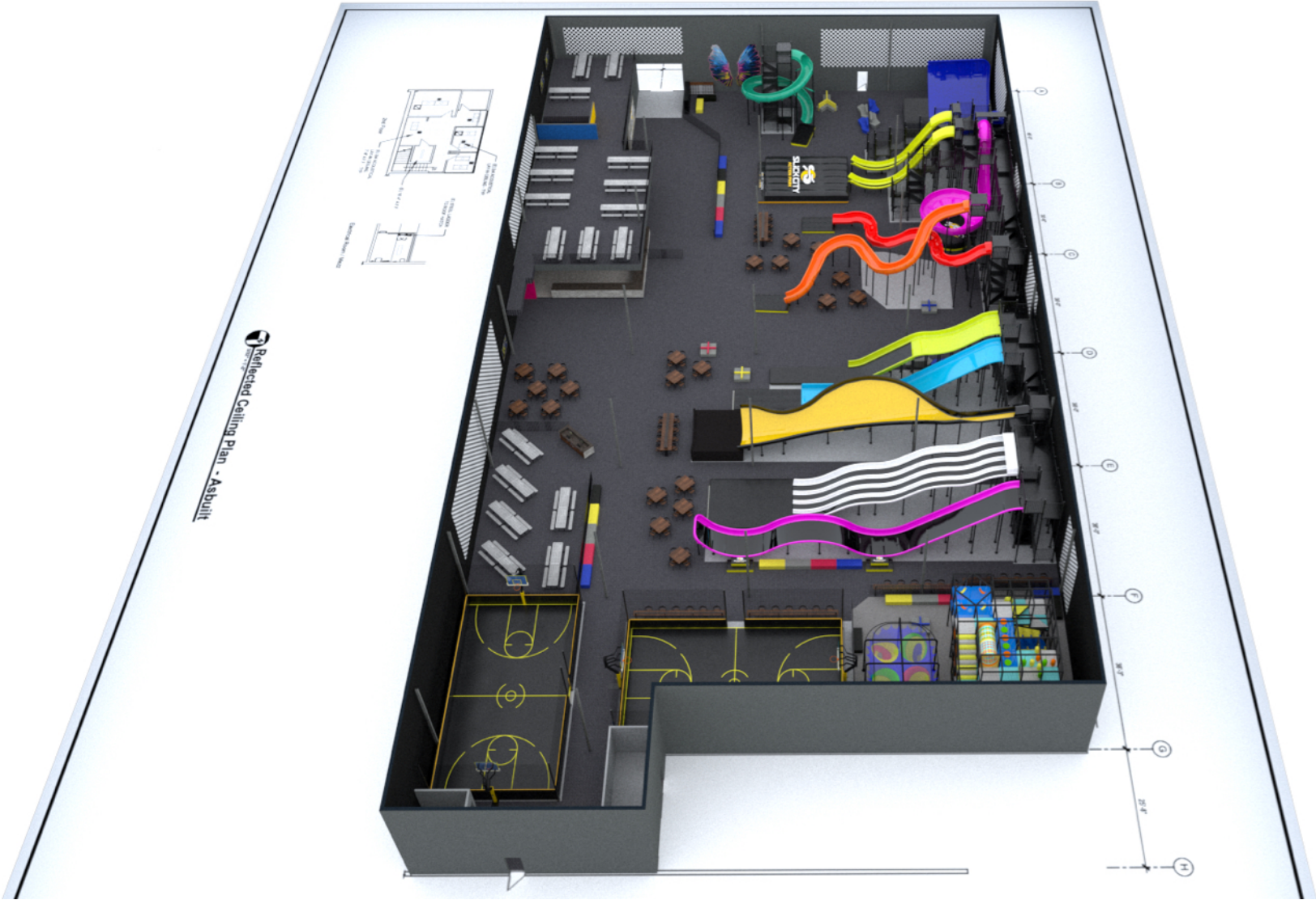
4400 SQ FT



SLICK SLIDE



SLICK SLIDE





SLICK SLIDE

