

APPROVED

MINUTES OF THE MEETING OF
CONCEPTUAL PLAN REVIEW COMMITTEE
COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS
OCTOBER 22, 2025 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Dan Osoba

ALSO PRESENT: Bhan Al Abosy and Rana Khamraeva

Call to Order

Chairman Green called the meeting to order at 6:01 p.m.

Approval of Minutes

The meeting minutes of September 24, 2025 meeting were reviewed.

SIGALOS MOVED AND SCHURTZ SECONDED A MOTION TO APPROVE THE SEPTEMBER 24, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1894 – Bish House, 81 W. Golf Road

The petitioner proposes to renovate a vacant 6,892 square-foot tenant space within the Arlington Towne Center shopping center at 81 W. Golf Road. The property is currently improved with three buildings that have a combined floor area of 88,665 square-feet and is situated on 6.67 acres of land. The shopping center is at the southwest corner of S. Arlington Heights Road and W. Golf Road. The site has two restricted right-in, right-out accesses on W. Golf Road, one full movement access on W. Golf Road, and one restricted right-in, right-out access on S. Arlington Heights Road.

The petitioner proposes an amusement facility land use which will include computer video gaming stations and billiards tables. A commercial kitchen is not proposed as part of the interior renovation. However, pre-packaged snacks and non-alcoholic beverages available will be for sale on the premises. The petitioner shall provide information on the proposed business hours and estimated number of staff with a formal Plan Commission application.

Ms. Khamraeva explained that want to open a game room with pool tables and computers for game playing. Help gather community after school for homework and after work for people coming together in a healthy environment.

Mr. Osoba gave an overview of the staff report explain the petitioner's intent for usage of the property. This amusement facility greater than 5,000 square feet in area, requires an approval of a special use permit in order to operate within the B-2 District. The petitioner would need to provide a letter that demonstrates compliance with the three criteria for approval for a special use permit. Additionally, with their Plan Commission application they will need to provide a fully detailed and dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specified floor plans as required by the SDC as part

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of their application. If any facade modifications or building signage are proposed, a Design Commission application may be required. The shopping center did receive a parking variance of pursuant to Ordinance 23-059 which allows a parking deficit of up to 78 spaces. Staff provided a parking analysis within the staff report that shows that the shopping center has enough parking currently, so there is not a deficit and they would not need to provide any additional parking variations. The SDC reviewed the proposed special use permit and is generally supportive of the application subject to the resolution of the items that are listed in the staff report.

Commissioner Schurtz inquired about the age of the users.

Ms. Khamraeva explained that it is for both children and adults with no alcohol service. Thinking of being open from 4 pm to 10 pm or 11 pm, with six employees. We will have a big community of Kyrgyzstani people.

Commissioner Sigalos asked if the petitioner would be providing the computer set up for the patron coming into the facility, and charge an hourly rate for gaming?

Ms. Khamraeva yes, charge by the hour, or a set price for gaming. Their idea came from a friend who has a smaller space just like this in Mt. Prospect.

Commissioner Cherwin asked if the space need to be retrofit for any sprinklers or HVAC?

Ms. Khamraeva is aware after discussing with the building department what needs to be done, and they will be hiring someone to bring the space up to code.

Commissioner Cherwin confirmed that this will be for a Kyrgyzstani community. The petitioner confirmed, yes. And inquired about the floor layout of the space.

Ms. Khamraeva the area up front will be designated for the children and computer games and supervised. The billiards towards the back with the separation between the two.

Commissioner Cherwin do you have a security plan around the children.

Ms. Khamraeva these will be teenagers and young adults will be using the gaming.

Commissioner Green this is unique and if you can make it work you can move forward to a Plan Commission application.

PUBLIC COMMENT

None.

Adjournment

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

The meeting adjourned at 6:17 p.m.

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