



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 14, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. ICON Studio - 3375 N. Arlington Heights Rd, Unit A, B, G & H - T1856
Land use Variation for a Beauty Salon in the M-1 District

VII. OTHER BUSINESS

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
8/14/2024

Item: ICON Studio - 3375 N. Arlington Heights Rd, Unit A, B, G & H - T1856

Department: Planning & Community Development Department

Requested Action

Land Use Variation for a Beauty Salon in the M-1 District

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Beauty Salon in the M-1 District, and requests the petitioner to address the following items as part of their Plan Commission application:

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 petitioner shall provide a complete tenant list, including vacant spaces and the sizes and uses of all units.
3. The petitioner shall survey the parking lot at half-hour intervals over a three-day period during times when the proposed use would be in operation, including one Saturday.
4. The petitioner shall comply with all Federal, State, and Village codes, Regulations, and Policies.

5 . 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	Type
Staff Report	Report
Aerial	Exhibits
Project Narrative	Exhibits
Floor Plan	Exhibits



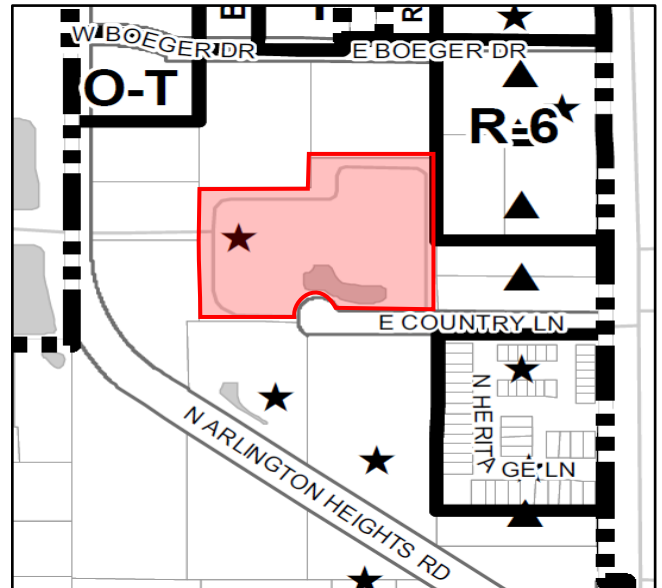
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT COMMITTEE REPORT**

Temp File Number: T1856
Project Title: ICON Studio
Address: 3375 N. Arlington Heights Rd, Units A, B, G, & H
PIN: 03-08-100-040

To: Conceptual Plan Review Committee
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: August 14, 2024
Date Prepared: August 7, 2024

Petitioner: Artemiy Novik
Address: 3375 N. Arlington Heights Rd, Unit A
Arlington Heights, IL 60004

Existing Zoning: M-1: Research, Development, and Light Manufacturing District
Comprehensive Plan: R&D, Mfg., Warehousing



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District	Multi-Tenant Flex Office/Industrial Center	RD, Mfg, Warehouse
South	M-1: Research, Development, and Light Manufacturing District	Signature Square North Office Complex	RD, Mfg, Warehouse
East	M-1: Research, Development, and Light Manufacturing District; R-6: Multiple Family Dwelling District	Graycon Office Center; Timber Court Condominiums	RD, Mfg, Warehouse; Moderate Density Multi-Family
West	M-1: Research, Development, and Light Manufacturing District	Multi-Tenant Flex Office/Industrial Center	RD, Mfg, Warehouse

Requested Action

1. Land Use Variation for a Beauty Salon in the M-1 District

Variations Required

None identified at this time.

Project Background

The subject property is approximately 7.60 acres and is located south of the intersection of North Arlington Heights Road and Dundee Road on the northern side of the Village. The property is occupied by an existing office development composed of seven, one-story buildings totaling approximately 73,000 square feet of floor space. The development was approved as a PUD in 1979 with three subsequent amendments in 1980 and 1981. Access to the site comes from two full access non-signalized curb cuts onto Arlington Heights Road (one of which being on the neighboring property to the north but accessible through a driveway connection to that property and authorized via an existing easement), and a curb cut on Country Lane.

The petitioner, ICON Studio, recently applied for a building permit to remodel units A, B, G, & H of the 3375 N Arlington Heights Rd building to outfit them for a beauty salon. The units have a combined area of approximately 2,557 square feet. During the permit review process, it was identified that Beauty Salons are not a permitted use in the M-1 District, and that a Land Use Variation would be required before the business could proceed with obtaining a building permit. The petitioner has already signed a lease for the subject units.

ICON Studio provides a variety of beauty services to their customers, including hair treatments and coloring, makeup, manicures, pedicures, and more. The floor plan consists of a reception area, a hair salon, a nail salon, four private facial rooms, a small office, and a breakroom with a kitchenette for employees. The beauty salon will have 14 employees in total. Their hours of operation are Mondays-Fridays, 9:00am-7:00pm and Saturdays 8:00am-6:00pm.

Zoning and Comprehensive Plan

The subject property is zoned M-1 Research, Development and Light Manufacturing District. The proposed Beauty Salon use is not permitted in the M-1 District, so a Land Use Variation is required. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for Land Use Variation approval. The hardship criteria have been included below for reference:

- **The proposed use 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 "R&D, Mfg., and Warehousing" uses. The proposed use is more similar to a commercial use. Compatibility with the comprehensive plan will depend on the petitioner's responses to the Land Use Variation approval criteria.

Building, Site and Landscaping

The petitioner is proposing interior renovations, and has already applied for a building permit. They have already received a permit for interior demolition, but cannot receive their interior build out permit until they receive zoning approval through a Land Use Variation.

With regards to landscaping, in conjunction with any Plan Commission application submitted for this project, staff will inspect the site to determine if the existing site landscaping is

compliant. Dead or missing landscaping would need to be replaced for the entire site as part of any Land Use Variation approval.

Parking and Traffic:

Per code, a traffic and parking study is required for Land Use Variations located on any "local" street. While Country Lane is classified as a local street, the development also has direct access to Arlington Heights Road, which is a major thoroughfare. Therefore, a traffic and parking study prepared by a professional engineer is not required for this project.

In order to ensure that the 246 shared parking spaces located on the site are suitable for the existing parking demand within the multi-tenant complex, the petitioner will need to conduct a parking survey. This will require surveying the parking lot at half-hour intervals over a three-day period, during their proposed hours of operation. One of the days surveyed should be a Saturday. The petitioner shall also be responsible to work with the landlord to provide an accurate tenant list, including the sizes and uses of each unit.

The proposed use increases the parking demand on the subject property, so compliance with the bicycle parking regulations is required. For a beauty salon, bicycle parking is required at one space for every 5,000sf of floor area, with a minimum of 2 bicycle parking spaces required. Therefore, 2 bicycle parking spaces are required. It is unclear if this requirement is met at present. As part of the formal Plan Commission process, the petitioner will need to work with the property owner to meet this requirement.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Beauty Salon in the M-1 District, and requests the petitioner to address the following items as part of their Plan Commission application:

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 petitioner shall provide a complete tenant list, including vacant spaces and the sizes and uses of all units.
3. The petitioner shall survey the parking lot at half-hour intervals over a three-day period during times when the proposed use would be in operation, including one Saturday.
4. The petitioner shall comply with all Federal, State, and Village codes, Regulations, and Policies.
5. 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.

August 9, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1856



68

W Dundee Rd

Dundee Rd

N Ridge Ave

Private

Villa Verde Dr

W Campus Dr

W University Dr

W Boeger Dr

E Boeger Dr

E Country Ln

N Heritage Ln

N Arlington Heights Rd

E University Dr

W College Dr

Old Arlington Ct

Miller Ln

BUFFALO GROVE

Private

Private

Thornton Ln

Stonebridge Ln

Boxwood Ln

Saratoga Ln

Radcliffe Rd

Crofton Ln

Greenridge Rd

N Daniels Ct

N Carriageway Dr

N Page St

N Volz Dr W

N Walker Ln West

N Dryden Dr

Vernon Ln

Vernon Ct S

Parkview Ter



ICON BEAUTY STUDIO WILL NOT BE A STANDARD BEAUTY SALON. WE WILL HAVE A COMBINATION OF BEAUTY SERVICES WITH A COSMETIC-MEDICAL BIAS. OUR STUDIO WILL CONSIST OF SEVERAL HALLS, ONE WILL PROVIDE A RANGE OF HAIRDRESSING SERVICES FOR MEN'S AND WOMEN'S, AS WELL AS THERE WILL BE A STAND FOR MAKEUP ARTISTS. NEXT ROOM FOR MANICURE AND PEDICURE. ALSO 4 ROOMS FOR BEAUTICIANS. CONSULTATION ROOM AND PREPARATION OF CLIENTS FOR HAIR TRANSPLANTATION TOURS IN TURKEY AND GEORGIA. OUR STUDIO WILL BE THE OFFICIAL DISTRIBUTOR OF EUROPEAN COSMETICS UNDER THE BRAND SULSENA, AGAINST PSORIASIS AND SEBORRHEA.

LIST OF SERVICES : MEN'S AND WOMEN'S HAIRCUTS, HAIR CARE AND COLORING, RESTORATION OF DAMAGED HAIR, CEREMONIAL HAIRSTYLES AND EVENING STYLING, MAKEUP, MANICURE, PEDICURE, HAND SKIN CARE, FACIAL, EYELASH EXTENSIONS, EYEBROW LAMINATION.

EMPLOYEES : 7 HAIRDRESSERS, 3 NAILS TECHNICIANS,
4 BEAUTICIANS, 4 COSMETOLOGISTS.
TOTAL : 14 EMPLOYEES.

OPENING HOURS : MON - FRI 9 AM - 7 PM
SAT 8 AM - 6 AM
SUN DAY OFF

... FROM GOOD TO BETTER ...



ICON Beauty Studio will not be a standard beauty salon. We will have a combination of beauty services with a cosmetic-medical bias. Our studio will consist of several halls, one will provide a range of hairdressing services for men's and women's, as well as there will be a stand for makeup artists. Next room for manicure and pedicure. Also 4 rooms for beauticians. Consultation room and preparation of clients for hair transplantation tours in Turkey and Georgia. Our studio will be the official distributor of European cosmetics under the brand Sulsena, against psoriasis and seborrhea.

List of services : men's and women's haircuts, hair care and coloring, restoration of damaged hair, ceremonial hairstyles and evening styling, makeup, manicure, pedicure, hand skin care, facial, eyelash extensions, eyebrow lamination.

Employees : 7 hairdressers, 3 nails technicians, 4 beauticians, 4 cosmetologists.

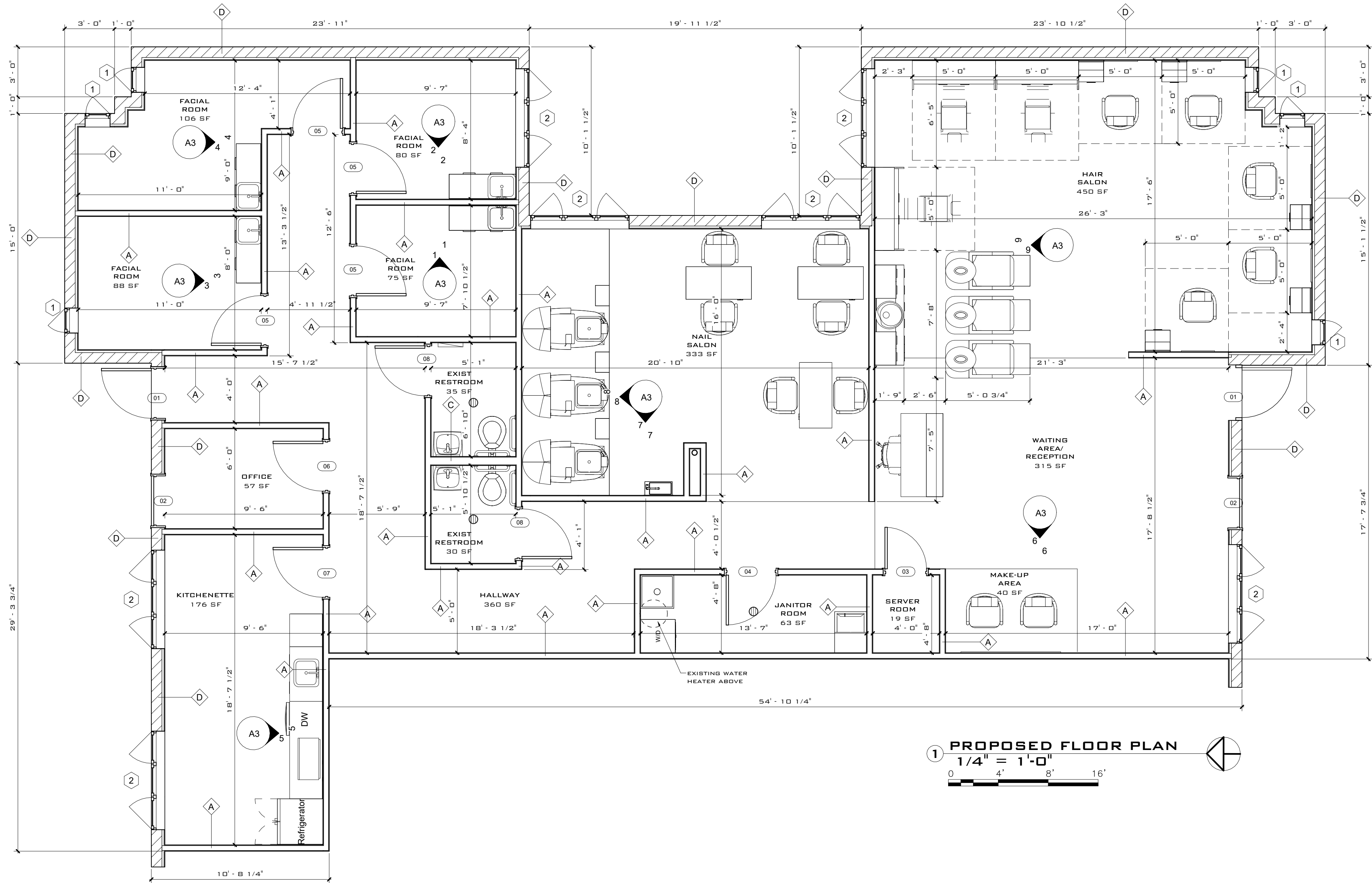
Total : 14 employees.

Opening hours : MON - FRI 9 am - 7 pm

SAT 8 am - 6 am

SUN day off

... from good to better ...



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

WALL PARTITION SCHEDULE			
MARK	SYMBOL	SECTION/DETAIL	DESCRIPTION
A			EXISTING NON-BEARING PARTITION 2x4 METAL STUDS@ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE - PATCH AND PAINT
C			EXISTING PLUMBING PARTITION 2x6 METAL STUDS@ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE - PATCH AND PAINT
D			EXISTING EXTERIOR MASONRY WALL - PATCH AND PAINT ON THE INTERIOR

NOTE:
ALL INTERIOR WALL AND CEILING
FINISHES SHALL HAVE CLASS 'B'
FINISH CLASSIFICATION

DOOR SCHEDULE												
DOOR NUMBER	TYPE	DOOR SIZE		COUNT	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE	U-FACTOR	REMARKS
		WIDTH	HEIGHT									
01	SWING	3'-0"	7'-0"	2	1 3/4"	GLASS	CLEAR	ALUMINIUM	ANODIZED	1,2,3,4,9	0.3	A,B,C
02	SWING	3'-0"	7'-0"	2	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	1,2,3,4,9	0.3	A,C,D
03	SWING	2'-6"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
04	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
05	SWING	3'-0"	7'-0"	4	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
06	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
07	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
08	SWING	3'-0"	7'-0"	2	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	5,6,11	N/A	C

GENERAL DOOR NOTES:
• ALL REQUIRED EXIT DOORS SHALL NOT EXCEED 8.5 LBS PUSH PULL FORCE.
• ALL REQUIRED EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS.
• ALL REQUIRED EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.

A - TEMPERED GLASS
B - SELF CLOSING DEVICE
C - EXISTING DOOR
D - NON-OPERABLE DOOR

HARDWARE SCHEDULE:
FURNISH ALL ITEMS OF FINISH HARDWARE FOR THE DOORS AS HEREINAFTER SPECIFIED. TRIM DESIGN SHALL BE AS SELECTED BY THE OWNER FROM THE MANUFACTURER'S STANDARD RANGE. ALL LOCKS SHALL BE MASTER KEYED. ALL DOORS TO HAVE 1 1/2" PAIR HINGES TO MATCH FINISH LOCKSET, PROVIDE WALL OR FLOOR BUMPERS FOR ALL DOORS. PROVIDE THRESHOLD FOR ALL EXTERIOR DOORS, NEOPRENE WEATHER-STRIPPING, TYPICAL HEAD JAMB SEAL. THE FOLLOWING HARDWARE SHALL BE PROVIDED FOR DOORS WHERE INDICATED:

- KEY CYLINDER
- PUSH PADDLE HANDLE
- PULL PADDLE HANDLE
- CLOSER LCN 1070 ALUMINUM FINISH
- PUSH PLATE
- PULL PLATE
- PUSH BAR PANIC EXIT DEVICE
- KEY CYLINDER W/OUTSIDE TRIM
- PUSH BAR
- OFFICE LOCKSET
- PRIVACY LOCKSET

WINDOW SCHEDULE					
TYPE MARK	COUNT	ROUGH OPENING		TYPE	COMMENTS
		WIDTH	HEIGHT		
FLOOR LEVEL					
1	6	1'-6"	6'-0"	CASEMENT	EXISTING
2	7	5'-11"	5'-11"	CASEMENT	EXISTING

ALL NEW WINDOWS AND DOORS WITH GLAZING SHALL HAVE A MAXIMUM 0.3 U-FACTOR.

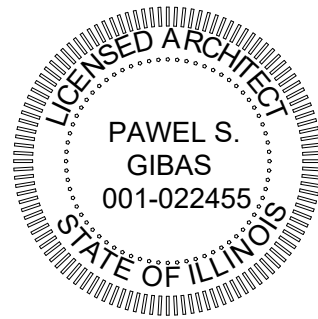
NOTES:
ALL MATERIALS, OTHER THAN FOAM PLASTIC, USED AS INTERIOR IN NEW AND EXISTING BUILDINGS HAS A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDICES, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723

REVISIONS:		
No.	Date	Revision Description

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architects LLC

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125 E. Lake St #106
Bloomington IL 61810



3375 ARLINGTON HEIGHTS RD.,
UNIT A
ARLINGTON HEIGHTS IL 60004

JOB NAME:
24BT399

DATE:
23.05.2024

SCALE:
As indicated

DRAWING TITLE:
PROPOSED
FLOOR PLAN,
NOTES AND
SCHEDULES

SHEET NUMBER:
A1