

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS APRIL 9, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
Lynn Jensen
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann, Michael Lysicatos & Darko Bojin

ALSO PRESENT: Val Throckmorton, Petitioner

Call to Order

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

Approval of Minutes –

The meeting minutes of March 12, 2025 meeting were reviewed.

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO APPROVE THE MARCH 12, 2025 MEETING MINUTES. SIGALOS ABSTAINED AND THE MINUTES WERE APPROVED 3-0.

NEW BUSINESS

T1876 – Slick City, 780 W. Dundee Road

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.

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Mr. Throckmorton shared that they would like to build one of their family entertainment centers at 780 W. Dundee Road. It looks like an indoor water park with all the features but there is no water. Dry slide technology that a mat is used to go down the slide. Other attractions include dodgeball and basketball on air courts. We host birthday parties, and a small concession area that sells prepackaged foods, and we reheat pizza, chicken fingers, nachos and other simple items.

Mr. Bojin reviewed the staff report summarizing the project background. Zoned B-2, and therefore would require special use as it is classified as an amusement facility large and as a result would have to provide written justification for the special use criteria. They will employ approximately 70 employees in total and will be open seven days a week with varying hours of operation depending on the day of the week.

The comprehensive plan classifies the property as appropriate for commercial uses, which is compatible with the amusement facility classification. The petitioner is also in the process of obtaining Design Commission approval for the raising of the roof. This approval process is running parallel with this special use approval, their Design Commission meeting is the 22nd of April. Any new signage for this building would require a separate sign permit and any interior remodel work would require a plan set that details all the improvements.

As part of the Ridge Plaza PUD, which shares parking across entire plaza, including other commercial uses such as Kohl's and Portillo's, there currently is a parking surplus, but the sticking point here is that the subject property at 780 W. Dundee and the office building to the south at 770 W. Dundee are on the east side of Ridge Avenue. Those two buildings together share approximately 130 parking spaces, whereas Slick City will require 180. This has potential to create a situation where at peak times customers of Slick City would have to park across the street south of Kohls and then cross on foot Ridge Avenue to reach Slick City. Given that the target audience is primarily children, young adults, we would require additional pedestrian improvements just for safety, including a striped sidewalk across Ridge Avenue, signage informing motorists to be careful, and accessibility ramps connecting the sidewalks through, to make sure that all the customers going through our safe.

Additionally, there are bicycle parking requirements. There are currently nine bicycle parking spaces provided right next to the building, and this use would require sixteen spaces, so an additional seven would have to be provided. The SDC reviewed this proposal for PUD amendment for special use approval, and is generally supportive of the application subject to the conditions included in the staff report. Also, including the written justification for special use approval, the increased pedestrian safety improvements, and Design Commission approval we would like to have completed prior to this special use approval.

Commissioner Jensen inquired if the business was a franchise. Did you complete a market study?

Mr. Throckmorton this will be a corporate store, not a franchise. We currently just opened our first franchise in Minnesota. We have been working with a broker who has recommended Arlington Heights in this geographical area. They have provided us with data and the analysis of the data for the area.

Commissioner Jensen inquired about how extensive is the Village asking the crosswalk to be.

Mr. Bojin stated that we are consulting with the Engineering Department, their recommendation was to perform a traffic study to determine what the need is in the area.

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Commissioner Sigalos inquired about the food that would be served. Any alcohol sales?

Mr. Throckmorton stated that it would prepackage food that would be warmed up and served. Yes, that is an option but we are not pursuing at this time.

Commissioner Sigalos are you purchasing the building or is this a lease?

Mr. Throckmorton this building will be leased.

Commissioner Cherwin how is the parking allocated within the PUD?

Mr. Throckmorton stated that they believe that the different operational hours will play out in this situation.

Ms. Hitzemann shared that the petitioner would be taking the north property, which is the wholesaler and then to the south is an accountant firm. Confirming that the crosswalk would be north of Dundee Road and away from Portillo's to provide safety.

Commissioner Cherwin also inquired about a secure environment, what are the plans for this.

Mr. Throckmorton stated that we control the entrance with staff at the front entrance, and with protocols in place. With a minimum of 24 security cameras in house. The design of the entrance is secure. At the front desk they will sign a waiver, receive a wristband to pay for entrance for use of the facility.

Commissioner Cherwin suggested a plan be in place for security when presented at Plan Commission.

Commissioner Sigalos inquired about the price structure.

Mr. Throckmorton admission is done by time, which is typically 90 minutes, or by the hour. Our North Aurora location charges \$31 for 120 minutes.

Commissioner Green encouraged a safe crosswalk be well planned. Believes this is a great project, and this will enhance the empty space.

Mr. Throckmorton we are currently working with the landlord to raise the roof and improve the exterior façade. The lease is 10 years, with 5-year extension option.

PUBLIC COMMENT

None.

Adjournment

JAY CHERWIN MOVED AND JOHN SIGALOS SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:53 p.m.

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