VILLAGE OF
LINCOLNSHIRE

MINUTES
ZONING BOARD MEETING
Tuesday, September 8, 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

The meeting was called to order at 7 p.m. Planning & Development Manager (PDM) Zozulya stated Chair Bichkoff is unavailable and requested Member Josephson be appointed as Chair Pro Tem per Chair Bichkoff's recommendation. PDM Zozulya called the roll and affirmed quorum. There was consensus on the Zoning Board to appoint Member Josephson as Chair Pro Tem.

2.0 APPROVAL OF MINUTES

2.1 Approval of July 14, 2026, Regular Zoning Board Meeting Minutes

Chair Pro Tem Josephson moved, and Alternate Member Hansen seconded the motion to approve the minutes as presented for July 14, 2026, Regular Zoning Board meeting.

AYES: Cohen, Curtin, Josephson, Hansen, Kalina
NAYS: None
ABSENT: Bichkoff, Hersh
ABSTAIN: None

PDM Zozulya declared the motion carried.

2.2. Approval of July 14, 2026, Special Zoning Board Meeting Minutes

Chair Pro Tem Josephson moved, and Alternate Member Hansen seconded the motion to approve the minutes as presented for July 14, 2026, Special Zoning Board meeting.

AYES: Cohen, Curtin, Josephson, Hansen, Kalina
NAYS: None
ABSENT: Bichkoff, Hersh
ABSTAIN: None

PDM Zozulya declared the motion carried.

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)

Chair Pro Tem Josephson 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 subject property is commercially zoned within the Rivershire Planned Unit Development (PUD) and has operated as a commercial site since the 1990s as Toms Price furniture. Elevate Play Ventures LLC proposes to operate an Urban Air adventure park inside the existing building and is requesting a Special Use permit for recreational and assembler/party room uses. The proposed café is allowed by right. Other by-right uses on the property include retail, restaurants, banks with a drive-thru, medical offices, and spas.

PDM Zozulya stated the Village Board reviewed the concept on July 13 and referred it to the Zoning Board for the Special Use hearing and to the Architectural Review Board (ARB) for design review. Required notices were provided and the Rivershire HOA received a courtesy email and offer to meet prior to the hearing. Staff received comments from eight residents expressing concerns about noise, traffic, and the concentration of children. PDM Zozulya noted following Zoning Board action, the petitioner will proceed to the Architectiral Review Board for design review and then the Village Board for final review and action. The proposal aligns with the 2024 Comprehensive Plan's goals of expanding entertainment and recreational amenities and referenced the Village's recent approval of recreational and assembly uses for Playroom Café in the LincolnshIre Commons.

PDM Zozulya stated staff recommends approval with three conditions relating to operating hours, noise control at property lines, and ensuring all Urban Air activities remain indoors unless specifically authorized, with separate allowances for the café. She clarified that the Zoning Board's review is focused on the Special Use permit and the required findings of fact, while design matters will be reviewed by the ABR. The Village Board will ultimately consider both matters and make the final decision, with the Zoning Board serving in an advisory capacity.

Chair Pro Tem Josephson swore in petitioners Prarit Sehgal and Vishal Handa. The petitioners presented the proposal for Urban Air, including the building layout, proposed café entrance, and attractions such as go-karts, laser tag, trampolines, slides, arcade games, and birthday party rooms. They stated the primary customer base would be children ages three to 12 accompanied by parents, although older children would also be served.

The petitioners stated proposed operating hours are 4 p.m. to 9 p.m. on weekdays and 10 a.m. to 8 or 9 p.m. on weekends, school holidays, and during summer break, with the café potentially opening at 7 a.m. daily. They

anticipate up to 200 visitors on weekdays and 400 on weekends, with arrivals distributed throughout operating hours. The proposal includes expanding parking from 80 to 118 spaces.

The petitioners reviewed proposed noise mitigation measures and presented a video from the Urban Air location in unincorporated Glenview, which is located near residential uses. They stated all Urban Air activities would occur indoors, no exterior speakers are proposed, and the existing building would not be expanded. They noted the nearest single-family residence in the Rivershire subdivision is approximately 95’ from the building and separated by a wooded buffer. The petitioners also reviewed their responses to the Special Use findings of fact and stated the proposal would provide adequate utilities and access, minimize congestion through additional parking, support the Comprehensive Plan's commercial reuse goals, and comply with applicable regulations.

Member Kalina asked how Urban Air would manage whether customers would reserve time slots or walk in, and whether the project would create light pollution. Mr. Handa explained capacity is controlled by limiting ticket sales, party reservations, and the number of children allowed in the indoor park at one time. The lighting would comply with Village Code.

Member Cohen asked if the petitioners were aware of any noise complaints at the Glenview location. Mr. Handa said they were not aware of any based on online reviews.

Alternate Member Hansen asked whether the petitioners plan to set up an outdoor patio for the cafe. Mr. Handa said while there are no immediate plans to have a small outdoor patio, they may request one in the future.

Chair Pro Tem Josephson asked Mr. Handa and Mr. Sehgal to clarify the proposed café opening time, noting the discrepancy between their presentation, which referenced a 7 a.m. opening, and the meeting packet, which listed an 11 a.m. opening. Mr. Handa stated the opening time remains under consideration, with 7 a.m. currently contemplated.

Chair Pro Tem Josephson asked whether the petitioner wished their responses to the Special Use findings of fact entered into the record. The petitioners responded affirmatively.

Chair Pro Tem Josephson swore in Attorney Elliot Wiczer with Wiczer Jacobs LLC at 500 Skokie Boulevard in Northbrook, representing Rivershire residents. Attorney Wiczer stated that he believed the Special Use application lacked critical information for the Zoning Board’s decision, including a traffic study, building elevations, lighting plan, landscape plan, security fencing, occupancy analysis, and sound mitigation details. He expressed concerns that the proposal is a major development with potentially significant impacts and stated his view that the Village's 2024 Comprehensive Plan does not support the proposed use at this location. He also discussed the Comprehensive Plan's vision for the Marriott Resort subarea, which he believed includes the subject property, and raised concerns regarding the potential service of alcohol and

monitoring of property lines adjacent to Rivershire. Attorney Wiczer requested additional information be provided before the Zoning Board takes action.

PDM Zozulya stated property values and neighborhood character are outside the Zoning Board's purview and noted the Village's professional engineer reviewed traffic considerations and did not require a traffic study based on the proposed use and other commercial uses permitted on the property. She clarified the petitioner has not applied for or received a Village liquor license and that liquor licensing falls within the Village Board's authority. She also noted Knightsbridge Parkway is a two-lane roadway with turn lanes and the property is located along Milwaukee Avenue, a major arterial roadway. She stated the petitioner could enter into a traffic enforcement agreement with the Village and reminded attendees there would be additional opportunities for public comment before the ARB and Village Board.

Chair Pro Tem Josephson swore in Rivershire resident James Hollingsworth, 211 Rivershire Lane. Mr. Hollingsworth requested clarification regarding maximum building occupancy and questioned the petitioner's parking calculations and assumptions regarding walk-in customers.

Chair Pro Tem Josephson swore in Rivershire resident Craig Carlson, 108 Rivershire Lane. Mr. Carlson described Rivershire’s long-standing tranquility and expressed concern the proposed parking expansion would remove a raised green area south of the building on the subject property that Rivershire residents have enjoyed for decades. He emphasized residents’ concerns about changing conditions and asked the Zoning Board to be thorough in their review of the proposal.

Chair Pro Tem Josephson swore in Rivershire resident Bruce Christensen. Mr. Christensen identified himself as a former Lake County planner, disagreed with the Village Engineer’s assessment and expressed concern that traffic backups from the site could create backups near Milwaukee Avenue. He believes a traffic study should be provided.

Chair Pro Tem Josephson swore in Rivershire resident Laurie Kessler, 100 Rivershire Lane. Ms. Kessler stated she believed additional information was necessary to evaluate several required findings of fact, particularly those related to traffic and compatibility. She described existing challenges residents experience when exiting Rivershire and expressed concern that additional traffic could worsen those conditions. She supported requiring a traffic study and asked when the Village typically requires one.

PDM Zozulya responded the Village has historically required traffic studies for ground-up developments, like new residential developments, new commercial centers, and any new developments that are significantly bigger or different from previous uses.

Chair Pro Tem Josephson swore in Rivershire resident Isabel Rachman, 211 Rivershire Lane. Ms. Rachman raised concerns about lighting impacts, emergency services capacity, infrastructure demands, and questioned whether the Special Use meets required criteria for compatibility.

Chair Pro Tem Josephson swore in Rivershire resident Frances Elkeles, 570 Rivershire Place. Ms. Elkeles stated her backyard abuts the subject property. She expressed concerns about the proposed south side parking expansion and potential future café outdoor seating, noting how directly the changes would affect her property.

Chair Pro Tem Josephson swore in Rivershire resident Natalia Chatkin, 564 Rivershire Place. Ms. Chatkin highlighted Rivershire's 55+ quiet residential character and described the corridor as a "tranquility zone." She noted frequent emergency vehicle traffic along Milwaukee Avenue and said additional congestion could impede response times. She also raised concerns about residents wandering from the site into Rivershire without fencing, especially if alcohol was served.

Chair Pro Tem Josephson swore in Rivershire resident Lawrence Schneider, 536 Rivershire Place. Mr. Schneider expressed concerns about emergency vehicle access along Milwaukee Avenue and the potential effects of additional traffic. He questioned whether the Glenview Urban Air location was an appropriate comparison, raised concerns about potential spillover activity from the café, particularly if alcohol was served, and supported security fencing along shared property lines.

Mr. Handa and Mr. Seghal thanked residents for their feedback, stated many requested details are still under development. They confirmed they do not plan to serve liquor in the immediate future and expressed willingness to consider measures to address neighborhood concerns.

Chair Pro Tem Josephson reiterated the scope of the Zoning Board's review and noted the Board serves in an advisory capacity, with the Village Board responsible for the final decision. He stated additional opportunities for public comment would be available during the ARB and Village Board review processes.

Chair Pro Tem Josephson invited comments from the Zoning Board.

Members Kalina and Cohen expressed concerns regarding the proposal and stated they were not prepared to provide a recommendation at that time, noting inconsistencies and outstanding questions regarding the proposal. Member Kalina noted the Rivershire PUD permits certain higher-intensity uses, including restaurants with drive-through facilities, by right and without a public hearing. Chair Pro Tem Josephson noted a grocery store had previously expressed interest in the property and could generate substantially more daily vehicle trips and other impacts.

Trustee Kelly thanked the residents for their input and encouraged discussion regarding potential solutions that could address neighborhood concerns. He stated he would share the feedback with the Village Board, which would ultimately consider the proposal and weigh the residents' concerns along with other factors, including recreational opportunities for Lincolnshire families and potential amusement and sales tax revenues. He noted the Village Board could also refer the matter back to the Zoning Board if additional review was warranted.

Attorney Wiczer stated additional time to meet with the petitioners regarding neighborhood concerns would be helpful.

Chair Pro Tem Josephson outlined the Zoning Board's options to either close the public hearing and make a recommendation to the Village Board or continue the hearing to allow additional information and discussion. He recommended continuing the public hearing to October 13, 2026, to allow the petitioner and Rivershire HOA an opportunity to meet and identify potential solutions to neighborhood concerns.

Member Kalina moved and Alternate Member Hansen seconded the motion to continue the Zoning Board public hearing to the regularly scheduled Zoning Board public hearing on October 13, 2026, and encouraged the petitioner and Rivershire HOA to meet and work toward addressing concerns, provide updates to Village staff, and report updated items to the Zoning Board at the October 13 Zoning Board meeting.

AYES: Cohen, Curtin, Josephson, Hansen, Kalina
NAYS: None
ABSENT: Bichkoff, Hersh
ABSTAIN: None

PDM Zozulya declared the motion carried.

4.0 UNFINISHED BUSINESS

None.

5.0 NEW BUSINESS

None.

6.0 CITIZENS COMMENTS

None.

7.0 ADJOURNMENT

Chair Pro Tem Josephson declared the meeting adjourned at 9:05 p.m.

Minutes submitted by Tonya Zozulya, Planning & Development Manager.