

City of Aurora

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Legistar History Report

File Number: 17-01173

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Ledger #: Development
Committee

File Created: 12/12/2017

File Name: Galena Aurora Partners, LLC / Mega Fun Zone/1971 Final Action:

W. Galena Boulevard / Special Use / Liquor License

Title: An Ordinance Granting Revisions to the Special Use Permit for Parts of Lot 3 and Lot 4 of West Aurora Plaza Subdivision located at 1971 W. Galena Boulevard from B-2(S) General Retail District with a Special Use Planned Development to B-2(S) General Retail District with a Special Use for a Special Purpose Recreational Institution (5200) use (Mega Fun Park LLC - 17-01173 / AU18/4-17.176-SU/R - JM - Ward 5) (PUBLIC HEARING)

Notes:

Agenda Date: 04/12/2018

Agenda Number:

Sponsors: Enactment Date:

Attachments: Exhibit A- Legal Description - 2018-03-29 - Enactment Number:

2017.176.pdf, Exhibit B - Memorandum of Agreement - 2018-03-29 - 2017.176.pdf, Property Research Sheet - 2017-10-17 - 2017.176.pdf, Land Use Petition and Supporting Documents - 2017-12-11 - 2017.176.pdf, Plat of Survey - 2017-12-11 - 2017.176.pdf, Floor Plan - 2018-04-03 - 2017.176.pdf, Findings of Facts - 2018-01-30 - 2017.176.pdf, Legistar History Report -

2018-02-08 - 2017.176.pdf

Planning Case #: AU18/4-17.176-Su Hearing Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	12/19/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: This Petition	on was Forwa	rd to Planning Council to	the DST Staff Council	(Planning Council)		
1	DST Staff Council (Planning Council)	01/02/2018					

Notes:

Mrs. Morgan said they submitted. The floor plan we actually did have several comments on. They are not really showing a site specific floor plan from what we can gather, so we have sent comments that they need to get us a site specific layout, a floor plan with layout and phases. Other than that, it is pretty straightforward with it just being a Special Use. We are looking at February for Planning Commission to give the Petitioner time to be able to do the notifications and stuff, since I don't think it is something he is familiar with.

Mr. Sieben said he is, I believe, going to have to put in a grease trap because he is adding a restaurant, a food service within the facility, so that was one thing. Like Jill said, we just need some additional information on his qualifying statement and then the floor plan.

Mrs. Morgan said does he know about the grease trap from something that was brought up at DST?

Mr. Sieben said yes.

Mr. Beneke said it was brought up. My guess is it is going to be an exterior. Do you know Mike? Do you think that's going to be an exterior grease trap requirement on that?

Mr. Frankino said yes it is likely. I'll talk to Jamie about it, but there is chance that if the use isn't considered a real heavy discharge use in terms of the type of food they are serving and turnover and things like that an interior model could be considered, but if it is a larger volume type scenario she might require an outside version.

Mr. Beneke said so do you know what type of restaurant it is going to be?

Mrs. Morgan said I don't know specifics.

Mr. Sieben said we asked the Petitioner to be here, but for whatever reason he couldn't make it. We'll see if he can come next week so he can be on the record with answers to some of those questions.

Mr. Frankino said considerations are taken when the building is existing. We are mindful to budgetary restrictions and we don't want to be a detriment to that.

Mr. Beneke said they will be informed to contact Fox Metro anyway in regard to that.

 DST Staff Council (Planning Council) 01/09/2018

Notes: Representative Present: Mandeep Sidhu

My name is Mandeep Sidhu. I have a pre-existing park called Mega Trampoline in Crystal Lake, Illinois and it's been going for about 4\% years now. It is a trampoline park with inflatables, tactical laser tag, and gaming machines. We have a few other things and a café. It is about 37,000 square feet. It has been rather successfully. What I'm trying to do here is to go into a new generation of trampoline parks, which basically is more of an entertainment facility, a family entertainment facility. What we are trying to do here is to incorporate 4th generation activities such as virtual reality. The top sensitive equipment that we are trying to bring in, climbing walls, rope walks, a new generation of trampolines and a bowling alley, which is not your traditional bowling alley, but it is a more of a 4K experience in terms of a bowling alley, so wherever the poles go you've got this thing that lights up and you get points as opposed to just knocking the skittles down and you get points going all the way through. We are trying to put up a restaurant. We are trying to put up a bar and party rooms. There will also be a children's soft play area, and that is more of an under 5 experience for kids because that's an underserved market because they don't necessarily want to have to go onto the trampolines, but they want someone to play as well. What we are trying to achieve here is something that the whole family can go in and actually have a really good time and have something to eat while they are there and come out. That's the first phase. Actually I didn't mention the inflatables. The inflatables are there as well, so something like a pump it up as well that's incorporated. That's the first phase and that incorporates about 35,000 square feet. We bought the building so that building itself is 90,000 square feet in its entirety.

Mr. Sieben said and that includes the Big Lots. That's the other half.

Mr. Sidhu said that includes the Bit Lots. Those are the 2 lots. The Big Lots in itself is about 29,000 square feet, so that leaves us with about 70,000 square feet for this building. This Phase 1 will be 35,000 square feet, what you see here. The second phase is on the right hand side, which is about 34,000 square feet and that is where we are going to put in our K-1 racing. It is going to be lithium battery operated, so you will have a speedway inside that. We anticipate going in about a year from when we start operations. We anticipate buildout to be about 3 or 4 months. Now that's Phase 2 for the K-1. Phase 3 is when and if the lease runs out for Big Lots, what we want to do there is put in an indoor skydiving facility. So we will have three separate phases. That will be the last phase and that will be about 29,000 square feet. I think you've probably seen those in Rosemont. There is one in Naperville as well.

Mr. Sieben said would that involve physically raising the roof, if you will, on that section?

Mr. Sidhu said possibly. Well there are two options. You can either go down, which is more expensive, or you go up. I'd prefer to go up because it is cheaper. That in a nutshell is what we are looking at.

Mr. Sieben said what I think we would recommend is maybe if you could give us some information on Phase 2 and Phase 3 as part of this. I know you are pretty detailed with Phase 1, but at least what you think might happen in Phase 2 and 3. I think you should probably show that even though Big Lots may be there for 3 years.

Mr. Hulseberg said can we facilitate the permits and the approvals for Phase 2 and 3 now?

Mr. Sieben said that's what I'm getting at. By you showing all 3 phases, that could be codified as part of the Special Use so you wouldn't have to come back. That's what I'm trying to get at.

Mr. Sidhu said that makes sense. I can do that. I wasn't sure exactly what you wanted. I amended the Qualifying Statement just to include...

Mr. Sieben said the building is all one lot, so the Special Use would be that entire lot and just label it Phase 2. Phase 3.

Mr. Sidhu said I've done that in the Qualifying Statement, but not, obviously, on the actual plan.

Mr. Sieben said I would go ahead and do that.

Mr. Sidhu said I will. We are looking to employ at least 100 people. We hope to bring quite a few people. At the moment, we've got 45 people that we employ and this is a much bigger scale.

Alderman Franco said assuming everything goes well through City Council, from the day that it is approved, what do you think about as far as starting construction or repurposing?

Mr. Sidhu said construction will be about 3 months.

Mr. Sieben said we are anticipating this would probably go to the first Plan Commission if February, February 7th. It would be the end of February would be City Council.

Mr. Sidhu said we'd like to go as soon as possible because we've got to order everything and there is a lead time on ordering trampolines and stuff because you have a huge amount of stuff that comes in.

Mr. Beneke said as far as building permits and everything, you can apply at any time. Whenever you are ready, we can work concurrently with this process so we can get things started. You will need a grease trap at this location and I believe it has already been mentioned before, but I don't know whether that would be interior or exterior.

Mr. Frankino said send us a plumbing drawing with your submittal to Fox Metro. So when you submit to Herman submit to us concurrently and then Jamie will work with you on the sizing and whether or not it is interior or exterior. That's to be determined.

Mr. Curley said I'd actually suggest a pre-submittal meeting or pre-app meeting. Have your architect reach out to Herman and myself and come in and discuss it. The fact that you are not building out to your eastern wall means some of your exiting is going to need to go out the north, which is fine. I just want to work through all that so that there aren't any surprises to you. I'd rather work through it while it's in design phase rather than construction docs. I'd highly recommend it. We can go through a lot of the other outside agencies, like Fox Metro at that time and try to make it easier for you.

Mrs. Morgan said I went ahead and printed out the directions for the mailing requirement. I can e-mail these to you as well. If you have any questions, just give me a call. Basically you have to send letters to every property within 250 feet of your property. We have a list of agencies that can help you collect those addresses and contact information. We do a Certificate of Mailing as opposed to Certified Mail and it describes what that is. You do that at the Post Office. We'll give you 2 signs and then you just have to post them.

Mr. Sidhu said so we are talking about the 7th of February for Planning Commission and thereafter Council on...

Mr. Sieben said it will be Planning and Development Committee 8 days later. That should be February 15th. The next Tuesday, which would be 5 days later, which should be the 20th, is Committee of the Whole and then the 27th should be the last City Council of the month.

Mr. Sidhu said what are you expecting from us?

Mr. Sieben said what that means is that Zoning would be able to sign off on your building permits. We can't sign off on your building permits until the Special Use is approved. But it is up to you at your own risk if you want to start getting some of your drawings together for the Building Department. But, again, like John said, suggest a pre-app meeting.

Mr. Curley said we'll go through how we could phase permits and we could do a selective demolition permit to get you going earlier. Again, it is how comfortable you are at this point of the process and how important it is to get out in front and we'll work as concurrently on top of each other as we can.

Mr. Hulseberg said did we look at a signage package?

Mr. Sieben said I don't know if you gave a package. What had been done in the past is Cloverleaf allowed them to be on a portion of the shopping center sign and then you can do the 10% wall signage around the whole building. Unless Cloverleaf would be amenable to them having an additional sign out on Galena, we'd have to look at that. I don't know if that's anticipated. I know in the past Hobby Lobby and Big Lots were on the pylon sign out front. That wouldn't need to be approved unless you were doing a brand new sign, but that would have to be Cloverleaf's signoff because that is their property. But otherwise if you just go on the panels where Hobby Lobby was it would not be an issue.

Mr. Sidhu said I think those were taken for some reason.

Mr. Sieben said I would double check with Cloverleaf. If there is an issue with that then we'll work with you on it.

Mr. Feltman said the only thing from Engineering's standpoint would be if you have to an exterior grease trap. I'm not sure what the fire suppression service is like.

Mr. Sidhu said it has a sprinkler system.

Mr. Sieben said so Wendy McCambridge, our City Clerk, was at our DST meeting. What I would do, because this is a little unique, I would circle back with her as soon as possible with your floor plan. I can't remember what we were looking at as far as license.

Mr. Sidhu said there is a mezzanine level and we were talking about putting it upstairs or downstairs or having downstairs and then having service upstairs and she was talking about maybe it would require two separate permits because it was on two separate levels. She wasn't sure whether that was the case.

Mr. Sieben said I would circle back with her and then Herman and I may be pulled into that meeting then

DST Staff Council

01/16/2018

(Planning Council)

Notes:

Mrs. Morgan said staff sent comments back. We've gotten one resubmittal, so we just need to review that. It is planned for the February 7th Planning Commission for a public hearing.

Mr. Feltman said and this is going to need a grease trap, right?

Mr. Sieben said yes, there will be a grease trap. They are putting a restaurant inside.

Mr. Feltman said do they have to upgrade their water service at all?

Mr. Beneke said (inaudible).

Mr. Cross said I'm going to sign off on it because it's all internal stuff.

Mr. Sieben said except for maybe the grease trap. They are not doing any exterior right now.

DST Staff Council

01/23/2018

(Planning Council)

Mrs. Morgan said we received the affidavit and they are doing the public notices, so we are ready to go for the February 7th Planning Commission meeting. It doesn't need to be voted until next week. We are still waiting for some revisions, waiting for some revisions from the Petitioner to show all phases on the floor plan.

DST Staff Council (Planning Council) 01/30/2018 Forwarded

Planning Commission 02/07/2018

Pass

Action Text:

A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 2/7/2018. The motion carried by voice vote.

Notes:

Mrs. Morgan said staff talked to the Petitioner to get some changes to the floor plan, just basically format changes so it is a little more easily readable. We are waiting for those revisions, but it is nothing major. We do want to move this forward to the February 7th Planning Commission.

Mr. Sieben said he is also going to give us, I think, a 3 phase plan, I believe. What he is doing is he is going into a portion of the old Hobby Lobby for Phase 1. He will build out the remainder of Hobby Lobby as Phase 2 and then if Big Lots does not re-up, I think they might have 2 or so years left, and then they would expand into that, so that's what he is going to show. We have a motion. Do we have a second?

Mrs. Vacek seconded the motion. The motion carried unanimously.

Planning Commission

02/07/2018 Held in Planning

Pass

Action Text:

Commission

A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be continuted and Held in Planning Commission. The motion carried.

Notes:

Mrs. Vacek said the Petitioner is requesting that this be continued to a later date. Because it is not a date certain, we will have to re-publish as well as they will have to put new public notice signs out there and send new letters.

MOTION TO CONTINUE WAS MADE BY. Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs.

Duncan, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park

District Representative Chambers and At Large Owusu-Safo

Planning Commission

04/04/2018 Forwarded

Planning & Development 04/12/2018

Pass

Action Text:

Committee A motion was made by Mr. Cameron, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/12/2018. The motion carried.

Notes:

Mrs. Morgan said this is a revision for the Special Use. This is revising what's currently zoned B-2(S) at 1971 W. Galena. It is part of the West Aurora Plaza Plan Description, a Special Use Planned Development. You are probably all aware, the whole West Aurora Plaza is part of a Plan Description. So this zoning and special use change will revise it removing it from the West Aurora Plaza Plan Description to zoning it B-2(S) with a Special Use for a Special Purpose Recreational Institution use. Part of this is to clean up some of the older zoning. The West Aurora Plaza is one of the first Plan Descriptions, Business Planned Developments, we did. It goes back to the 80's and there are just a lot of revisions and a lot that's outdated. In general, staff is kind of cleaning it up, so this is our first one coming through to remove it out of the old West Aurora Plaza Plan Description and providing a new current zoning. The Special Use will now be part of the property and it will be specifically on 1971 W. Galena, so basically the lot is the building. It will allow for the Special Purpose Recreational Institution use. Mega Fun is coming in to create a development in 3 phases. The first phase is about 35,000 square feet of the current vacant building. That will be developed as a trampoline park, bowling alley, dodge ball, basketball and inflatable children area, so a children entertainment center. It will also include a restaurant with approximately 72 seats and they are looking at having a bar and getting a Class S liquor license. The second phase, and you can see on the floor plan, the second phase will be the portion to the right. It is about 34,000 square feet and that will be for an indoor go cart racing area. The third phase is kind of more of a future phase for the Petitioner. It is looking at about 29,000 square feet of what's currently the Big Lots. Big Lots is still there. They still have a lease. So this is just kind of a future proposal that eventually if Big Lots would move out of the property they would look at moving into the space for an indoor skydiving area. That's kind of the overview of the project. Are there any questions for staff? The Petitioner is here as well.

The Petitioners was sworn in.

I'm Mandeep Sidhu, 3402 Deep Wood Drive, Crystal Lake, Illinois.

I'm Pawel Lewandowski. I live at 4317 N. Nordica in Norridge.

Mr. Sidhu said I just wanted say I want to apologize for being late. I got held up and I'm so glad that you offered a second go at this. So I do apologize to everyone here. We have run a park in Crystal Lake for about 4 ¾ years now. It is coming up to 5 years. We think we've got the hang of it. What we are proposing here is a second generation park, so we're bringing in things that are completely different and to that end we are trying to have a destination point in Aurora where we make a park that is very different to anywhere else in the United States. I don't think there is anywhere in the US, if we are right, that has all these facilities under one roof. I hope this leads to rejuvenation of the area and to bring a lot of joy to the families. It is good clean fun. It brings a lot of physical entertainment in era where everyone seems to want to sit down in front of a TV and play games. I'm told that when you jump on a trampoline you expend about 1,000 calories of energy. It is second only to boxing, which is 1,300 calories. We often get kids that come to our place and are brought there by mothers at about 7:00 o'clock in the evening because they want them to go to sleep. It is great exercising activity and we've proven to be a very safe establishment. We know what we are doing and hope to make this a regional focal point. We hope to employee between 75 to 100 staff. We look forward to trying to do business with you. We've had great help from the staff and the Planning Department.

Mr. Bergeron said what kind of hours are you going to have?

Mr. Sidhu said Mondays we are probably going to be shut. This is on a normal during school hours. We are probably going to be closed on Monday for maintenance and renovation. Then on Tuesday through Thursday it will be 4:00 p.m. to 9:00 p.m. On Friday we normally do about 10:00 a.m. to 1:00 p.m. for kiddy time. This is kids under the age of 7 and then from 4:00 p.m. to 11:00 p.m. Then on Saturday from 10:00 a.m. to 11:00 p.m. and Sunday from about 11:00 a.m. to 8:00 p.m. That's during school hours. Obviously during non-school hours we run the whole day.

Mrs. Owusu-Safo said what's your project's timeline? What's your project's schedule?

Mr. Sidhu said we are hoping to close by the end of this month and then hopefully if that's done then we can start construction next month.

Mr. Cameron said on the go cart units, are those typically electric or gas?

Mr. Sidhu said they are electric. Everyone is moving toward the electric because the batteries are better now.

Mr. Cameron said then on the third phase, how much height do you need?

Mr. Sidhu said we are looking at about 60 feet. I'm not sure if you've ever been to an I Fly in Chicago. We tend to take down for the rocket engine and then you stick 60 feet out. You have a cylindrical phase that goes up.

Chairman Truax said so that would be a new building?

Mr. Sidhu said no. That would be the Big Lots building.

Chairman Truax said it's that tall?

Mr. Sidhu said no. It would be expanded upward.

Mr. Bergeron said what kind of capacity would you expect?

Mr. Sidhu said in Crystal Lake we have 37,000 or 38,000 square feet and we have close to 560 capacity.

Mr. Bergeron said that's an awful lot of parking.

Mr. Sidhu said well we've got less in parking in Crystal Lake than we have here. In Crystal Lake, we only have 106 parking spots and we've got 280 parking spots here.

Mr. Sieben said I can pull up the aerial. I have the aerial up for West Plaza. You can see there is a lot of excess parking, especially in front of the building.

The public input portion of the public hearing was opened.

Good evening. My name is Carl Franco. I'm the Alderman for the 5th Ward. I just want to say how excited I am about this venture. As you Auroran's know, West Plaza has been on the slide down. We lost Wal-Mart, we lost an anchor. I've met with Mandeep a couple of times and some of the things that he is going to bring there, he didn't embellish on this, but it is pretty neat. This is a game changer, I think, for West Plaza. This brings the anchor back in. Something like this makes everything around that fill in. It revitalizes the community. When he tells me he's been to Russia looking for stuff and China looking for stuff and different places in the world looking for different items to go in there, the highest tech, the best things you can get, that's pretty neat. It is like a kid in a candy shop. This is pretty good for us. I'm very excited about it. I'm hoping everybody looks into this positively, but I think this is the domino we need to fall for everything in West Plaza to go and I appreciate Mandeep

choosing Aurora to do this because I think, as he says, it is going to be a destination and we don't have enough of that on the west side. I think this is a good thing for us.

Mr. Bergeron said what kind of security are you going to have for this?

Mr. Sidhu said what we are trying to do is we are going to have to hire off duty police to come on the premises. I was talking to the Mayor and through Carl. We might have extra police patrols in the area, but we would hire off duty police to come in as security.

Mr. Bergeron said well there are so many sporting events there and sometimes tempers get a little bit hot. That's why I was wondering about the security.

Mr. Sidhu said we will have security.

The public input portion of the public hearing was closed.

Mrs. Morgan said in the original staff recommendation, I put in a condition to show the entire third phase, which wasn't shown in the previous plans. They have provided that, so I am removing that condition. Staff would recommend approval of an Ordinance granting revisions to the Special Use Permit from B-2(S) General Retail District with a Special Use Planned Development to B-2(S) General Retail District with a Special Purpose Recreational Institution use.

Mr. Cameron said does the parking meet whatever our requirements are? I think we established that the first time around.

Mr. Sieben said I believe the parking ration is 1 per 250 square feet. This building was built, I believe, around 1990 when the theater was torn down and then it was an Omni and so on. All that parking for the whole center, there is a cross parking easement. Even though the property they own is just the building, they have use of all that parking in front of them and around them. It is all shared. It more than exceeds the parking requirement.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Bergeron

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mrs.

Head, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

- 1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?
- Mr. Chambers said these are listed in the staff report.
- 2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?
- Mr. Reynolds said the proposal definitely represents the highest and best use of the property.
- 3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Reynolds said again, the proposal represents the highest and best use of the property and will be a tremendous benefit to the other businesses surrounding such property.

- 4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?
- Mr. Bergeron said it should have no adverse effect at all.
- 5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?
- Mrs. Anderson said they are all in place.
- 6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?
- Mr. Bergeron said all those are in place at the present time.
- 9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?
- Mr. Cameron said this is a unique product and will not affect any of the surrounding area.
- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Truax said I believe in all other respects it is in conformance.

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, April 12, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Bergeron, At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head