



VILLAGE OF LINCOLNSHIRE

AGENDA ZONING BOARD MEETING Village Hall – Board Room Tuesday, September 8, 2026 – 7:00 p.m.

PUBLIC PARTICIPATION OPTIONS

- **View/Listen**
 - Watch live on Cable Channel 10.
 - Watch live on the Village Facebook page (<https://www.facebook.com/VillageofLincolnshire>).
- **Public Comment – Items Not Requiring a Public Hearing**
 - Participants may provide public comment per the Village Board's [Rules for Public Comment](#) which can be found on the Village website on the "Transparency" webpage.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the July 14, 2026, Zoning Board Meeting Minutes
- 2.2 Approval of the July 14, 2026, Special Zoning Board Meeting Minutes

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 **Public Hearing** Regarding a Special Use Permit for a Public Recreation Facility and Assembly Use in the B2 General Business District (725 Milwaukee Avenue – Elevate Play Ventures LLC/Urban Air Adventure Park)

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

Reasonable accommodations / auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847-883-8600) 48 hours in advance if you need any special accommodations to attend. The Zoning Board will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Zoning Board members to do so. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board meeting.



VILLAGE OF LINCOLNSHIRE

MINUTES ZONING BOARD MEETING Tuesday, July 14, 2026

Present:

Chair Bichkoff
Member Cohen
Member Curtin
Member Hersh
Member Josephson

~~Member Kalina~~
Alternate Member Hansen (voted due to
absence of a full member)
~~Trustee Liaison Kelly~~
Assistant Village Manager/Community &
Economic Development Director Davies
Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Bichkoff called the meeting to order at 7:05 p.m. Planning & Development Manager (PDM) Zozulya called the roll and affirmed quorum.

2.0 APPROVAL OF MINUTES

2.1 Approval of April 14, 2026, Special Zoning Board Meeting Minutes

Member Curtin moved and Member Cohen seconded the motion to approve the minutes as presented for April 14, 2026, Special Zoning Board meeting.

AYES: Bichkoff, Cohen, Curtin, Hersh, Josephson, Hansen

NAYS: None

ABSENT: Kalina

ABSTAIN: None

PDM Zozulya declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Public Hearing Regarding a Parking Setback Variance from Section 6-11 2(b)(3)(a) of the Lincolnshire Village Code (121 Schelter Road – TZ Properties LLC/Fitzgerald Architecture Planning Design)

Chair Bichkoff recessed the Zoning Board meeting and opened the public hearing. He reviewed the public hearing procedures and asked PDM Zozulya to provide the staff presentation.

PDM Zozulya stated the Zoning Board previously reviewed a variance request from the petitioner in 2023 related to a proposed building expansion. However, the petitioner ultimately chose not to proceed because the expansion did not meet their operational needs. She explained the current request is for a reduced north side yard setback variance from 8' to 1'. Staff

has not received any comments or concerns from adjacent property owners and supports the requested variance.

Ms. Daniela Fitzgerald of Fitzgerald Architecture Planning Design presented the request and reviewed the site plan, along with photographs of the existing site and building. She explained the reduced setback is needed to improve truck maneuverability and loading operations and will match the existing setback along the north side of the building. She also noted the proposed lighting complies with Village code, no additional stormwater detention is required, and tree removal was completed under a Village-issued permit.

Alternate Member Hansen noted a portion of the proposed parking lot pavement appeared to encroach onto the adjacent property owned by the Lincolnshire-Riverwoods Fire Protection District. Ms. Fitzgerald responded TZ Properties LLC had discussed the matter with representatives of the Fire Protection District, who indicated they had no concerns.

Chair Bichkoff asked Ms. Fitzgerald if she wished to have her responses to the variance findings of fact entered into the record. Ms. Fitzgerald responded affirmatively.

Chair Bichkoff opened the floor for public comment. As no comments were offered, he closed the public hearing and reconvened the Zoning Board meeting.

Member Hersh stated TZ Properties LLC has been a valuable member of the community and thanked the company for participating in Lincolnshire's Fourth of July parade.

Chair Bichkoff asked whether the Zoning Board members had reviewed the findings of fact and if they had any concerns. No concerns were expressed.

Chair Bichkoff requested a motion from the Zoning Board.

Member Cohen moved and Member Josephson seconded the motion to provide a favorable recommendation to the Village Board regarding the variance request for 121 Schelter Road.

Ayes: Bichkoff, Cohen, Curtin, Hersh, Josephson, Hansen
Nays: None
Absent: Kalina
Abstain: None

PDM Zozulya declared the motion carried unanimously and stated it would be forwarded to the Village Board.

4.0 UNFINISHED BUSINESS
None.

5.0 NEW BUSINESS
None.

6.0 CITIZENS COMMENTS
None.

7.0 ADJOURNMENT

Chair Bichkoff declared the meeting adjourned at 7:20 p.m.

Minutes submitted by Tonya Zozulya, Planning & Development Manager.



VILLAGE OF LINCOLNSHIRE

MINUTES SPECIAL ZONING BOARD MEETING Tuesday, July 14, 2026

Present:

Chair Bichkoff
Member Cohen
Member Curtin
Member Hersh
Member Josephson
~~Member Kalina~~

Alternate Member Hansen (voted due to
absence of a full member)
~~Trustee Liaison Kelly~~
Assistant Village Manager/Community &
Economic Development Director Davies
Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Bichkoff called the Special Zoning Board meeting to order at 7:30 p.m.
Planning & Development Manager (PDM) Zozulya called the roll and affirmed
quorum.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Consideration of an Affordable Housing Policy (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development Director
(AVM/CED Director) Davies and Planning & Development Manager (PDM)
Zozulya stated following the March 31, 2026, Zoning Board initial discussion
regarding the Affordable Housing Policy, staff engaged with area communities
and nonprofit organizations to learn about affordable housing ordinances,
policies, and implementation practices. Staff also conducted additional
research, which informed the draft Affordable Housing Policy presented to the
Zoning Board for review.

Following discussion, Zoning Board members expressed support for the draft
policy and recommended forwarding it to the Village Board with the following
additions:

1. Include a statement clarifying the policy is intended to serve as a tool
to guide staff discussions with developers.
2. Identify an affordable housing goal the Village seeks to achieve.
3. Include a potential fee (e.g. demolition fee, new development fee)
among the incentive options to help fund affordable housing initiatives.

Member Josephson moved and Member Curtin seconded the motion to
provide a recommendation to the Village Board regarding the draft Affordable
Housing Policy. The motion carried unanimously.

3.0 UNFINISHED BUSINESS

None.

4.0 NEW BUSINESS

AVM/CED Director Davies and PDM Zozulya gave an update on the Village Board's July 13, 2026, discussion at Committee of the Whole meeting regarding the Tax Increment Financing policy as well as a Special Use request from Urban Air for 725 Milwaukee Avenue.

5.0 CITIZENS COMMENTS

None.

6.0 ADJOURNMENT

Chair Bichkoff declared the meeting adjourned at 8:38 p.m.

Minutes submitted by Tonya Zozulya, Planning & Development Manager.



ITEM SUMMARY

Action Requested:	Public Hearing Regarding a Special Use Permit for Public Recreation and Assembly Use in the Rivershire Planned Unit Development in the B2 General Business Zoning District
Address – Petitioner:	725 Milwaukee Avenue – Elevate Play Ventures LLC/Urban Air Adventure Park
Recommendation:	Public Hearing and Favorable Recommendation to the Village Board
Author(s):	Tonya Zozulya – Planning & Development Manager
Meeting History:	July 13, 2026, Committee of the Whole
Attachments:	1) Location Map 2) August 31, 2026, Cover Letter and Presentation Packet 3) July 13, 2026, Committee of the Whole Meeting Minutes 4) Certificate of Publication for the Public Hearing Notice in August 21, 2026, Edition of the <i>Daily Herald</i>

Request Summary

Elevate Play Ventures LLC (“petitioner”) seeks approval of a Special Use permit to operate Urban Air Adventure Park (“Urban Air”), a recreation and assembly facility at 725 Milwaukee Avenue at the southeast corner of Milwaukee Avenue and Knightsbridge Parkway within the Rivershire Planned Unit Development (PUD) in the B2 General Business Zoning District (Figure 1 and Attachment 1). Two other properties in the PUD are Child First Academy (675 Milwaukee Avenue) and Jungle of Plants moving into the former Penny Mustard furniture store (625 Milwaukee Avenue).

The petitioner is under contract with the property owner, The Toms Price Company, who authorized this application.

Background

- 1966: Lincolnshire annexed the 269-acre area that includes the current Rivershire PUD (Ordinance #66-15-315 and #66-15-316).
- 1971: The Village approved the Rivershire PUD (Ordinance #1971-247-8). Subsequent amendments allowed furniture stores on the three parcels (Ordinance #96-1463-47, 99-1642-26, and 03-1878-55).

Figure 1: Location Map





- 2018: The Walter E. Smithe store closed at 675 Milwaukee Avenue and consolidated with the Vernon Hills location.
- 2021: Penny Mustard closed and relocated to Vernon Hills.
- 2021: The Village amended the PUD ordinance to allow certain B2 uses in the PUD (Ordinance #21-3901-331A).
- 2021: The Village granted a Special Use permit to Child First Academy (Ordinance #21-3903-333).
- 2026: The Village Board held a pre-application review on July 13, 2026, and referred the request to the Zoning Board for a public hearing regarding a Special Use permit and to the Architectural Review Board regarding design review (Attachment 3).

Project Summary

Proposed Uses

Urban Air franchisees Prarit Sehgal and Vishal Handa propose a 52,430-square-foot indoor family recreation and entertainment facility including go-karts, laser tag, arcade attractions, party/banquet rooms, and a Birch & Bean café. The proposed use includes (Attachment 2):

- 35,286 square feet of recreational space
- 6,000 square feet of banquet/party rooms
- 4,000 square feet of kitchen/food area
- 3,000 square feet of support area
- 3,632 square feet of café area

The petitioner expects a 12-month buildout following receipt of all necessary approvals and permits, with a tentative Urban Air opening date of September 2027.

Target Customers and Attendance

Urban Air will primarily serve families, youth groups, schools, and community organizations. Most visits are anticipated during evenings, weekends, school holidays, and special events, reducing overlap with typical weekday commuter traffic.

The facility anticipates approximately 200 weekday guests and 400 weekend guests, with visits averaging 2.5 hours and arrivals/departures dispersed throughout the day. Weekday peaks are projected to occur between 4 p.m. and 7 p.m., while weekends are expected to be busiest from late morning through early evening. Most guests are expected to arrive in family vehicles, with minimal bus traffic except for pre-scheduled group visits such as school field trips. Café activity will generate limited additional trips, primarily overlapping with indoor park visitors. The facility will comply with the maximum occupancy established by the Village's building and fire officials at the time of permit reviews.

Hours of Operation

During the regular school year, the facility will operate from 4 p.m. to 9 p.m. Monday through Thursday and from 10 a.m. to 9 p.m. on Fridays, Saturdays, and Sundays. During school breaks, Urban Air will operate from 10 a.m. to 8 p.m. Monday through Thursday and from 10 a.m. to 9 p.m. on Fridays, Saturdays, and Sundays. The café will operate from 11 a.m. to 9 p.m. seven days a week.

Staffing

The business anticipates employing approximately 20 staff members, with staffing levels fluctuating based on seasonal and weekday/weekend business volume.



Parking

Based on Village parking requirements, the proposed development requires 118 parking spaces. The existing 80-stall parking lot will be expanded along the south building façade, in the currently open area that was originally approved for parking, to provide all required spaces, including ADA-accessible stalls, in full compliance with Village standards.

Site Access, Parking, and Circulation

The established commercial site will maintain existing access points and internal circulation. The single access point off Knightsbridge Parkway will be maintained. Knightsbridge Parkway was designed as a two-lane road with turning lanes into Milwaukee Avenue.

The petitioner plans to use operational measures, such as staggered party times and organized group scheduling to maintain orderly on-site traffic flow.

The Village Engineer reviewed the Urban Air proposal and identified no concerns regarding roadway capacity or circulation. The petitioner's parking expansion, minor exterior building modifications, and new signage will be reviewed by the Architectural Review Board following the Zoning Board review.

Adjacent Residences

The nearest single-family homes in the Rivershire subdivision are approximately 95' to 130' east of the building, as measured from the building's exterior walls (Attachment 2). These homes are separated from the Urban Air building by an established wooded area, providing an additional visual and environmental buffer. The nearest condominium building in the Rivershire subdivision is approximately 285' southeast of the subject property. The petitioner emphasizes that noise mitigation is primarily achieved through the enclosed building design and operational controls rather than relying solely on the existing vegetation.

Potential Sound Mitigation

The petitioner does not anticipate noise impacts from the proposed use because all recreational and entertainment activities will occur indoors. However, in response to concerns raised by nearby Rivershire residents and to proactively address potential impacts, the petitioner proposes a sound mitigation strategy that includes specific measures (Attachment 2). All recreational and entertainment activities, including go-karts, laser tag, arcade games, and party rooms, will be conducted entirely indoors, with no outdoor attractions or amplified music. The building's interior layout places the café and support spaces along portions of the east side to provide additional buffering from the nearest single-family residences, while the building envelope will be evaluated during final design for any necessary acoustic enhancements. Exterior doors will remain closed except for normal access, deliveries, maintenance, or emergencies, and no exterior speakers are proposed. Mechanical equipment will be installed to minimize noise and vibration, service activities will generally occur during daytime hours, regular operations will end by 9 p.m., and facility management will monitor and address any verified operational noise concerns.

Nearby Urban Air Locations

Staff research indicates the nearest existing Urban Air location is in unincorporated Glenview. Another nearby location under construction is in Arlington Heights. Both locations are operated by different franchisees and are located in commercial areas adjacent to residential developments.

In response to concerns raised by nearby Rivershire residents regarding potential noise impacts, the petitioner visited the Glenview Urban Air facility between 5 and 5:30 p.m. on Saturday, August 29, during what the petitioner identified as a peak operating period. The petitioner reported no music, announcements, or attraction noise were audible outside the building and noticeable sound was limited to nearby traffic. The petitioner recorded a video of the visit for the Zoning Board's review and intends to present the video during the public hearing. [Glenview IL Urban Air Sound Video](#).



Separately, a Village staff member personally visited an Urban Air location in Wisconsin and did not detect exterior sound from the facility during the visit.

The Village Code does not set specific exterior sound level requirements for commercial uses. Village staff addresses any noise concerns on a case-by-case basis through direct communication with property owners and operators.

Planned Unit Development Use Permissibility

The Rivershire Planned Unit Development (PUD) requires a Special Use permit for Urban Air, classified as a public recreation and assembly facility (including party/banquet rooms). The café component is permitted by right and does not require a Special Use.

The PUD already allows a number of commercial uses by right, including restaurants, grocery stores, educational facilities, banks with and without a drive-thru, pet stores, medical clinics, fitness studios, and spas. Some permitted uses may generate longer operating hours and higher daily visitor volumes than those projected for Urban Air. For example, trip generation data provided by the Village Engineer indicates a 50,000-square-foot grocery store could attract approximately 5,000 trips per day (one trip is one vehicle entering or exiting the site which includes guests and employees). This is significantly higher than Urban Air's projected 200 weekday trips/visitors and 400 weekend trips/visitors. Grocery stores typically operate from 8 or 9 a.m. until 9 or 10 p.m., generating additional delivery traffic and outdoor shopping cart activity.

Special Use Findings of Fact

The petitioner submitted the proposed Findings of Fact addressing the code-required Special Use standards (Attachment 2). The Zoning Board must determine whether each standard has been satisfactorily met before making its recommendation to the Village Board.

Public Hearing Notice

The petitioner satisfied the Village's public notice requirements. Notice of the Special Use request was published in the August 21, 2026, edition of the *Daily Herald* (Attachment 4). Written notice was provided to property owners within 500' of the subject property on August 19, 2026, as required by code. At staff's request, the petitioner also sent a courtesy email to Rivershire Homeowners Association (HOA) representatives. The petitioner was willing to meet with concerned Rivershire residents, but the HOA representative indicated no board meetings were scheduled before the Zoning Board public hearing.

Residential Concerns Expressed

Staff has received eight inquiries from Rivershire residents and HOA board members expressing concerns about the concentration of children at the site, exterior noise, potential outdoor activity, and traffic. Staff will provide any additional comments received after packet distribution at the Zoning Board meeting.

Comprehensive Plan Alignment

The proposed use supports the 2024 Comprehensive Plan goal of Lincolnshire being a "desirable destination for visitors, commerce, and entertainment." The Plan specifically calls for working with property owners to attract new cultural and entertainment uses and recruiting entertainment uses. More broadly, the Plan identifies opportunities to expand entertainment and recreational amenities, create community gathering spaces, and attract entertainment anchors within the Village's commercial areas. The planning process also documented community interest in additional entertainment and dining establishments and places where residents and families can gather and spend time.



The proposed Urban Air concept would introduce a family-oriented recreation and entertainment use along the Milwaukee Avenue Corridor and expand the range of recreational and entertainment opportunities available to families and younger residents within the Village. The proposed use is therefore consistent with the Comprehensive Plan's broader objectives of expanding community-serving entertainment and recreation opportunities and strengthening Lincolnshire as a destination.

Similar Public Recreation and Assembly Use

The Village recently approved a Special Use permit for Playroom Café, a public recreation and assembly use at 970 Milwaukee Avenue in the Lincolnshire Commons Center within the B2 General Business Zoning District. Playroom Café is scheduled to open in October 2026.

Approval Process

The approval process is as follows:

1. Pre-application review at the Committee of the Whole (July 13, 2026).
2. A public hearing at the Zoning Board and recommendation to the Village Board regarding a Special Use permit. This required adjacent property owner notification within 500' of the subject property. (September 8, 2026).
3. Design review and recommendation by the Architectural Review Board.
4. Consideration by the Committee of the Whole.
5. Final vote at the Village Board.

Options for Consideration

Staff recommends the following conditions of the Special Use permit approval for the Zoning Board's consideration:

1. The Urban Air Adventure Park shall operate no earlier than 10 a.m. and no later than 9 p.m. seven days a week. This restriction shall not apply to the café located on the subject property which may open earlier than 10 a.m.
2. Sound generated by indoor recreational and entertainment activities shall not be plainly audible at the subject property lines during normal operations.
3. All Urban Air Adventure Park operations shall occur entirely inside the building, except for temporary outdoor events expressly authorized in advance by the Village. This restriction shall not apply to the café, which may operate an outdoor patio on the subject property with the Village's prior approval.

Staff Recommendation/Next Steps

Staff recommends the Zoning Board make a favorable recommendation to the Village Board subject to the conditions identified above.

Any conditions from the Zoning Board will be included in the draft Special Use ordinance for the Village Board's review upon the conclusion of the public hearing and the Zoning Board's recommendation.

Suggested Motion

Motion to provide a favorable recommendation to the Village Board regarding a Special Use permit for a public recreation and assembly use at 725 Milwaukee Avenue. [Add any conditions desired by the Zoning Board.]



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Print Date: 6/23/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

August 31, 2026

Brian Bichkoff, Chair
and Members of the Zoning Board
Village of Lincolnshire
1 Olde Half Day Road
Lincolnshire, Illinois 60069

Re: Special Use Permit for Public Recreation and Assembly Uses - Urban Air Adventure Park, 725 Milwaukee Avenue

Dear Chair Bichkoff and Members of the Zoning Board:

On behalf of Elevate Play Ventures LLC (the "Applicant"), we respectfully submit the enclosed materials in support of a Special Use Permit for public recreation and assembly uses at 725 Milwaukee Avenue. The Applicant proposes to acquire and adaptively reuse the existing commercial property as an Urban Air Adventure Park together with an applicant-owned and operated café.

Property Background and Request

The subject property is located at the southeast corner of Milwaukee Avenue and Knightsbridge Parkway within the Rivershire Planned Unit Development and the B2 General Business District. The parcel contains approximately 4.35 acres. The preliminary site plan identifies the existing building's gross area as approximately 51,918 square feet. The building is currently or most recently operated as a Toms-Price Home furniture showroom and retail store.

The current property owner is The Toms-Price Company. The Applicant has the property under contract pursuant to a Purchase and Sale Agreement executed June 15, 2026. Following acquisition and approvals, the Applicant intends to reuse the existing building footprint; exterior work will be limited principally to parking expansion and reconfiguration, landscaping, lighting, signage, and limited door or window work shown on final plans.

Proposed Program and Customers

The concept plan allocates approximately 48,286 square feet to Urban Air and approximately 3,632 square feet to a separate applicant-operated café suite. The current program is summarized below.

Component	Approximate area	Description
Recreation and attractions	35,286 sf	Indoor Go-Karts, Laser Tag, active attractions, arcade, and related recreation
Party / banquet rooms	6,000 sf	Scheduled birthday parties, groups, and community events
Urban Air kitchen / food service	4,000 sf	Kitchen, service counter, and supporting food-and-beverage functions
Urban Air support area	3,000 sf	Office, storage, restrooms, circulation, and other support functions
Separate café suite	3,632 sf	Applicant-operated café for parents, guardians, and community customers

Urban Air's target customers are children, families, parents and guardians, schools, youth organizations, community groups, and guests attending scheduled parties or events. The café is intended primarily for parents and guardians

accompanying Urban Air guests, while also providing a comfortable setting for community members to meet, work remotely, or enjoy light refreshments.

Proposed Hours of Operation

Operating period	Monday-Thursday	Friday-Saturday	Sunday
Summer, spring, and winter breaks	10:00 a.m.-8:00 p.m.	10:00 a.m.-9:00 p.m.	10:00 a.m.-9:00 p.m.
Regular school days	4:00 p.m.-9:00 p.m.	10:00 a.m.-9:00 p.m.	10:00 a.m.-9:00 p.m.
Applicant-operated café	11:00 a.m.-9:00 p.m.	11:00 a.m.-9:00 p.m.	11:00 a.m.-9:00 p.m.

Parking and Staffing

The analysis determined the development requires 118 parking spaces. The existing 80-stall parking lot will be expanded along the south building façade, in the currently open area, to provide all required spaces, including ADA-accessible stalls, in full compliance with Village standards. No parking variance or reduction is requested.

Approximately 20 team members are projected at opening and are included in the analysis.

Site Lighting

New exterior lighting associated with the parking expansion will use full-cutoff or shielded fixtures directed downward to minimize glare and light spill. The final full-site photometric plan will include existing and proposed site lighting and demonstrate compliance with Village requirements, including the maximum permitted 0.5 foot-candle at the property lines. Fixture locations, mounting heights, shielding, and any required adjustments will be finalized through Village review.

Detailed Sound-Mitigation Plan

The Applicant recognizes the proximity of Rivershire residences east of the property and proposes a layered, performance-based sound-control approach. The Village's B2 performance criterion provides that equipment and activities must not be objectionable by reason of noise or vibration. Specific assemblies and controls will be coordinated during final design based on final equipment selections, manufacturer requirements, existing field conditions, applicable codes, and Village review. The following measures describe the Applicant's current design and operating approach:

- **Indoor-only use** - All primary recreation, assembly, Go-Kart, Laser Tag, arcade, party-room, and food-service activities will occur inside the existing building. No outdoor attractions, exterior recreation areas, outdoor amplified music, or outdoor public-address system are proposed.
- **Internal-layout buffer** - The current concept plan places the café and support functions, including restrooms, storage, office, and back-of-house areas, along portions of the east side of the building nearest the residences. These intervening areas provide additional internal separation along those portions of the exterior wall. Final room and attraction locations remain subject to design coordination and Village review.
- **Building-envelope review** - During final design, project design professionals will review relevant portions of the east-facing wall, roof, doors, windows, and penetrations in relation to the final layout and equipment. Any supplemental treatment will be determined during final design based on applicable Village requirements, field conditions, final equipment information, and professional judgment. Potential measures may include targeted sealing, upgraded door seals, insulation, lining, or comparable assemblies.

- **Door management** - Exterior doors will remain closed during normal operations except for brief patron ingress/egress, deliveries, maintenance, and emergencies. Doors will not be routinely propped open, and east-side emergency exits will remain closed except when required for code-compliant use.
- **Interior audio controls** - No exterior speakers are proposed. Interior speakers and announcements will be kept at reasonable operating levels, directed inward, and located away from exterior openings to the extent practicable.
- **Mechanical and vibration controls** - Final rooftop and mechanical equipment will be selected, located, and installed in accordance with applicable Village requirements and manufacturer criteria.
- **Service activities** - Deliveries, trash and recycling collection, and routine exterior maintenance will generally be scheduled during daytime or normal operating hours when reasonably practicable. Delivery and service vehicles will be instructed not to idle unnecessarily near the east side of the building.
- **Operating-hour limit** - Regular public operations will end no later than 9:00 p.m., avoiding late-night entertainment activity.
- **Management oversight and response** - Facility management will maintain routine operational oversight and review credible, site-specific concerns communicated to the facility or through the Village. If an operational source associated with the facility is identified, management will consider reasonable operational or maintenance adjustments consistent with safety, manufacturer requirements, and applicable approvals.

Residential Separation

Planning-level, straight-line measurements from visible exterior building edges identify nearby residential buildings requested for evaluation as follows. An established wooded area lies between the east side of the subject building and the Rivershire Place residences. Additional open areas, roadways, landscaping, and intervening development separate the subject building from 207 and 211 Rivershire Lane. The Applicant relies on the enclosed building and the controls above - not vegetation alone - for sound mitigation.

Residential building	Approximate exterior-wall separation	Intervening condition
572 Rivershire Place	95 feet	Established wooded / tree buffer
570 Rivershire Place	115 feet	Established wooded / tree buffer
566 Rivershire Place	120 feet	Established wooded / tree buffer
564 Rivershire Place	130 feet	Established wooded / tree buffer
207 Rivershire Lane	285 feet	Open area / roadways / intervening development
211 Rivershire Lane	290 feet	Open area / roadways / intervening development

Evidence note: These distances are planning-level map estimates rounded to the nearest five feet. They are not a boundary survey, engineering measurement, or acoustical study. No project-specific acoustical study has been completed at this concept stage because final attraction, mechanical, and envelope designs are not yet complete. Any additional technical information will be addressed through the normal design and permitting process based on the final plans and equipment information then available.

Glenview Urban Air Comparable-Site Visit and Exterior Sound Observation

On Saturday, August 29, 2026, from approximately 5:22 p.m. to 5:26 p.m., the Applicant visited the operating Urban Air Adventure Park at 2614 Golf Road, Glenview, Illinois, as a comparable-site observation during a weekend

operating period. The Glenview facility is located in an established commercial center along Golf Road, with parking fields and active roadway traffic, and with multifamily and other residential development nearby, including residences along Pauline Avenue and The Glen View condominium property.

The representative walked around the building's front, side, and rear/service areas, including the exterior areas closest to nearby residences. No music, amplified announcements, attraction noise, or other sustained sound attributable to Urban Air was audible outside the building during the observation. Audible sound was principally associated with Golf Road traffic.

Sound levels were observed using a consumer smartphone sound-meter application displaying instantaneous A-weighted decibels [dB(A)]. During the quieter portions of the walk, readings were generally approximately 60-64 dB(A). Brief readings in the 70s and low 80s occurred in connection with passing vehicles and movement; they were not identifiable as Urban Air operating sound.

Sound video: [Glenview IL Urban Air Sound Video](#)

Anticipated Attendance, Peak Periods, and Transportation

Based on current planning assumptions, the Adventure Park is anticipated to serve approximately 200 guests on a typical weekday and approximately 400 guests on a typical weekend day. These figures represent total attendance throughout the operating day, not the number of guests expected to be inside the building at one time or the number of vehicles arriving at the property. Actual attendance will vary based on the season, school calendar, holidays, weather, and other operating conditions. The building's maximum permitted occupancy will be established through the Village's building- and fire-code review of the final plans.

On regular school-day weekdays, attendance is expected to be concentrated primarily during the after-school and early-evening period, generally between approximately 4:00 p.m. and 7:00 p.m. Weekend attendance is expected to be distributed over the longer operating day, with the busiest periods generally occurring from late morning through early evening.

The typical Urban Air visit lasts approximately two-and-one-half hours. Guests are therefore expected to arrive and depart throughout the day rather than at one time. Birthday parties and organized groups will be scheduled in designated time slots, further distributing arrivals and departures over the operating period.

Most guests are expected to arrive in passenger vehicles, with families commonly traveling together in one vehicle; accordingly, the number of vehicle arrivals will be lower than the number of guests. Some guests may also use rideshare services. Regular bus traffic is not anticipated as part of the normal operating model. Any occasional school, camp, or other organized-group transportation would be scheduled in advance so that arrivals and departures can be appropriately managed.

The café is expected to generate some weekday-morning activity before the Adventure Park opens. During weekends, a significant portion of café activity is anticipated to come from families already visiting the Adventure Park; therefore, not every café customer is expected to generate a separate vehicle trip.

The property is an established commercial site with existing vehicular access points and internal circulation, and the proposal will retain that access framework. The parking is determined that 118 parking spaces are required, and the site plan provides all 118 spaces, including ADA-accessible stalls, without requesting a parking variance or reduction. Final access, circulation, parking geometry, emergency access, and related traffic considerations will remain subject to review by the Village and its engineer. Operational measures such as coordinated party times, advance management of organized groups, and clear customer-directional information may be used as appropriate to promote orderly circulation.

Construction and Opening Timeline

The Applicant anticipates approximately twelve months of design, permitting, and construction following receipt of all required approvals and permits. The current target is a September 2027 opening. This timing is preliminary and remains subject to Village review, final design, procurement, and construction conditions.

Pre-Application Review and Referral

On July 13, 2026, the Village Board, meeting as the Committee of the Whole, conducted a pre-application review of the proposed public recreation and assembly use. Following that review, the Village Board referred the Special Use request to the Zoning Board for a public hearing and referred the applicable exterior matters to the Architectural Review Board.

Special Use Findings of Fact

The Applicant has included separate written responses to all six Special Use findings of fact in the Village's question-and-response format. Those responses address neighboring use and enjoyment and property values; orderly development; utilities, access, drainage, and facilities; ingress, egress, and traffic; consistency with the Official Comprehensive Plan; and conformity with applicable district regulations.

Request for Recommendation

The proposal will adaptively reuse a prominent commercial property, expand indoor family recreation and entertainment opportunities, create employment and tax revenue, and support the Village's goals for active commercial corridors and reuse of existing properties. Elevate Play Ventures LLC respectfully requests that the Zoning Board recommend approval of the Special Use Permit, subject to the Village's customary final-plan, permitting, and code-compliance requirements.

Thank you for your consideration.

Sincerely,

ELEVATE PLAY VENTURES LLC

Enclosures: Special Use Findings of Fact; preliminary site plan; concept floor plan; Photo, Residential-Separation, and Sound-Mitigation Exhibit.

SPECIAL USE FINDINGS OF FACT

Property Name/Address: 725 Milwaukee Avenue, Lincolnshire IL 60069

Petitioner: Elevate Play Ventures LLC

Findings of Fact

1. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

The proposed Urban Air Adventure Park and applicant-operated café will be located within the existing enclosed commercial building along Milwaukee Avenue. The proposal does not include outdoor attractions, exterior recreation areas, outdoor amplified music, or an outdoor public-address system. All Go-Kart, Laser Tag, arcade, active-attraction, party-room, and food-service activities will occur indoors.

The apparent nearest residential building, 572 Rivershire Place, is approximately 95 feet from the closest visible exterior wall of the subject building. Residential buildings at 570 and 566 Rivershire Place are approximately 115 and 120 feet away, respectively; 564 Rivershire Place is approximately 130 feet away. The residential buildings at 207 and 211 Rivershire Lane are approximately 285 and 290 feet away, respectively. These are planning-level exterior-wall estimates rounded to the nearest five feet; they are not survey or engineering measurements. A mature wooded area provides physical separation and visual screening along the east side, but the Applicant does not rely on vegetation as the primary sound control.

The current concept plan locates the café and lower-activity support functions, including restrooms, storage, office, and back-of-house areas, along portions of the east side of the building nearest the residences. Only limited attraction space is shown immediately adjacent to those portions of the east wall in the current concept. These intervening rooms and lower-activity uses provide additional internal separation between the principal attraction areas and the residential side of the property. Final room and attraction locations remain subject to design coordination and Village review.

The Applicant's sound-control approach relies on the building enclosure, indoor-only operations, closed-door practices, controlled interior audio, no exterior speakers, design-professional coordination of the final envelope and mechanical systems, daytime scheduling of service activity to the extent practicable, and regular public operations ending no later than 9:00 p.m. Management will maintain routine operational oversight and review credible, site-specific concerns.

The adaptive reuse will reinvest in a large-format commercial property as the furniture-store use ends. The enclosed, professionally managed use is designed to avoid unreasonable off-site effects and will comply with the B2 performance criterion concerning objectionable noise and vibration. For these reasons, the Special Use will not be injurious to nearby use and enjoyment or substantially diminish or impair surrounding property values.

2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use will occupy the existing building footprint and use established site infrastructure, access points, utility connections, and internal circulation. The proposed 38-space parking expansion is contained on the subject property along the south side of the building and will not restrict access to neighboring properties or alter the established development pattern.

Indoor family recreation, scheduled parties and group functions, food service, and the complementary café are consistent with the destination-oriented character of the B2 General Business District. Reuse of the existing building

supports continued private investment without constraining the future development, improvement, or redevelopment of surrounding parcels.

Accordingly, the Special Use will support rather than impede the normal and orderly development and improvement of surrounding property for permitted uses.

3. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The property is a developed commercial site served by public water, sanitary sewer, electrical and telecommunications services, public-road access, and police, fire, and emergency services. The existing building and site have historically accommodated commercial customer activity and associated utility and infrastructure demands.

The project will use the substantial majority of the infrastructure already serving the property. Proposed work includes interior improvements; expansion and reconfiguration of the parking area; landscaping and lighting; and related grading, drainage, erosion-control, circulation, and emergency-access improvements.

Based on current civil calculations, the parking expansion is expected to create less than one-half acre of new impervious surface. The project team reports that the Lake County Stormwater Management Commission indicated new on-site detention is not required under the current concept. Final civil plans will nevertheless address grading, drainage, erosion control, and all applicable Village and County requirements.

The Applicant will comply with applicable Village engineering, building, fire-protection, stormwater, accessibility, and life-safety requirements. Adequate utilities, access roads, drainage, and other necessary facilities therefore exist or will be provided and confirmed through final technical review and permitting.

4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The property has established vehicular access points and internal circulation associated with its existing commercial use. The proposal retains that access framework. Final civil plans will document parking geometry, internal circulation, grading, drainage, and emergency-vehicle access for Village review.

Urban Air's highest attendance is expected during evenings, weekends, school holidays, and scheduled events, generally outside traditional weekday commuter and office peaks. Arrivals will be distributed among general admission, scheduled parties, reservations, memberships, and group events rather than concentrated at one time. The café is intended primarily to serve parents and guardians already visiting Urban Air, and its demand is included in the site analysis.

The current preliminary site plan identifies 80 existing parking spaces and 38 new parking spaces in the expansion area along the south side of the building, for a total supply of 118 spaces, including five ADA-accessible spaces. The parking determined that this supply satisfies the applicable requirement; therefore, no parking variance or reduction is requested. Together with the existing access network and complementary demand pattern, these measures are designed to provide adequate ingress and egress and minimize congestion on public streets, subject to final Village engineering and life-safety review.

5. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended.

The Village's adopted planning and economic-development policies emphasize strengthening commercial corridors and gateways, reactivating existing or vacant properties, and introducing new uses and experiences that meet consumer demand. The proposal advances those objectives by converting an existing large-format commercial building into a year-round indoor family recreation and entertainment destination.

The project promotes reinvestment in an established commercial property, supports the Milwaukee Avenue corridor, expands recreation and entertainment options for residents and visitors, and is expected to create approximately 20 jobs at opening. It will also generate amusement and food-and-beverage activity and may increase patronage for nearby businesses.

By providing a community-serving amenity in an established business district while preserving and improving an existing site, the proposed Special Use is consistent with and supportive of the objectives of the Official Comprehensive Plan, as amended.

6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.

The Applicant will comply with applicable zoning, site-development, building, fire-protection, accessibility, landscaping, lighting, engineering, and other regulations governing the subject property and proposed use, subject to final Village review and approval of development plans.

The current preliminary site plan identifies 80 existing parking spaces and 38 new parking spaces in the expansion area along the south side of the building, for a total supply of 118 spaces, including five ADA-accessible spaces. The parking determined that this supply satisfies the applicable requirement; therefore, no parking variance or reduction is requested.

Subject to final technical review, permitting, and compliance with any conditions of approval, the Special Use will conform to the applicable regulations of the district.

Prepared by: Elevate Play Ventures LLC

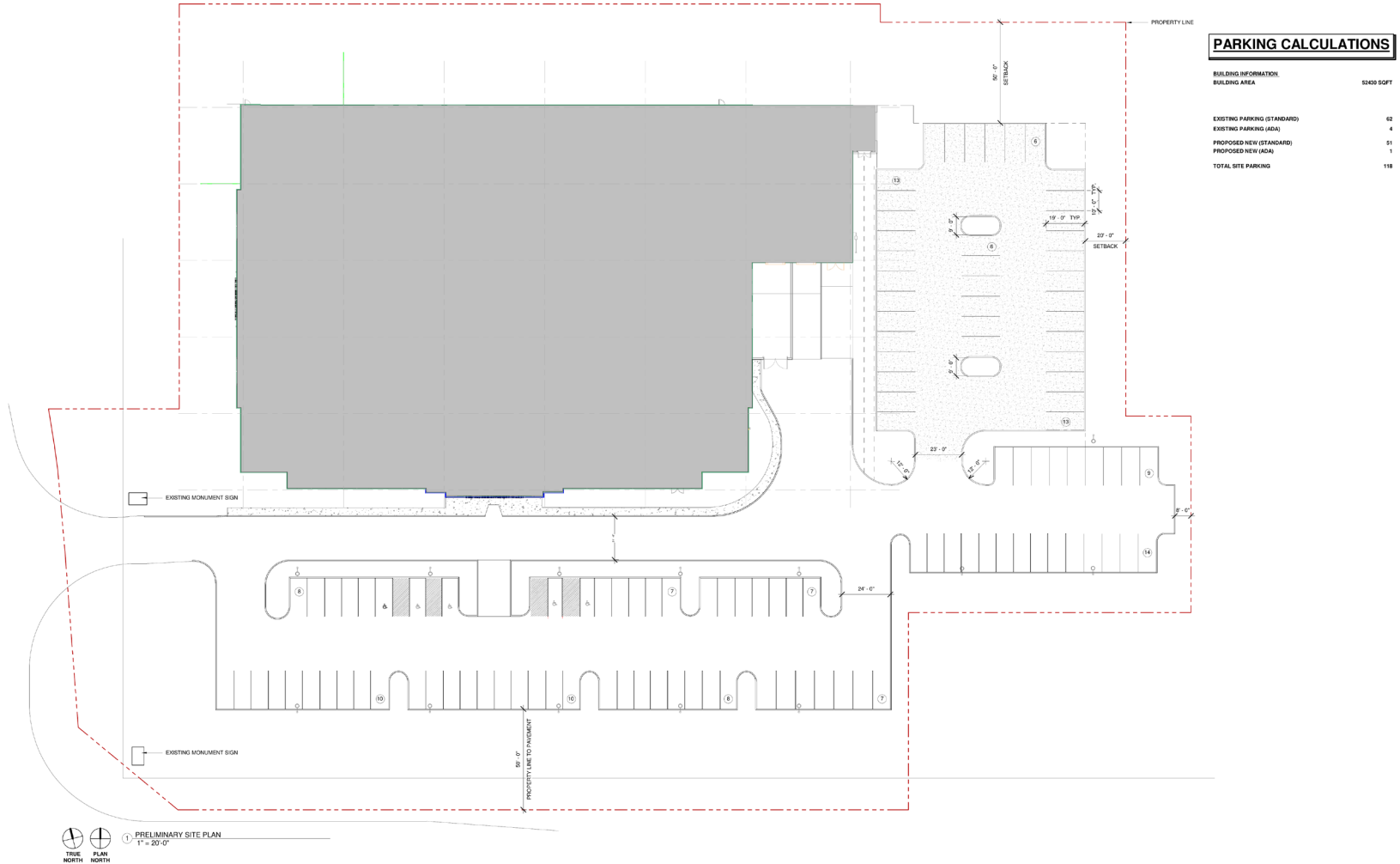
Date: August 4, 2026

Urban Air Lincolnshire, IL Parking Spaces per Zoning Requirements				
Room	Name	Number	Occupants	Required Spaces per Occupant
Party Room	Party Room	1	23	
Party Room	Party Room	2	23	
Party Room	Party Room	3	23	
Party Room	Party Room	4	23	
Party Room	Party Room	5	23	
Party Room	Party Room	6	23	
Party Room	Party Room	7	23	
Party Room	Party Room	8	23	
Walk-ins (10% of total party attendees)		N/A	46	
Picnic Tables (4)		N/A	64	
Total Occupancy Load (Party Rooms)			294	0.33
Employees			20	1
Total Required Parking Spaces				118



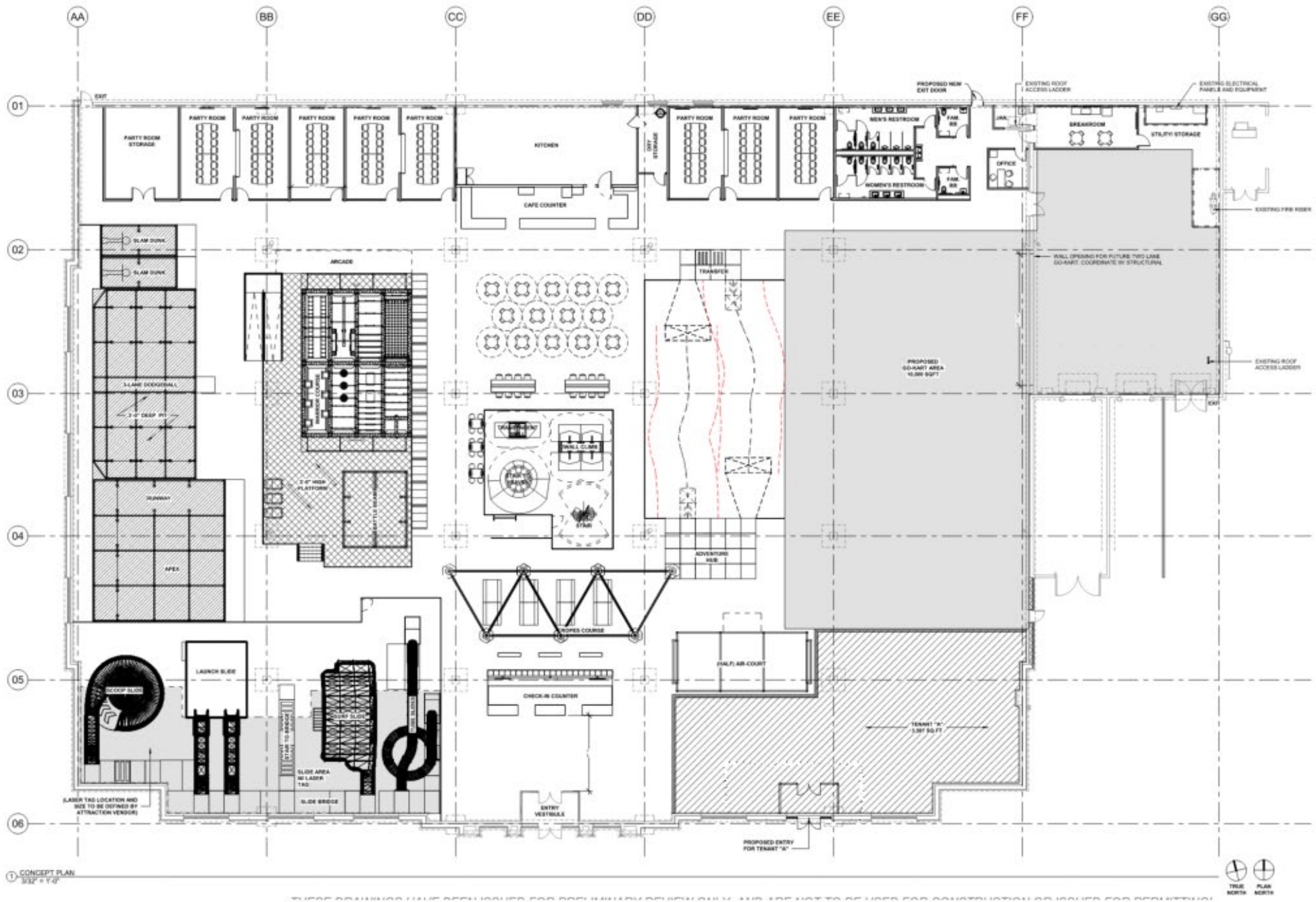
NOT FOR PRELIMINARY CONSTRUCTION OR REGULATORY APPROVAL

ALL DIMENSIONS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE IBC. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



URBAN AIR- LINCOLNSHIRE, IL
725 MILWAUKEE AVENUE
LINCOLNSHIRE, IL 60069

PROJECT #
04/18/2024
ISSUE DATE
07/11/2024
PRELIMINARY SITE PLAN
A.000



Photo, Residential-Separation, and Sound-Mitigation

Urban Air Adventure Park | 725 Milwaukee Avenue

This exhibit documents the subject building’s existing exterior, provides planning-level residential-separation information, summarizes the Applicant’s sound-control commitments, and presents representative interior photographs from comparable Urban Air facilities. Representative photographs are illustrative only; the Lincolnshire layout, finishes, equipment, and attraction mix remain subject to final design and Village approvals.

Page	Exhibit content
2	Residential-separation map and approximate exterior-wall distances
3	Public aerial reference views - 564 Rivershire Place and 207 / 211 Rivershire Lane
4	Sound-control commitments and verification framework
5-6	Existing exterior photographs - 725 Milwaukee Avenue
7-9	Representative interior photographs - comparable Urban Air facilities

Limitations: The residential distances are planning-level map estimates, not a boundary survey, engineering measurement, or acoustical study. No site-specific acoustical study has been completed at this concept stage. Final construction documents and equipment selections will govern.

Residential Separation and Intervening Conditions



Expanded planning-level exterior-wall-to-exterior-wall distances; not a survey or engineering measurement.

Residential building	Approximate distance	Existing condition
572 Rivershire Place	95 feet	Wooded / tree buffer east of subject building
570 Rivershire Place	115 feet	Wooded / tree buffer east of subject building
566 Rivershire Place	120 feet	Wooded / tree buffer east of subject building
564 Rivershire Place	130 feet	Established wooded / tree buffer
207 Rivershire Lane	285 feet	Open area / roadways / intervening development
211 Rivershire Lane	290 feet	Open area / roadways / intervening development

Residential Reference Views

The following public aerial reference views identify the three additional residential locations requested by Village staff and show their relationship to 725 Milwaukee Avenue.

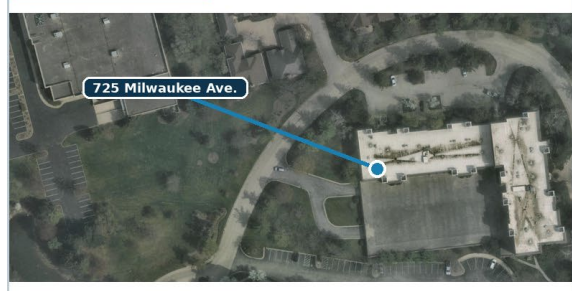
Public Aerial Reference Views — Village-Requested Locations

Arrows point from each requested residential location toward 725 Milwaukee Avenue.

564 Rivershire Place



207 Rivershire Lane



211 Rivershire Lane



These publicly available aerial views document the relative location, intervening buildings, roadways, open areas, and vegetation. They are not ground-level photographs taken from private residential property.

Reference-image note: These are public aerial reference views, not ground-level photographs taken from private residential property. They are included to document relative location, intervening development, open areas, roadways, and vegetation.

Glenview Comparable-Site Residential Separation Chart



Figure: Planning-level exterior-building-edge separations for Urban Air Glenview, 2614 Golf Road. Distances are rounded to the nearest five feet and are not a boundary survey, engineering measurement, or acoustical study.

Nearby residential building	Approximate exterior-wall separation
2625 Pauline Avenue	≈ 55 feet
2621 Pauline Avenue	≈ 55 feet
2615 Pauline Avenue	≈ 55 feet
2611 Pauline Avenue	≈ 55 feet
2631 Pauline Avenue	≈ 70 feet
The Glen View — 2600 Golf Road	≈ 95 feet
2635 Pauline Avenue	≈ 130 feet
2645 Pauline Avenue	≈ 240 feet
2532 Gayle Court	≈ 425 feet

Sound-Control Commitments

The Applicant's plan uses multiple layers of control and is intended to satisfy the B2 performance criterion in Village Code Section 6-6B-2(C), which prohibits equipment and activity that are objectionable by reason of noise or vibration.

The current concept plan places the café and lower-activity support functions, including restrooms, storage, office, and back-of-house areas, along portions of the east wall nearest the residences. Only limited attraction space is shown immediately adjacent to those portions of the east wall. These intervening rooms and lower-activity uses create an additional interior buffer between the principal attraction areas and the residential side of the property. Final room and attraction locations remain subject to design coordination and Village review.

Control layer	Applicant commitment
Use and enclosure	All primary recreation, assembly, Go-Kart, Laser Tag, party-room, arcade, and food-service activities will occur indoors; no outdoor attractions or exterior amplified sound.
Building-envelope review	During final design, project design professionals will review relevant portions of the east-facing envelope. Supplemental treatment, if any, will be determined based on applicable Village requirements, field conditions, final equipment information, and professional design judgment. Potential measures may include targeted sealing, upgraded door seals, insulation, lining, or comparable assemblies.
Doors and openings	Exterior doors remain closed except for brief ingress/egress, deliveries, maintenance, and emergencies; no routine propping open.
Audio	No exterior speakers; interior speakers and announcements kept at reasonable levels and directed inward away from exterior openings.
Mechanical and vibration controls	Final equipment will comply with applicable Village and manufacturer requirements. Project design professionals will determine whether supplemental controls are necessary based on final equipment data, proposed location, and field conditions.
Service activity	Schedule deliveries, refuse handling, and routine maintenance during daytime or normal operating periods to the extent practicable; prevent unnecessary idling near east side.
Hours	Regular public operations end no later than 9:00 p.m.
Operational oversight	Maintain routine operating oversight; review credible, site-specific concerns and consider reasonable operational or maintenance adjustments if a facility source is identified.

Existing Exterior - Subject Property



Aerial overview of existing building, front façade, and parking field.



Existing front entrance and primary façade.



Existing west elevation.

Existing Exterior - East / Residential Interface



Existing rear / east-facing wall with high-set windows.



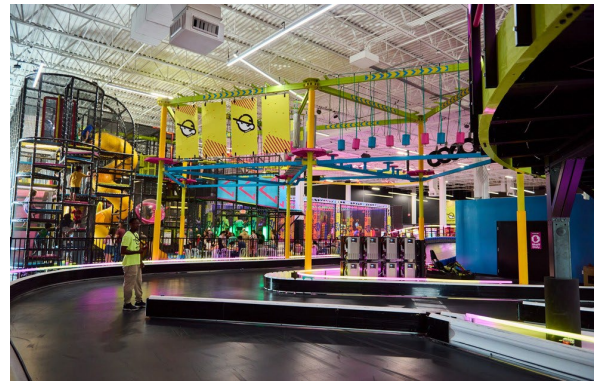
Existing east service area and loading doors.

These images document the existing building envelope on the side nearest the Rivershire residences. During final design, the project design professionals may evaluate relevant doors, windows, wall and roof penetrations, mechanical equipment, and other potential pathways in relation to the final layout, equipment selections, field conditions, applicable requirements, and professional design judgment.

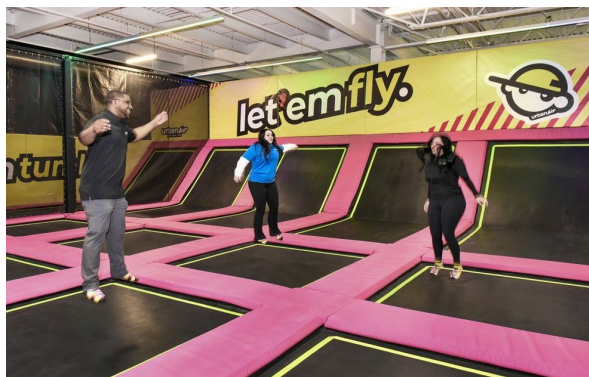
Representative Urban Air Interiors - Café and Active Attractions



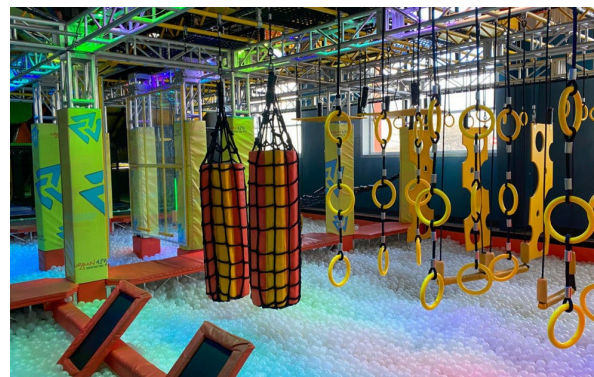
Representative Urban Café / food-service area.



Representative indoor active-attraction area.



Representative indoor trampoline / air-court area.



Representative indoor obstacle / adventure attraction.

Illustrative photographs from comparable Urban Air facilities; final Lincolnshire design may vary.

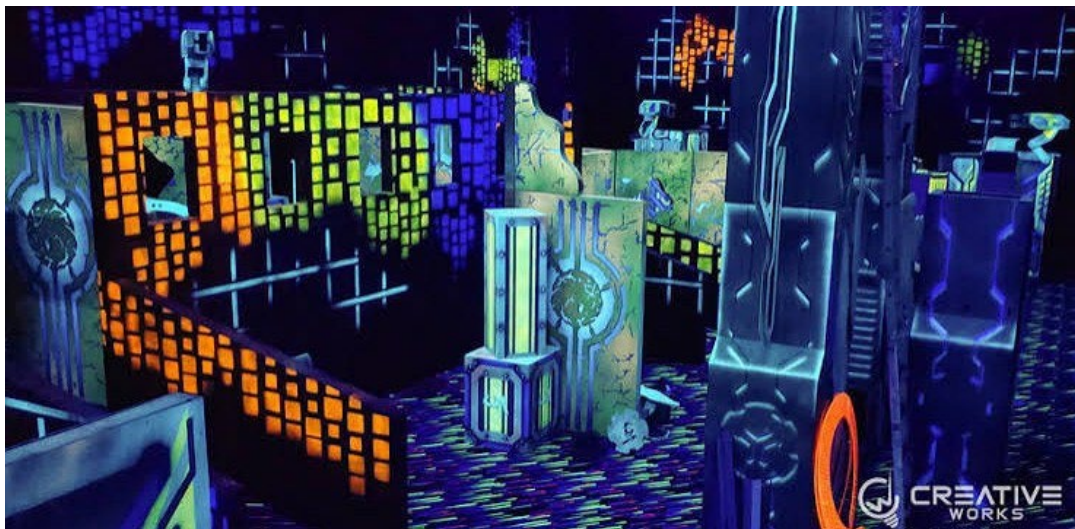
Representative Urban Air Interiors - Indoor Go-Karts and Laser Tag



Representative indoor Go-Kart attraction.



Representative enclosed indoor Go-Kart track.



Representative indoor Laser Tag environment.

Illustrative photographs from comparable Urban Air facilities; final Lincolnshire design may vary.

Representative Urban Air Interiors - Adventure Elements



Representative obstacle / challenge attraction.



Representative ropes-course / adventure area.



Representative active-attraction floor within a fully enclosed commercial building.

Representative images are not site-specific renderings. Attraction selection, equipment, colors, finishes, and layout are subject to final design and approvals.



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING July 13, 2026

Present:

Mayor Brandt
~~Trustee Kelly~~
 Trustee Munger - Remote
 Trustee Raizin
 Village Attorney Simon
~~Chief of Police Leonas~~
~~Public Works Director Woodbury~~

Assistant Public Works
 Director/Village Engineer Dittrich

Trustee Grujanac
 Trustee Mitchell
 Trustee Pantelis
 Village Clerk Mastandrea
 Village Manager Burke
 Village Treasurer/Finance Director Rossi
 Assistant Village Manager/CED Director
 Davies
 Planning & Development Manager Zozulya

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:32 p.m., and Village Clerk Mastandrea called the roll.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Planning, Zoning, and Land Use

2.11 Pre-Application Review Regarding a Special Use Permit for Public Recreation and Assembly Use in the Rivershire Planned Unit Development in the B2 General Business Zoning District (725 Milwaukee Avenue – Elevate Play Ventures LLC/ Urban Air Adventure Park)

Planning & Development Manager Zozulya provided a summary of the pre-application review regarding a Special Use Permit for Public Recreation and Assembly Use in the Rivershire Planned Unit Development in the B2 General Business Zoning District (725 Milwaukee Avenue – Elevate Play Ventures LLC/Urban Air Adventure Park) noting the request is for the Toms Price Home property. Toms Price Home has a desire to close this location and has been looking for someone to take over the building. Elevate Play Ventures came in with a proposal for an indoor adventure park with go-karts, laser tag, and a café which would require a Special Use Permit due to the use being a public recreation facility and assembly use. This request needs review before the Zoning Board for a Public Hearing and the Architectural Review Board (ARB) due to their plan to expand parking along the south side of the building. Staff conducted a review on the engineering and planning and did not identify any issues regarding this request. Representatives from Elevate Play Ventures are in attendance to present more about their proposal for the property.

Mr. Vishal Handa and Mr. Prerit Sehgal from Elevate Play Ventures introduced themselves to the Board.

Mr. Handa provided an overview of the adventure park proposal which will include a café and additional parking.

Mr. Sehgal provided a presentation regarding the proposed Urban Air Adventure Park including photos of proposed parking, customer base, operations and pricing, expected weekend patrons, birthday parties and café concept.

Mayor Brandt noted her opinion that this is something Lincolnshire needs and will be a great fit. If approved, this business will generate food and beverage tax and amusement tax.

Trustee Grujanac asked if adults could use the facilities. Mr. Sehgal confirmed the facility could be used by adults.

Trustee Mitchell stated the Board recently approved a new facility in Lincolnshire Commons and asked if this overlaps with the approved business. Mayor Brandt stated Playroom Café is the business the Board recently approved, it does not include the same amenities as the proposed request, and the customer ages served are different.

Trustee Mitchell asked if the proposed Urban Air Adventure Park would serve liquor. Mr. Sehgal stated they are still contemplating this because they do not want alcohol to be the main driver for the business since this is a family destination for kids' entertainment. If there is a demand, they would consider serving liquor at some time in the future.

Trustee Mitchell asked if the proposed recreation use will take up the whole building and if Urban Air will run the café. Mr. Sehgal confirmed they would operate the whole building.

Trustee Mitchell asked if there would be any noise the nearby neighbors would potentially hear. Mr. Handa stated he has not heard noise or music outside other Urban Air Adventure Parks.

Trustee Mitchell asked what the area slated for the parking expansion is currently being used for. Mayor Brandt stated it is open space.

Trustee Raizin asked if the petitioners are franchisees of Urban Air. The petitioners confirmed they are franchisees of Urban Air. Trustee Raizin asked if the applicants operated any of these locations before. The petitioner stated they have not operated a similar franchise location before. Trustee Raizin stated she has heard of accidents involving children and the track racing and noted concern for safety and training of staff. Trustee Raizin stated there is a track racing facility in Buffalo Grove which appears to cater to adults and asked the petitioner to comment on these items.

Mr. Sehgal noted the speed of the cars at the proposed facility will be controlled which means they cannot race against each other and speed will be governed. Mr. Sehgal noted their staff will be properly trained

by the corporate office to manage the safety of the children and how to operate. Additionally, Mr. Sehgal noted cars are not allowed on the track until they have been verified by staff.

Mr. Handa stated he and Mr. Sehgal have to go through corporate training for security and public safety. Mr. Handa noted the proposed Urban Air Adventure Park is for younger children; older children can ride but not race.

It was the consensus of the Board to refer the request to the Zoning Board and Architectural Review Board for review.

Mayor Brandt asked if they received approvals, is there a chance they can open sooner than September 2027.

Mr. Sehgal stated this depends upon the permitting and getting the custom equipment ordered.

Mayor Brandt asked when the anticipated closing date is for the property. Mr. Sehgal stated the closing is estimated to take place in the next four months since the current owner also needs to move out.

It was the consensus of the Board to refer this to the Zoning Board for public hearing and to the Architectural Review Board for design review.

2.12 Consideration and Approval of a Tax Increment Financing Policy (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of the proposed Tax increment Financing Policy (TIF), noting the request for the policy stems from the Village's 2026 goal to strengthen economic development efforts, improve competitiveness, and be better prepared for future TIF requests. Planning & Development Manager Zozulya noted staff, working with the Village's economic development consultant SB Friedman and Village Attorney Simon, researched TIF practices, contacted approximately 30 area communities, and found most do not have a formal written policy, instead relying on redevelopment agreements or case-by-case handling. Planning & Development Manager Zozulya reported policies from Kenilworth, Schaumburg, and a few others were used as references, and staff, along with the Village Attorney Simon and Village Treasurer/Finance Director Rossi, prepared a draft tailored for Lincolnshire. Planning & Development Manager Zozulya emphasized the proposed policy is fiscally responsible and accountability-oriented, strongly favoring a pay-as-you-go approach over issuing debt, specified what financial information developers must provide, outlined the review and approval process, and clarified any TIF decision remains entirely discretionary and must align with the Village's Comprehensive Plan, Economic Development Strategy, and other board-adopted policies.

Assistant Village Manager/Community & Economic Development (CED) Director Davies noted the policy would not commit the Village to approving a TIF. The policy gives staff the ability to coach developers

NOTICE OF PUBLIC HEARING

The Lincolnshire Zoning Board will hold a Public Hearing on **Tuesday, September 8, 2026**, beginning at 7 p.m., or as soon thereafter as practical, in the Lincolnshire Village Hall Board Room (1 Olde Half Day Road, Lincolnshire, Illinois) to consider a Special Use permit application for assembly and public recreation uses in the B2 General Business zoning district. The property is located at 725 Milwaukee Avenue (Property Tax Identification Number 15-22-206-023). The petitioner is Elevate Play Ventures LLC, authorized by The Toms-Price Company, property owner of record. The project documentation is available for viewing in the Community & Economic Development Department of the Village of Lincolnshire during normal business hours (contact Tonya Zozulya at 847-913-2313 or tzozulya@lincolnshireil.gov). All interested persons participating in the Public Hearing will be given an opportunity to be heard. The Public Hearing may be continued from time to time and without further notice on the motion of the Zoning Board.
 /s/ Brian Bichkoff, Chair
 Zoning Board
 Village of Lincolnshire
 8/21/26
 Published in Daily Herald Aug. 21, 2026 (341293)

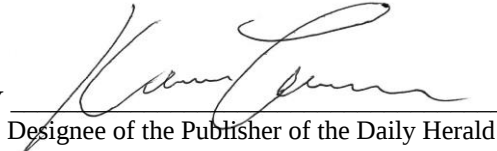
CERTIFICATE OF PUBLICATION

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/21/2026 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY



Designee of the Publisher of the Daily Herald

Control # 341293