



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 20, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ramen USA - 926 & 928 W. Algonquin Rd. - 10/25/23
- B. Chase Bank - 585 E. Palatine Rd. - 8/9/23
- C. Opal Massage Therapy - 825 E. Golf Rd. - 11/8/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Still Water Martial Arts Studio - 1129 E Rand Rd - T1832
Land Use Variation to allow a Recreational Facility, Commercial
in the B-1 District.

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
12/20/2023

Item: Ramen USA - 926 & 928 W. Algonquin Rd. - 10/25/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Type

No Attachments Available



**Conceptual Plan Review Committee
12/20/2023**

Item: Chase Bank - 585 E. Palatine Rd. - 8/9/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 8/9/2023

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

August 9, 2023

Project Title: Chase Bank with Drive-Through
Address: 585 E. Palatine Rd.

Petitioner: Terron Wright
The Architects Partnership, Ltd.
Address: 200 S. Michigan Ave, Suite 1020
Chicago, IL 60604

Requested Action:

1. Special Use Permit approval for a 5,941 square feet bank, including a drive through.
2. Amendment to Rezoning Ordinance #84-10 to modify the conditions of approval.

Variations Required:

1. None identified at this time.

Attendees: Amy Ferguson, The Architects Partnership, LTD (project architect)
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is a separate parcel of land that is adjacent to the Town & Country Shopping Center Shopping Center, which is bounded by Palatine Road to the north, Arlington Heights Road to the west, and Rand Road to the east. Although the subject site functions as an out lot of the shopping center, it is a separate parcel and not part of the Town & Country Planned Unit Development (PUD), which governs the larger shopping center abutting the subject property. The site is approximately 1.18 acres in size and has no direct access onto a public street. Access to the site is achieved by interior drive aisle connections within the larger Town & Country Shopping Center. The subject property has one access drive connection on the western side of the site and two on the southern side of the site. From these points, vehicles have access through the shopping center to two full access signalized intersections; one at Arlington Heights Road, one at Rand Road. Additionally, the shopping center has right-in/right-out access to Palatine Road.

The petitioner is proposing demolition of the existing structure on the site, which was the former home to an AT&T store. In its place, the petitioner has proposed construction of a 5,971 square foot Chase Bank, which will include two drive-through lanes. The site would contain 34 parking stalls and the existing access drive connections with the Town & Country Shopping Center would be maintained. At peak shift, the bank would have between 8-10 employees onsite and standard business hours would be from 9:00 am – 6:00 pm Monday through Friday, 9:00 am – 2:00 pm on Saturday. The existing Chase Bank located within Northpoint to the north of the subject property would be vacated and the bank would relocate to the subject property. The subject property is within TIF 5.

Meeting Discussion:

Ms. Ferguson – purposed demolition of the existing AT&T building on the subject property and construction of an approximately 5,900 square foot Chase Bank building in its place. This is a confidential project internally at Chase, this will be a relocation of two existing bank branches and they estimate it will be well used by customers. They have taken into

account the preliminary comments from the Village and are trying to comply. They have reached out to the abutting shopping center owner regarding alignment of the subject property drive aisles with the existing drive aisles to the south of the property, but the southern property owner was unwilling to authorize this change as it could cause problems with their existing tenants.

The current Chase location located nearby was leased and would be vacated upon completion of this building. This facility would have between 10-20 employees onsite at any one time and so they will need to exceed the minimum 20 parking stalls required by code. The proposed building utilized a modern design with sloping roofs, exposed wood within the building interior, and large interior open spaces.

Mr. Hubbard – explained that the property is a parcel of land that's adjacent to the Town and Country Shopping Center, but is not actually a part of the Town and Country Shopping Center PUD. The site gets 100% of its access through the shopping center via private access easement agreements. Chase Bank would like to demolish the AT&T store and construct an approximately 6,000 square foot Chase Bank with two drive-throughs. The site is zoned B-2. Banks are permitted uses in the B-2. District, however, the drive-throughs kick in the requirement for a special use permit. Additionally, when the AT&T store was developed back in 1984, the site was rezoned and the rezoning was conditioned upon compliance with the development plans submitted at that time. Given that Chase is proposing a redevelopment plan for the site, the previous rezoning ordinance needs to be amended as part of the special use permit process.

Chase would need to justify the drive-through use given the three criteria for special use approval as outlined in the code. Staff is aware that they have already reached out to the Town and Country Shopping Center owner to discuss the drive aisle realignment. Staff would like further discussion on this matter and would be willing to reach out to the property owner to assist in brokering an agreement. But ultimately, if the neighboring property owner is not amenable to this modification, it may not be feasible. Based on a preliminary review, no variations are required. Design Commission review will be required. Staff asked that Chase explore further revisions to the drive-through to better conceal it behind the building.

Staff has also asked Chase to provide additional data on the 34 parking stalls. The proposed parking supply was about 70% above code requirements. Staff would prefer greenspace or land-banked parking rather than a parking lot if that parking is not absolutely necessary to accommodate typical peak parking demand. Staff will also review the plans to ensure that all drive-through stacking is contained on the site. The site is well served through the existing access points serving the Town and Country Shopping Center and traffic is not expected to be an issue. Staff is generally supportive of this project subject to resolution of some of these comments.

Commissioner Cherwin – believes it to be a good project. The access agreement may have some language that would allow for slight modifications to the drive aisles. He encouraged staff to help facilitate a resolution between Chase and the Town & Country Shopping Center owner. He didn't want to see this project held up simply because the neighboring property owner was unwilling to agree to the realignment.

Commissioner Sigalos – asked about the lease on the current Chase Bank site in Northpoint.

Ms. Ferguson – replied that she believed the lease at Northpoint was terminating in the near future and the site would be entirely vacated by Chase.

Commissioner Sigalos – stated he thought it was a good concept and encouraged the petitioner to move forward.

Commissioner Jensen – asked about the significance of the drive aisle realignment. If they could not be realigned, would the Village oppose this project?

Mr. Hubbard – replied that this would be a Department decision and it was unknown at this preliminary stage.

Commissioner Cherwin – asked why the Town & Country owner would be opposed to the realignment.

Mr. Hubbard – explained that he believed the owner stated that modifications to the parking areas may be a violation of the

existing leases as those leases may have require a certain number of parking spaces and location of parking spaces be maintained for their existing tenants.

Ms. Ferguson – confirmed this to be true.

Commissioner Green – said the outer drive aisle within the shopping center could use some enhancements. It was not well striped and the landscaping could use some upgrades. This was a good project and he encouraged the petitioner to move forward. He believed the drive aisle alignment could get resolved one way or another. He opened up the floor for public comment.

Mr. Moens – encouraged the Village to be more prompt about completing the CPRC minutes and putting them on the website.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



**Conceptual Plan Review Committee
12/20/2023**

Item: Opal Massage Therapy - 825 E. Golf Rd. - 11/8/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 11/8/2023

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

November 8, 2023

Project Title: Opal Massage Therapy
Address: 825 E. Golf Road Ste 1530-1570

Petitioner: Gabriela Perez Leyva & Samuel Olvera

Address: 7 Oak Creek Dr. Apt 3710
Buffalo Grove, IL 60089

Requested Action:

1. Land Use Variation to allow 1,755 sq. ft. massage establishment in the O-T District.

Variations Required:

1. None identified at this time.

Attendees: Samuel Olvera, Petitioner
Gabriela Perez Leyva, Petitioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The subject property is located within The Mansions Planned Unit Development, which was approved in 1978. The PUD is 23 acres, consisting of two office buildings, 7 multi-family residential buildings, and the Premier on Golf Shopping Center. The office buildings are mainly occupied by medical offices, and the shopping center is occupied by a mix of retail and restaurant tenants. Access to the site comes from two curb cuts along a private road, which is accessed by one curb cut on Golf Rd. There is a shared parking lot with total of 226 parking spots that serves the two office buildings, 825 E Golf Rd and 855 E Golf Rd.

The petitioner, Opal Massage Therapy, currently operates in Mount Prospect, and is looking to expand at a new location in Arlington Heights. They are interested in a 1,755 square foot vacant office unit, in which the proposed floor plan consists of 3 private massage rooms, a reception area, a lunch room, and a storage room. Their business offers a variety of massage services, including therapeutic massages, Swedish massages, hot stone massages, and pregnancy massages for pain management, stress reduction, and overall wellness. They will have 7 to 8 employees, with each massage therapist possessing a license from the State of Illinois and current malpractice insurance. The hours of operation are 8:00am-8:00pm Monday through Friday and 8:00am-2:00pm on Saturday.

Meeting Discussion:

Ms. Perez Leyva – is a licensed massage therapist who currently operates a massage therapy business in Mt. Prospect, hoping to relocate and expand in Arlington Heights.

Mr. Olvera – shared that he markets the business, oversees the website, and handles the finances.

Ms. Nichols – verbally outlined the above project summary. Massage establishments are not permitted use in the Village

Arlington Heights, but Land Use Variations have been approved in the past. A completed Plan Commission application has not yet been received, but the petitioners have provided a written response to each of the four hardship criteria necessary for land use variation approval.

The Comprehensive Plan classifies this property as appropriate for “Office Only” land uses. Staff finds the proposed massage therapy business is compatible of the proposed use with this designation is contingent upon meeting the Land Use Variation criteria. The previous tenant was a medical office so the space is compatible for their needs.

A building permit will be needed for interior renovation A detailed parking analysis is required for this project, staff is requesting a tenant list for 825 & 855 E Golf Road, as a part of their Plan Commission application.

Staff is generally supportive of the proposed special use.

Commissioner Cherwin – inquired of the petitioner the reason for leaving Mt. Prospect. Ms. Perez Leyva shared that they have been in Mt Prospect for 4 years, but found Arlington Heights location to be more fitting. The petitioner has entered into a lease with tenant currently, and prefer this new layout, newer building.

Commissioner Sigalos – inquired about the medical use of the building. Ms. Perez Leyva felt that their business would fit with the other tenants of physical therapists and acupuncturists, they will fit right in.

Commissioner Sigalos – inquired about clients following to Arlington Heights, Ms. Perez Leyva felt that yes the clients will be coming to Arlington Heights.

Commissioner Jensen – inquired on how many therapists will there be in the practice. Ms. Perez Leyva shared there is one other therapist beside myself currently, looking to hire two more therapists, with a receptionist/spa assistant. Looking to recruit from Harper college where she was educated.

Commissioner Green – great idea, we support your plan.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



Conceptual Plan Review Committee 12/20/2023

Item: Still Water Martial Arts - 1129 E Rand Rd - T1832

Department: Planning & Community Development Department

Requested Action

Land Use Variation to allow a 2,699 SF Recreational Facility, Commercial in the B-1 District.

Variations Required

1. Depending on details to be provided by the petitioner, a parking variation may be required.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Recreational Facility, Commercial, in the B-1 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
3. A 3-day parking survey (including one Saturday), taken at half hour intervals during the business's proposed hours of operation, shall be provided to determine the parking demand.

4. The petitioner shall provide an updated list of all tenants and tenant space sizes in 1101-1141 E Rand Rd.
5. The petitioner shall provide a breakdown of the number of classes they will offer, the anticipated number of students that will be taught in each class, the timing of each class, and typical capacity during special events.
6. Occupancy of the space triggers the requirements to comply with bicycle parking regulations per Section 10.8 of the Zoning Code. One bicycle parking space must be installed for the proposed business.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



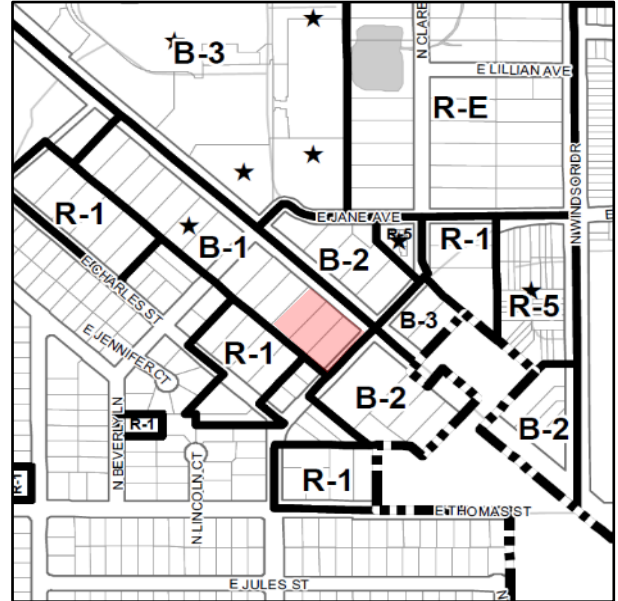
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1832
Project Title: Still Water Martial Arts Studio
Address: 1129 E Rand Rd
PIN: 03-20-210-005

To: Conceptual Plan Review Committee
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: December 20, 2023
Date Prepared: December 7, 2023

Petitioner: Zachary Mashburn
Still Water Martial Arts Studio
Address: 1609 Colonial Parkway
Inverness, IL 60067

Existing Zoning: B-1, Business District Limited Retail
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Pet Suites (Kennel)	Commercial
South	R-1, One Family Dwelling District R-3, One Family Dwelling District	Single Family Detached	Single Family Detached
East	B-3, General Service, Wholesale, & Motor Vehicle District B-2, General Business District	Route 12 Rental (Auto Rental) Goodwill (Resale Shop)	Commercial
West	B-1, Business District Limited Retail R-1, One Family Dwelling District	The Salvation Army (Resale Shop) Single Family Detached	Commercial Single Family Detached

Requested Action:

1. Land Use Variation to allow a 2,699 square foot *Recreational Facility, Commercial* in the B-1 District.

Variations Required:

1. Depending on details to be provided by the petitioner, a parking variation may be required.

Project Background:

The subject property is located within a retail strip at 1101-1141 E Rand Rd. The property consists of 3 parcels with one building that has 26,677 square feet of gross floor area. The building has four units, two of which have current retail tenants while the other two are vacant.

The site is located on the corner of Rand Road and Dryden Avenue, which streets intersect at a signalized intersection. Site access comes from one full-access curb cut along Rand Road, and two full-access curb cuts along Dryden Avenue. There are 30 parking spaces in the rear of the property and 44 parking spaces in the front for a total of 74 parking spaces on site. The parking in the rear is intended for employee use, and is connected to the front parking area via a small drive aisle on the northwestern side of the property.

The petitioner is interested in opening a martial arts studio in a 1,755 square foot vacant retail unit, in which the proposed floor plan consists of a training area and a small office. The studio would operate Monday through Thursday, with classes from 4:00pm-8:00pm. The classes will be divided into age groups, ranging from young children to adults. There would be special events held once a month on Saturdays. There will be 1-2 full-time and 1-3 part-time employees.

Zoning and Comprehensive Plan

The property is located in the B-1, Business District Limited Retail. Accordingly, a Land Use Variation is required to allow the proposed Recreational Facility in the B-1 District. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

- **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan classifies this property as appropriate for “Commercial” land uses. Compatibility of the proposed use with this designation is contingent upon meeting the Land Use Variation criteria as outlined above.

Should this project move forward, the petitioner will need to revise the project narrative to provide a clearer description of the proposed business and all classes and special events that would take place. For example, what is the anticipated number of students that will attend each class? How many classes will there be each day? What times will classes be held? How often will special events occur? What is the anticipated of attendance for special events?

Building, Site and Landscaping

No changes have been proposed to the exterior of the building or site. As such, no Design Commission review is required. The petitioner has expressed that they will not need to do much interior remodel work to the space prior to opening their studio. There have been no plans for interior remodel work submitted at this time.

Should the Village Board approve the application, the interior remodel will require a building permit. The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior

remodel work that may be needed to accommodate the new use as part of their permit application. The petitioner will have to comply with all Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit. Staff will inspect the onsite landscaping as part of the Plan Commission review process. Any missing or dead landscaping must be replanted as part of any potential approval.

Parking and Traffic:

Per Code, a detailed parking analysis is required as the project location is smaller than 5,000 square feet and is located off of a major arterial street. This analysis must include a list of tenants that occupy the other units within the retail strip at 1101-1141 East Rand Road and shall verify the size of each tenant space. The petitioner shall also provide a 3-day parking survey (including one Saturday) at half hour intervals, to determine the parking demand during the proposed hours of operation.

Staff has analyzed the site relative to parking requirements and finds that the proposed use, in combination with the other tenants in the retail strip, may not conform to parking regulations. The following table illustrates the parking requirements relative to the uses on the site:

SPACE	TENANT	CODE USE	SQUARE FEET	PARKING RATIO (1:X)	PARKING REQUIRED
1101	LUCILLE RESALE REINVENTED	RETAIL	9,063	1/300	30
1125	FUSION HOME CORPORATION	FURNITURE RETAIL	4,157	1/600	7
1129	STILL WATER MARTIAL ARTS	RECREATIONAL FACILITY	2,025	*30% OF CAPACITY	12
		OFFICE/RECEPTION AREA	674	1/300	2
1141	VACANT	VACANT	10,758	1/300	36
TOTAL PARKING REQUIRED					87
TOTAL PARKING PROVIDED					74
SURPLUS(DEFICIT)					(13)

*CAPACITY IS CALCULATED AT 1 PERSON FOR EVERY 50-SF OF FLOOR AREA.

The subject property does not appear to conform to all parking space requirements. However, it is important to note that the largest space in the retail strip, 1141 E Rand Rd, is currently vacant. Parking has been calculated for the site based on a general retail use. Depending on the future tenant of that space, parking requirements could vary.

Bicycle parking is required for this project, as this use causes an increase in parking demand on site. Code-required bicycle parking is calculated at 2% of capacity for recreational facilities. Therefore, one bicycle parking space is required.

Staff is supportive of the proposed use, provided that parking counts confirm that there is sufficient parking to accommodate the Martial Arts Studio use.

RECOMMENDATION

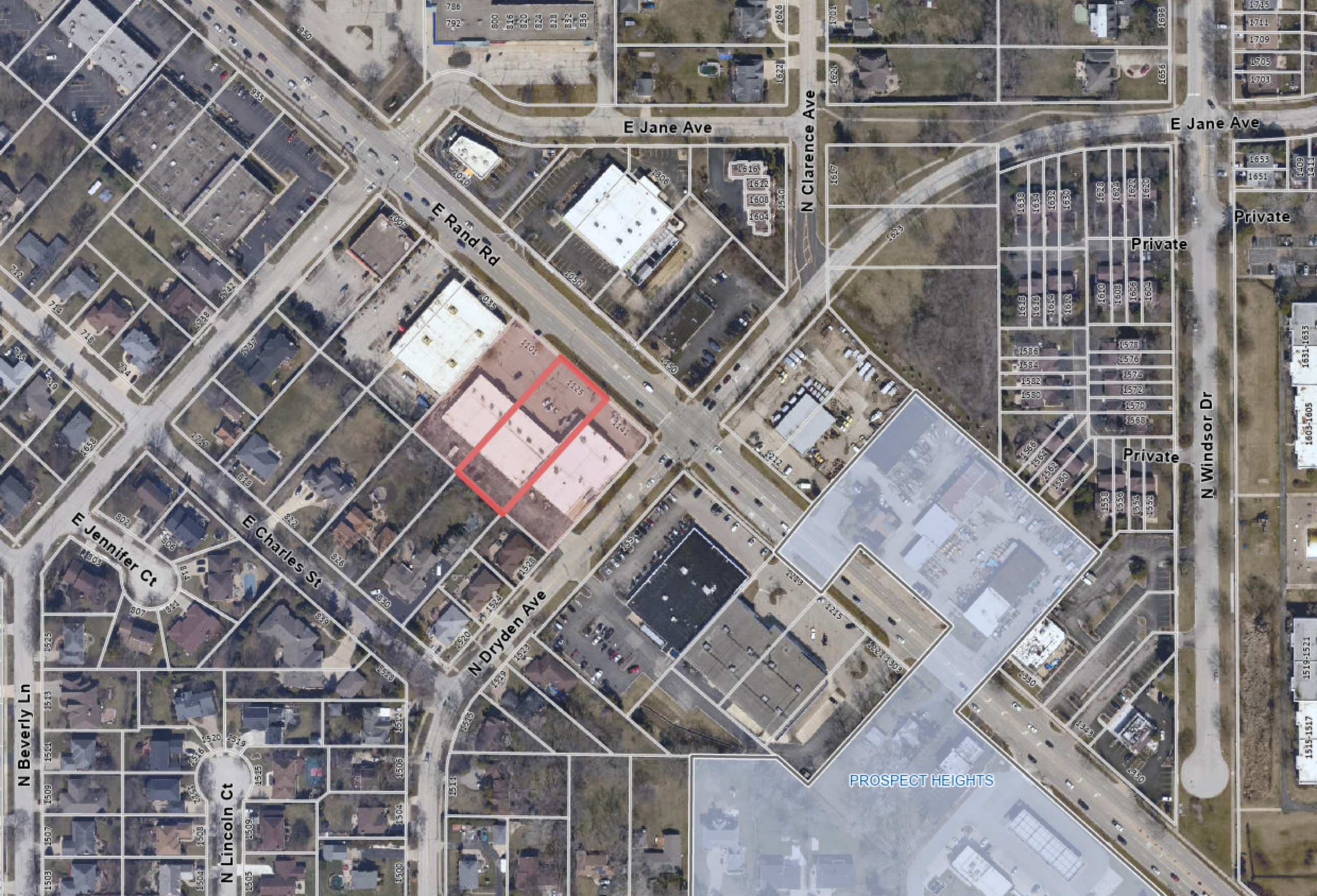
The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Recreational Facility, Commercial, in the B-1 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
3. A 3-day parking survey (including one Saturday), taken at half hour intervals during the business's proposed hours of operation, shall be provided to determine the parking demand.
4. The petitioner shall provide an updated list of all tenants and tenant space sizes in 1101-1141 E Rand Rd.
5. The petitioner shall provide a breakdown of the number of classes they will offer, the anticipated number of students that will be taught in each class, the timing of each class, and typical capacity during special events.
6. Occupancy of the space triggers the requirements to comply with bicycle parking regulations per Section 10.8 of the Zoning Code. One bicycle parking space must be installed for the proposed business.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 13, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1832



E Jane Ave

E Jane Ave

E Rand Rd

N Clarence Ave

Private

Private

Private

N Windsor Dr

E Jennifer Ct

E Charles St

N Dryden Ave

N Beverly Ln

N Lincoln Ct

PROSPECT HEIGHTS

Still Water Martial Arts of Arlington Heights

Still hearts and strong minds

I am Zachary Mashburn, a professional martial artist and entrepreneur. I am seeking to open a martial arts studio in Arlington Heights, because the village is well suited to support a new family martial arts studio and provide a community for myself, my family, and my employees.

My business model is based on the successful martial arts studios I have trained in during my lifetime. I began training in martial arts at 6 years old, where I learned how to stand tall, stay calm, and defend myself, not just with my actions, but primarily with my words and demeanor. In 2009, I joined the World Tang Soo Do Association (WTSDA, www.worldtangsoodo.com) under the instruction of Master Adam Theros. The WTSDA is the second largest certifier of black belts in the world and has a reputation of a premier martial arts association with over 300 locations across the USA, and about ten of which are in the Chicagoland area. I earned my First-degree black belt in 2013, my Second-degree in 2016, and my Third-degree in 2019. During this time, I became an instructor at the college club. When Master Adam Theros opened up his commercial school, Northwest Indiana Martial Arts Academy (NWIMAA, www.nwindianamartialarts.com) in Schererville IN, I started as a volunteer teaching classes in the evenings until 2015 when I was hired to teach full-time.

Teaching is the most rewarding work I have done in my lifetime. Daily, I watch as martial arts instruction provides young people the tools to develop their focus, confidence, and self-discipline. In the last 10 years, I have seen our academy grow from 20 students to over 340 students. I have helped train dozens of black belts, many of whom have gone on to win regional, national, and world championships hosted by the WTSDA. I have had several trials and learning experiences as we have developed marketing campaigns and refined instructional methods. The COVID-19 pandemic in particular was a challenge as we temporarily switched to online classes exclusively in March of 2020. Through this past decade, I have aided Master Theros as he built a successful business, and I am excited to bring my experience to Arlington Heights. With the mentorship of Master Theros, and the support of my sister schools within the WTSDA I look forward to building a new academy.

One of the core tenets of the WTSDA is “the purpose of training is the enhancement of mental and physical betterment.” This is further divided into three main purposes: self-defense, health, and better person. A good martial arts program will have an emphasis on health and self-defense, but very few seek to be well-rounded in body, mind, and spirit. This desire to train every aspect of a person is what has kept me with both the WTSDA and Master Theros. Our purpose has always been to build young people into focused, confident, and self-disciplined leaders both now and as adults. We have learned how to develop students’ focus, confidence, and self-discipline through martial arts with classes targeting students as young as 4 years old. Wanting to improve is not limited to children, I have worked with many adult students who come to karate explicitly for confidence or self-discipline, and along the journey find a sense of belonging to our martial arts family. I plan to bring these proven techniques into Arlington Heights and come aside other members of the community who want the same thing for the members of Arlington Heights and the surrounding area.

After looking at several different properties around the area, I found 1129 E Rand Rd here in Arlington Heights. The unit meets many of the requirements for a martial arts studio: It

has ample parking in the front, a protected left-turn into the strip, an open floor, and northeast facing windows (ideal for evening classes to help keep the sunlight out of students' eyes and minimize distraction). According to the realtor, this location has been vacant since 2012, and in the intervening years used intermittently as storage by two of the local businesses. My martial arts school, Still Water Martial Arts, will bring increased revenue and foot traffic to the area. I feel blessed to have found this location so close to the heart of Arlington Heights. The area will provide a good customer base, with ~524,000 families and their collective ~380,000 kids (5-18) that live within a 30-minute drive of this location. Community will be a core value that I instill in my students and I look forward to coming alongside local churches, charities, schools, and other organizations willing to help young people explore their community and identify how they can contribute as an individual. I have already approached Holy Family Ministries and The Orchard church about how organized volunteers could help their efforts in the community.

Still Water Martial Arts (SWMA) will operate Monday through Thursday with classes from 4-8 pm, with special events on Saturday about once a month. In addition to myself, there will be 1-2 full time staff and 1-3 part time employees. If the land use variance is approved before the new year, then SWMA's lease of the space will begin in January 2024. There is minimal work that will need to be done to the interior of the space to turn it into a martial arts studio, which should be accomplished between January and March. Our target is to open doors for students as soon as work is complete with a Grand Opening in late March.

Thank you for your consideration and this opportunity to become a member of the Arlington Heights community. I am looking forward to the initial meeting and working with the Village of Arlington Heights for many years to come.

Zachary C Mashburn

Owner and Chief Instructor of Still Water Martial Arts

