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

COMMISSION

RE: MINI-GOLF - 955 WEST DUNDEE ROAD - PC #21-011  
SPECIAL USE PERMIT FOR RESTAURANT & AMUSEMENT FACILITY, LARGE

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 23rd day of June, 2021 at the hour of 10:37 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson  
LYNN JENSEN  
JOSEPH LORENZINI  
BRUCE GREEN  
GEORGE DROST  
TERRY ENNES  
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner  
JACOB SCHMIDT, Development Planner

CHAIRPERSON DAWSON: Okay, and with that, we have another item on the agenda. Is Mini-Golf still here? Oh, boy. Oh, boy.

COMMISSIONER ENNES: I bet you learned a lot.

MR. CLERY: As the former mayor of Hawthorn Woods for six years and a trustee for six years, I enjoy the back and forth, the give and take. I would also commend you on listening and thinking these issues through. You guys were wonderful.

CHAIRPERSON DAWSON: Well, you understand then.

MR. CLERY: We've had meetings until 12:30 and 1:00 o'clock in the morning.

CHAIRPERSON DAWSON: So, have we, and this one will likely be extended again. Okay, so with that, have all the public notices been given related to this project?

MR. SCHMIDT: Yes, they have.

CHAIRPERSON DAWSON: Could we ask anyone who wants to discuss this, excuse me, anyone who wants to discuss the previous, could you please move out into the hallway? Thank you.

Public notices, yes, have been given?

MR. SCHMIDT: They have.

CHAIRPERSON DAWSON: Okay, Petitioner, I need to swear you in.

(Witness sworn.)

MR. CLERY: Yes, I'm the attorney for the group. We have some others here that may or may not speak tonight, but thank you, Chairwoman Dawson and the rest of the Planning Committee. My name is John Clery.

CHAIRPERSON DAWSON: Could you spell that last name, please?

MR. CLERY: C-l-e-r-y, no a, please. C-l-e-r-y. A lot of Clery's spell it the wrong way. My office is at 1515 East Woodfield Road in Schaumburg. I'm representing Mark Gianecchini, and he was here earlier. You might have noticed, he had a mask on, but he's had some illnesses recently so he did have to leave, but his right-hand man is here, Mike Steil is here if we have any questions.

He has a contract to purchase the property at 955 West Dundee Road in Arlington Heights. His contract of course is contingent on receiving a favorable approval from the Village Board for a special use for that property. If you do need anybody else to speak tonight, we've got the real estate, we've got the landscaping company here, and also we've got the architects here. But I do want to thank you guys for listening to us tonight because I know you're giving up your time, and believe me I'm aware of all the time you guys have to put into it.

Mr. Jake Schmidt, your Assistant Planner, has written a very thorough, accurate synopsis of this project, so I won't steal his thunder, but I do want to mention just a few things. The building we're talking about is the former Chuck E. Cheese building along Dundee Road. It has been vacant for quite a while.

The proposed mini-golf facility with a restaurant would certainly be a welcome addition to Arlington Heights, especially since there are no similar businesses within 15 miles of that location. The Petitioner's objective in putting in a mini-golf establishment is to make it a family establishment. It's an 18-hole mini-golf course which will be handicap accessible, with a kitchen supplying some finger foods and there will be some arcades/amusements, coin-operated amusement machines also.

When the Petitioner entered into this contract to buy this property, he was aware that a special use would be required, and the Petitioner did provide a written response justifying compliance with each of the special use permit approval criteria, which I think that Jake will get in to. To that end, the Petitioner is proposing substantial upgrades to the site and the parking lot, including the installation of multiple landscape islands to meet the current Village Code requirements, and he will be upgrading the inside of the building also.

The Petitioner had a traffic and parking study done from a certified traffic engineer, and the report indicates that there are no concerns handling the traffic at the site. The Petitioner is even adding a four-space bicycle rack at the front of the building to meet the current Zoning Code. Of course, the Petitioner would comply with all applicable federal, state, and Village regulations and policies.

So, if this special use is approved, the Mini-Golf Restaurant would certainly add additional entertainment value. It would be a welcome and admired addition to the great Village of Arlington Heights. So, please consider this request for approval of the special use, and thank you for your time.

CHAIRPERSON DAWSON: All right, thank you for your presentation. Before you sit down, have you read the Staff report and do you agree to the conditions of approval?

MR. CLERY: Absolutely, absolutely.

CHAIRPERSON DAWSON: Okay, thank you.

MR. CLERY: They did a fine job.

CHAIRPERSON DAWSON: Thank you.

All right, Jake, this one is yours, right?

MR. SCHMIDT: Yes.

CHAIRPERSON DAWSON: Staff presentation please.

MR. SCHMIDT: The address of the subject property is 955 West Dundee Road. The proposed use would be a restaurant and amusement facility, large. The site is zoned B-3 General Service, Wholesale, and Motor Vehicle District, and the requested action is a special use permit to allow an 8,400 square-foot restaurant and amusement facility, large, both of which required a special use permit in the B-3 district. The Comprehensive Plan designates this site for commercial uses, and the proposed use is compatible with this designation. No variations are required.

The site is located immediately south of Dundee Road, about a block or so east of Kennicott. The property has one entrance on to Dundee Road and is currently improved with an 8,400 square-foot former Chuck E. Cheese.

With respect to the proposed site plan, 69 parking spaces would be provided on the site, although it should be noted that this would be reduced to 65 total spaces with the installation of a cross access driveway to the rear of the property. Staff had encouraged the Petitioner to explore the installation of this driveway in order to alleviate any potential traffic issues with people entering and exiting from Dundee Road. However, the Petitioner has requested a deferred installation of this driveway, and Staff is amenable to this installation at a later date and only if necessary. The Village will retain the right to request that this driveway be installed if determined necessary, if there's either parking issues on the site or if there's any traffic issues resulting from this use. Either way, the proposed site would be compliant with on-site parking requirements.

Aside from the potential cross access, the Petitioner is also

proposing significant improvements to the landscaping on the site, including upgrades to the parking lot to meet current landscape requirements, most notably the landscape islands at the front and rear of the property as well as an increase to the front drive aisle width in order to meet current requirements.

As part of this petition, the Petitioner provided a written response to the special use permit justification criteria. With respect to the first criterion, that a special use is deemed necessary, the proposed facility would bring economic growth to the Village, provide entertainment for families of all ages was the Petitioner's response. They also noted in their provided market summary as required by code that there are no similar facilities in Arlington Heights or within a 15-mile radius.

With respect to the second criterion, that the case will not under any circumstances be detrimental to the health, safety or morals of the persons residing in the vicinity, the Petitioner has indicated they will comply with all safety and cleanliness requirements provided by the Village.

With respect to the third criterion, that the proposed use will comply with the regulations and conditions specified in the ordinance and by the Village Board of Trustees, the Petitioner indicated that they would abide by Village regulations and conditions and maintain the business as required.

Staff believes that this is an adequate response, and that the special use permit request is justified.

With respect to the actual facility, the interior space will be built out with an 18-hole golf course, an arcade area, and a 500 square-foot dining area which would serve finger foods. The facility would primarily cater to families and all ages.

With respect to traffic and parking, per the mix of uses within the building, a total of 61 spaces would be required. As the subject site will be improved with 69 spaces, this would result in a code-required parking surplus of eight parking spaces. With the cross access aisle installed, the surplus would drop to four spaces. Four bicycle parking spaces are required, and the Petitioner will be providing a rack at the front entrance in order to accommodate these spaces.

A traffic and parking study was also provided by the Petitioner as required by code. This study indicated that the existing access drive will be sufficient to accommodate the traffic generated by the proposed facility without impact on Dundee Road. This has also increased Staff comfort with the deferred installation of the cross access driveway.

Additionally, the study indicated that parking demand could be as high as 68 vehicles. Without the cross access driveway installed, there is sufficient on-site capacity to accommodate 68 vehicles. However, with the cross access aisle installed, on-site parking is reduced to 65 spaces which could potentially under this scenario result in overflow of three vehicles. However, the Petitioner has indicated that any overflow parking could be accommodated on the Arlington Lanes site. The cross access driveway will connect to Arlington Lanes, and both sites would be under common ownership. So, this would be something the Petitioner has the ability to offer. Bearing this information in mind, Staff has no concerns regarding parking or traffic from this proposal.

In conclusion, the Staff Development Committee recommends approval of the application subject to three conditions:

1. The first being that should the Village determine installation of the future cross access drive shown on the site plan, prepared and dated June 11, 2021 is necessary, the cross

access aisle shall be installed in a manner acceptable to the Village.

2. The second is that the Mini-Golf/Arcade indoor capacity shall be limited to 168 guests and patrons, which is the cited capacity that was provided on the Petitioner's plans and what was used to calculate required parking.
3. The third, that the Petitioner shall comply with all applicable federal, state, and Village regulations and policies.

CHAIRPERSON DAWSON: All right, that's the end of the report? Great.  
Motion to include the Staff report into public record, please?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON DAWSON: Second?

COMMISSIONER DROST: I'll second that motion.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Terrific.

All right, just out of curiosity before we open it up to questions, is everyone here with the Petitioner in terms of there is no public commentary? No, no, I know, yes. So, okay, all right, great.

Okay, Commissioners, comments, discussions, anything?

COMMISSIONER ENNES: I have one question.

CHAIRPERSON DAWSON: Yes.

COMMISSIONER ENNES: When I look at the floor plan and I see this is going to be kids' parties and stuff, where is there room for the, you know, and I see the tables out in front, where is the room for the kids to congregate before they start playing? Like if somebody else is in there?

MR. STEIL: So, as you come in through the front entrance --

CHAIRPERSON DAWSON: Could you walk up? I need to swear you in.

MR. STEIL: Sorry.

CHAIRPERSON DAWSON: It's okay, I need to swear you in and you need to state your name.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, could you state your name and spell your last name for the court reporter.

MR. STEIL: My name is Michael Steil, last name S-t-e-i-l. I am speaking on behalf of the owner of Arlington Lanes who was here earlier and had to go.

CHAIRPERSON DAWSON: Understandable.

MR. STEIL: For the kids and everybody, so as you come in through the front entrance, we do have the counter there. Then once you proceed through the counter, we'll have the coin-operated amusement games, and that way they can, at least until they get ready to proceed to the next step of going to play in the miniature golf.

COMMISSIONER ENNES: Okay, and my only other question is coin-operated amusement games, no gambling, right?

MR. STEIL: No gambling. Nope.

COMMISSIONER ENNES: Okay, that's all I have.

CHAIRPERSON DAWSON: Any other questions? Anyone have a motion?

COMMISSIONER GREEN: I'll make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC #21-011, Mini-Golf, a Special Use permit to allow an 8,400 square-foot restaurant and amusement facility, large.**

**This recommendation is subject to the following conditions:**

- 1. Should the Village determine installation of the future cross access drive shown on the site plan prepared by ARSA Architects and dated June 11, 2021 is necessary, this cross access aisle shall be installed in a manner acceptable to the Village.**
- 2. Mini-Golf/Arcade indoor capacity shall be limited to 168 guests/patrons.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON DAWSON: Great.

Any discussion? Go to move to a roll call vote.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Yes.

MR. CLERY: Thank you for your time.

CHAIRPERSON DAWSON: Thank you for being patient.

COMMISSIONER ENNES: Sorry you had to wait so late.

COMMISSIONER DROST: Thank you for your time.

CHAIRPERSON DAWSON: All right, did you have something else to say?

MR. CLERY: Do we know when it will be with the Village Board?

CHAIRPERSON DAWSON: Jake will let you know.

MR. CLERY: Thank you very much.

CHAIRPERSON DAWSON: You're welcome.

Okay, so any other business tonight?

MR. SCHMIDT: That is all.

CHAIRPERSON DAWSON: I'm sorry, we're still in our meeting technically.

If you want to talk to us, just wait a while, we're just about to end.

Any other business this evening?

MR. HUBBARD: No other business this evening. We have a meeting scheduled for July 14th. We don't have any projects on that meeting. Notification is due on

Friday, so I don't anticipate we'll have a Plan Commission meeting on the 14th. So, happy night off. We will have a Conceptual Plan Review Committee meeting that night though.

COMMISSIONER DROST: Yes, and since we have a budget surplus, do we get paid now?

MR. HUBBARD: You get a 100 percent raise over what you're currently making.

COMMISSIONER DROST: Thank you.

CHAIRPERSON DAWSON: A 100 times zero.

COMMISSIONER DROST: For the record, yes. Zero, good.

CHAIRPERSON DAWSON: All right, do I have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: I'm using Tom's gavel. Sorry, Tom.

(Whereupon, at 10:51 p.m., the above-mentioned public meeting was adjourned.)

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.

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RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
NOTARY PUBLIC