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

COMMISSION

RE: CHUCK-E-CHEESE'S; PC# 15-008

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
24th day of June, 2015, at the hour of 8:52 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: Okay, the next item on the agenda is PC# 15-008, Chuck-E-Cheese's at 41 West Rand Road. Is the Petitioner here?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Okay, have all the proper notices been given?

MS. BHITE: Yes.

CHAIRMAN LORENZINI: Okay. Petitioner, you and anybody else who's going to testify, would you please raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Will you please come forward? Just state your name, spell it and give your address.

MS. WOOLFOLK: Daphne Woolfolk, last name is W-o-o-l-f-o-l-k, 4441 West Airport Freeway, Irving, Texas 75062.

Thank you for having us. CEC Entertainment currently owns and operates 526 Chuck-E-Cheese's in 46 states and Canada, 22 here in Illinois. CEC is requesting approval of a special use to allow a restaurant with coin-operated amusement devices within a B-2 Zoning for relocation of our current 8,000 square-foot restaurant on Dundee Road to a 13,000 square-foot space along CEC to offer guests and residents of the community a better restaurant entertainment facility for their enjoyment.

Family restaurant entertainment experience specializes in birthday parties and group celebrations. Our restaurants cater to families with children ages from 1 to 11, and do not permit anyone under the age of 18 to enter unaccompanied by a parent or a guardian. Food service consists of pizza, hot sandwiches, salad bar, appetizers, desert items and soft drinks. Chuck-E-Cheese's also offers beer and wine service as a convenience to our adult guests. Entertainment includes a wide variety of kiddy rides; skill, video, amusement games; some interactive, most ticket-dispensing.

We employ a staff of three to five full-time managers, one techno-home manager that deals with all the amusement machines to make sure that they are running to proper standards, approximately 40 to 60 mostly part-time employees.

Chuck-E-Cheese's is where a kid can be a kid and parents can have fun, too. Thank you for your time and your consideration.

CHAIRMAN LORENZINI: Thank you. Latika, Staff report please?

MS. BHITE: Thank you. Petitioner is seeking a special use for an approximately 13,000 square-foot Restaurant, Amusement Device Arcade in the B-2 General Business District at the Annex. Along with this special use, they will be requesting, they are requesting a variation from the requirement to provide a traffic study and parking

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analysis from a qualified professional engineer.

As you can see here, they are proposing to locate within a 13,263 square feet tenant space that is between Petco and HHGregg at the Annex of Arlington. The Annex of Arlington is located at the southwest intersection of Arlington Heights Road and Rand Road. Access to the site is via four driveways, three along Rand Road, and one along Arlington Heights Road.

The zoning ordinance defines a Restaurant-Amusement Device Arcade as an establishment that's primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices. Pursuant to the floor plan that was presented by the Applicant, approximately 3,680 square feet is allocated to the arcade area, and 3,770 square feet is the seating for the restaurant area. The remaining approximately 5,800 square feet are for the kitchen, order counters, standing space and restrooms.

The restaurant will be open on Sunday through Thursday from 11:00 a.m. to 9:00 p.m., on Friday from 11:00 a.m. to 10:00 p.m., and on Saturday from 10:00 a.m. to 10:00 p.m. As they stated, they will employ two to five managers, a technician, and approximately 40 to 60 hourly employees.

Chuck-E-Cheese's is currently located at 955 West Dundee Road. It's a location just west of Ridge Avenue. It's approximately 8,000 square feet in area with 175 seats, and that's the location that they lease at this time.

In addition to the special use criteria, there were additional criteria for Restaurant-Amusement Devices and I'll just summarize them:

One was that it be more than 200 lineal feet away from any church, hospital, building that's a school, or residential zoning district as measured from their public entrance. The Petitioner did provide written confirmation and a survey showing that they were more than 200 lineal feet.

There is a limitation of no more than 30 percent of the floor area for coin-operated devices, and they meet that requirement. 27 percent is devoted to these.

At least 65 percent of the gross receipts must be derived from the sale of beverage and food and not more than 35 percent from the amusement devices. Again, the Applicant provided written confirmation that that's the breakup. I do want to point out though that the Village has never collected this information either for Chuck-E-Cheese's or for any other restaurant. So, it's something we may look at amending in the future, particularly since we don't collect that information.

The last, there is a requirement that the ordinance authorizing the special use contain the maximum number of amusement

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devices. The Petitioner has indicated there will 70 at this location.

Then they have to meet all of the licensing, taxing and permit provisions.

I have a sketch of the elevation, again the site is between HHGregg and Petco. They are providing this new exterior storefront entry. They are also proposing tenant improvements. The Design Commission did approve these proposed changes at their meeting on February 10th.

The Petitioner is seeking a variation from the requirement to provide a full traffic study, and Staff supports that variation because this is an existing shopping center with no changes being proposed to either the parking lot or the access drives. They did provide parking counts though. KLOA completed the parking counts both at their existing location on Dundee Road and then at the center in the Annex.

The location on Dundee Road has 71 parking spaces on-site. Thursday and Friday saw it 21 and 39 percent occupied. Saturdays though showed 100 percent occupancy. In fact, vehicles spilled over to the adjacent lots there.

They did also provide a peak occupancy demand at the Annex, which has different peak times than the Chuck-E-Cheese's. Then KLOA also completed a projected peak occupancy demand, so they transposed the parking demand at their current location, increased it by 50 percent because this is a larger space, and added it to the vehicle demand at the Annex. The maximum occupancy seen was 85 percent occupied parking spaces on a Saturday afternoon.

We also did complete a code parking analysis for the center as a whole. Adding all of the square footages of the existing retailers as well as adding the six spaces that are occupied by donation boxes, there is a surplus of 46 spaces at the Annex with adding Chuck-E-Cheese's.

That being said, the Staff Development Committee recommends approval of the special use for the 13,263 square-foot Restaurant-Amusement Arcade subject to the following conditions: that the arcade area be limited to 3,680 square feet; a maximum number of 70 amusement devices are permitted; and the Petitioner shall comply with all federal, state, and Village code, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Could I have a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Okay. Does the Petitioner agree to the three conditions put forth by the Village?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Okay, questions from the Plan Commissioners. Jay, why don't you start this one?

COMMISSIONER CHERWIN: You know, I support the project. I guess the only comment I'd make is it does seem like it's probably worthy of looking at the ordinance in terms of what the requirements are. It seems like it's probably a bit outdated, or I don't know what the rationale is.

My only concern would be if their business model changes or the machines that they put in there changes and they have space for more machines. They want 70 in there now, are they going to have to come back through the process if they want to add five more machines because of space? I mean is that --

MS. BHITE: Right. So, because the ordinance requires that the number of machines be spelled out in the ordinance, if they increase it, then my understanding is they have to come back.

COMMISSIONER CHERWIN: Have to come back for a special use permit?

MS. BHITE: Amendment.

COMMISSIONER CHERWIN: Okay, well, you know, think about that. Otherwise, I'm in support.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I'm in support of it also. I'm just curious, the Chuck-E-Cheese's on Dundee Road, is that going to remain open?

MS. WOOLFOLK: No.

COMMISSIONER SIGALOS: That's going to close?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Could you come forward? So, we can hear you.

MS. WOOLFOLK: I'm sorry.

COMMISSIONER SIGALOS: That location has seating for, 175 seats on Dundee Road?

MS. WOOLFOLK: Yes.

COMMISSIONER SIGALOS: And this will have how many seats?

MS. WOOLFOLK: Let's see.

COMMISSIONER SIGALOS: I saw an increase in square footage, but I didn't see the seating capacity.

MS. WOOLFOLK: 225 or something like that?

MS. BHITE: It's 257 seats.

MS. WOOLFOLK: Yes, something --

COMMISSIONER SIGALOS: Okay, so it's quite a bit, it

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will be quite a bit larger than what you have in Dundee. The market will support that, I mean that you need more space?

MS. WOOLFOLK: Yes. We've been here for over 30 years in that same location.

COMMISSIONER SIGALOS: All right. The only other question I have, Latika, did I hear that the Boat US West Marine is closing farther down north of this space?

MS. Bhide: I have heard that also.

COMMISSIONER SIGALOS: I mean I've seen that in the reports but they're still open. But it's unrelated to your project.

CHAIRMAN LORENZINI: Thanks, John. George?

COMMISSIONER DROST: Didn't we do the analysis with the water slide park, Arlington Park?

MS. Bhide: Downs?

COMMISSIONER DROST: It's now Arlington Downs but there was a water slide park and there were arcade games. It was basically to create an entertainment center, somewhat of a model that's similar to the Chuck-E-Cheese's. That might be a little bit of a barometer but I know that that had not been as successful as the Chuck-E-Cheese's on Dundee Road, having been there on a couple of occasions. It's impossible to miss it if you haven't gone.

But I'm in support of the project, too. Do you know what's going to be switched out, the Chuck-E-Cheese's on Dundee? Is there going to be a replacement facility?

MS. WOOLFOLK: No.

COMMISSIONER DROST: So, that's going to go black?

MS. WOOLFOLK: Yes.

COMMISSIONER DROST: Okay. And you're happy with the construction on Rand Road?

MS. WOOLFOLK: Yes.

COMMISSIONER DROST: Good.

MS. WOOLFOLK: Yes, we regarded it as --

COMMISSIONER DROST: You're okay with that. Will the development of the Chuck-E-Cheese's be affected at all by the road construction there?

MS. Bhide: I cannot speak to that.

COMMISSIONER DROST: Okay, well, I was just, you know, just sort of one of the questions, I know that it's delayed traffic in some --

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: If I could just help you, George, they've put the oil down, so that means the paving is coming soon.

COMMISSIONER DROST: Soon, all right.

COMMISSIONER GREEN: I'm in total support of the project. I think it's a great location. It's going to be easy to get

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in and out.

MS. WOOLFOLK: Yes.

COMMISSIONER GREEN: With all that new pavement, it will be quiet and there will be no echoing going out that property. Great project.

CHAIRMAN LORENZINI: Latika, what was in that space before?

MS. BHIDE: They subdivided that space, so they created a new space.

CHAIRMAN LORENZINI: Okay, all right. I have no other questions. I think it's a good project, too. There is nobody in the audience to ask questions so the public comment is closed.

Any more questions or deliberations or recommendations from the Commissioners?

COMMISSIONER DROST: No, but I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-008, a Special Use for a 13,263 square feet Restaurant, Amusement Device Arcade in the B-2 General Business District; and a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a qualified professional engineer.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated June 19, 2015:

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Special Use for a 13,263 square-foot Restaurant-Amusement Arcade subject to the following conditions:

- 1. The arcade shall be limited to 3,680 square feet.**
- 2. A maximum number of 70 amusement devices are permitted.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: Yes, I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Commissioner Drost.

COMMISSIONER DROST: Aye.

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MS. BHIDE: Commissioner Bruce Green.

COMMISSIONER GREEN: Yes.

MS. BHIDE: Sorry. Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, congratulations!

You've had a unanimous approval. Is there a date to send them before the Board of Trustees?

MS. BHIDE: Not that I know. I'll have to give them a call.

CHAIRMAN LORENZINI: Okay, thank you, congratulations!

MS. WOOLFOLK: Thank you.

CHAIRMAN LORENZINI: Okay, any other business?

COMMISSIONER DROST: I'll make a motion to adjourn.

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: We're adjourned, thank you.

(Whereupon, the public hearing was adjourned at 9:08 p.m.)