



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 10, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Pharmacy - 7/27/16

IV. PUBLIC HEARINGS

- A. YMA Taekwondo & Krav Maga - 110 E. Central Rd. - PC#16-013
Land Use Variation

V. OTHER BUSINESS

- A. 2017 Budget

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Pharmacy - 7/27/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 7/27/16

Type

Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: PHARMACY - 1614 WEST CENTRAL ROAD - PC# 16-017
LAND USE VARIATION FOR PHARMACY

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on
the 27th day of July, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order the meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from July 13th, that's four different meeting minutes to be approved. Any comments or recommendations to approve?

COMMISSIONER SIGALOS: I have comments on one, Joe. I have a comment on the minutes of the Lambs of Faith Early Childhood Center. The pages aren't numbered but the fifth page, towards the bottom of the fifth page where there's a couple of sentences here where I spoke and says that I am in full support of our project. That should be your project. I have no involvement in that project.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: I just don't want to be misunderstood that I was potentially involved. It should read your project.

CHAIRMAN LORENZINI: Okay. All right, thank you, Commissioner Sigalos. Any other comments?

COMMISSIONER SIGALOS: That's all I have.

COMMISSIONER GREEN: I'll make a motion for approval.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER JENSEN: I just want to note that I was absent so that should be on the record.

CHAIRMAN LORENZINI: Okay, thank you. All right, the next item on the agenda is public hearing PC# 16-017, Pharmacy at 1614 West Central Road. Have all the

proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you please come forward and I'll swear you in for your testimony, for when you testify. Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter?

MR. ZAVERI: Yes. Jisit Zaveri, J-i-s-i-t, last name Z-a-v-e-r-i.

CHAIRMAN LORENZINI: There is one condition, that the Petitioner shall comply with all applicable federal, state and local codes, regulations and policies. Do you agree with that?

MR. ZAVERI: Yes.

CHAIRMAN LORENZINI: Why don't you give a brief presentation on your project?

MR. ZAVERI: Yes, sir.

MR. HUBBARD: There's a thing there, if you press the bottom button and point it towards the computer, it will slide through your slides.

MR. ZAVERI: This one?

MR. HUBBARD: Yes.

MR. ZAVERI: Got it. So, as you all know, my name is Jisit Zaveri. I'm here to ask your support and allow to have a drugstore and pharmacy at 1614 West Central in Arlington Heights.

Let me tell you a little bit about myself. I do currently have a Doctor of Pharmacy degree, and I have been licensed as a registered pharmacist in the state of Illinois. Having that degree made me open a few independent pharmacy chains. They are located in Villa Park, Hazel Crest and New Island. Also, having that education background with being a pharmacist, opening this new project makes me confident and strong ownership individual.

I'm going to talk a little bit about this pharmacy. So, 1614 West Central Road is a medical office building. It has physicians, several offices such as lung doctor's office, physical therapy, dentist office, lab office for blood work. Most importantly, it's missing this pharmacy. By having a community pharmacy, it would make a big impact for clients and regular patients within the building.

We would acquire approximately 277 square feet of size in this pharmacy. It would locate inside the family practice which is currently existing and it's going to be Suite No. 209. Due to the space limitation, we would only have behind-the-counter drug products and pharmaceutical products. We would not have over-the-counter products which you would see in like traditional sections of CVS or Walgreens which are over-the-counter products.

We would have a full-time registered pharmacist and a pharmacy technician during the operational hours. The hours would be Monday through Friday, 9:00 a.m. to 5:30 p.m., Saturday, 9:30 a.m. to 1:00 p.m., and we would be closed on Sundays.

Our main clients would be all the patients from this medical building, from family practice, a lung doctor, anybody who comes to see a doctor at this location, and after seeing a physician, they would stop by at the pharmacy to pick up their prescription. So, by doing that, it saves their time, makes it convenient, and improves their overall healthcare and makes it more efficient. Also, staff from this medical building such as nurses and medical

assistants could also benefit from the pharmacy by getting their personal prescriptions.

In conclusion, I'd like to say that this setting is very similar to the other medical offices located in the same building. By having this pharmacy at this medical center, it would make it a one-stop medical center. It makes it very convenient for all the clients. I personally think this is an emerging trend in a new era going forward in 2017. By doing this, it improves the overall healthcare to the Village of Arlington Heights and community.

I ask you please support this pharmacy and please allow me to open up this business. Thank you for your support.

I do like to share one of my pharmacy in Hazel Crest which is very similar to coming up with this project. So, this is a very similar building, like 1614. As you see, it's a three-story building. The third photograph to the right is a hallway going to the pharmacy, and the fifth photograph to the right at the bottom is the pharmacy. As you see, it's only pharmaceutical prescription drugs. It's also small, about 400 square feet. It's located within a medical building. These are different photos of that existing pharmacy that is inside the medical building. My upcoming project will be very similar to this project. Thank you.

CHAIRMAN LORENZINI: Thank you. You can have a seat if you want. Sam, would you give us the Staff report please?

MR. HUBBARD: Yes. So, as you've heard, the Petitioner would like to establish an approximately 277 square-foot pharmacy within an existing medical office building. He would sub-lease space within Suite 209 for this pharmacy. The subject property is zoned O-T which is Office Transitional, and pharmacies and retail sales are not allowed within the O-T District. So, therefore, a land use variation is required in this case.

The Petitioner has provided the justification for land use variation approval. We've evaluated it and we concur that the necessary standards of approval have been met.

He's not proposing any exterior changes to the building. He hasn't provided any details on signage, so any signage would have to conform to the regulations of the O-T District and the underlying PUD that governs the property.

Relative to the use, there was some discussion at the Plat & Subdivision Committee about whether or not this was an emerging trend of, you know, smaller pharmacies within an offices only zoning district. So, Staff has subsequently reached out to 12 other communities to figure out how they would deal with this and whether or not it's something that they're seeing in their communities. The results were really mixed, kind of all across the board. Some of the communities would have allowed it as an accessory use to permitted medical office. Other communities would have required it to go through a public hearing process like Arlington Heights is. Other communities would just not allow it, period.

So, as there was a variety of answers, we don't necessarily believe that this is a really quick and fast-moving trend. We believe our zoning code does adequately address it and we're comfortable with how it does address this type of situation. However, if we continue seeing this request, you know, it's something that we would definitely reevaluate.

Regarding parking, because of the extremely small size of the proposed use, there is actually no change to the parking requirements. The site is currently compliant to all parking regulations. We did ask the Applicant to survey the parking, and he found that on the busiest day, the parking lot was only about 49 percent used. So, there's significant capacity to handle any expected increase to the parking, although I don't expect there to be much of an increase due to this use.

Also, because there are no other retail sales like you would find in a Walgreens or a CVS, it's just strictly pharmaceuticals here, I don't expect a rush of customers coming to the site. So, we are supportive of the land use variation and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Is there a recommendation to approve the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, next we're going to have questions from the Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: No, you know, I sat and listened to the Petitioner in the Plat & Subcommittee, and I think we flushed out some of the issues in there. I'm satisfied with the answers, so I don't have any further questions pending public comment. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I just had a few questions. This is for prescription drugs only, not over-the-counter drugs such as your Bayer or Tylenol or things like that?

CHAIRMAN LORENZINI: Please come forward to speak into the microphone. Thank you.

MR. ZAVERI: Yes, that is correct. This would be only, prescription drugs only, not over-the-counter like aspirin or Tylenol, none of it.

COMMISSIONER SIGALOS: So, will you be soliciting business from other doctors along Central Road? There's a lot of medical buildings there. So, would you be advertising your pharmacy to them also? Or just to the doctors within this particular building?

MR. ZAVERI: Just to the doctors within this building.

COMMISSIONER SIGALOS: So, you will not be advertising your pharmacy to others outside of this building?

MR. ZAVERI: No. I don't know any other doctors. I have no idea about any other medical buildings besides this. I know there is a hospital and the ER, Northwest Community ER Center. But no, I wouldn't be going out and marketing to different medical buildings.

COMMISSIONER SIGALOS: Just looking at the floor plan, it looks like your pharmacy is within this doctor's office. So, if I'm coming in to fill a prescription, I would have to come in to that doctor's office? It's not a direct counter or whatever off the public corridor?

MR. ZAVERI: We are planning on making a direct entrance to the pharmacy. We would have also a second entrance from the doctor's office. So, we would have two different entrances. So, during, if the medical office is closed, during those hours, the pharmacy would be still open and following their regular business hours.

COMMISSIONER SIGALOS: Looking at the floor plan that was provided with this report, I haven't seen a counter off the main corridor, it looks like you have to come in

through the receptionist area to access your pharmacy.

MR. ZAVERI: Absolutely.

COMMISSIONER SIGALOS: You changed that from what this --

MR. ZAVERI: Yes, that happened yesterday.

COMMISSIONER SIGALOS: Okay, so it's really then independent of this doctor's office that exists there now?

MR. ZAVERI: Yes.

COMMISSIONER SIGALOS: You're just leasing the space from there?

MR. ZAVERI: Space from that doctor's office.

COMMISSIONER SIGALOS: Did you have any kind of signage on the building or would we be looking for that?

MR. ZAVERI: We would just have signage inside the building. The landlord is strictly prohibiting any signage outside the building. We would have about a two by three small signage at the door, and then another sign as soon as you walk in to the building. We would have a small sign along with the other doctors listing and other suite listing.

COMMISSIONER SIGALOS: Okay. Those are the only questions I have at this time.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I do have a couple of questions. I, too, was at the Plat & Sub and I thought you had a good proposal here. But I do have a clinical question and then a suggestion.

MR. ZAVERI: Yes, sure.

COMMISSIONER JENSEN: The clinical question is how do you deal with adverse, the potential for adverse drug interactions? A patient comes and sees the doctor at 1614, they had a long history with either other doctors or a different family doctor or they're using Walgreens or some of these other places that actually can check and see about adverse drug interactions. What can you do to deal with that issue?

MR. ZAVERI: So, we currently use a similar program like Walgreens and CVS uses. As soon as any patient walks in to a pharmacy, we would ask their current medications and any past medication history. We would add all that into a computer programming system and that helps to review drug interactions, any adverse reactions coming up from past medication therapy or upcoming medication therapy. Also, we have experienced pharmacists, they could recognize any potential side effects that may occur.

COMMISSIONER JENSEN: I'm somewhat encouraged by that, but I mean the advantage of either a pharmaceutical benefits manufacturing entity or some place like Walgreens where you get all of your drugs filled is they don't need to ask you. They know what you're getting filled and automatically can check for adverse reactions. So, I don't know how well you will be able to get people, I know when I go to the doctor, they say list all your medications. If I forget to print off my list which is getting longer every year, then I have a problem because I can't remember dosages, I can't remember and I leave some of them out.

So, I'm a little concerned about people coming into your pharmacy, trying to remember which of the 15 drugs they take to the list and you have really no history with them. So, that's giving me a little bit of clinical problems.

MR. ZAVERI: Absolutely. So, because of that, my technician and my staff

takes an extra step and they contact the physician office and they request for current and past medical history.

COMMISSIONER JENSEN: Are they allowed to do that by HIPAA?

MR. ZAVERI: Yes. It's from one healthcare to another. Walgreens, a lot of times people go from one pharmacy to another, convenience, cheaper expensive drugs. At that time, Walgreens and CVS or any other pharmacy are not connected, not linked, so you would have to provide your past or current medical history.

COMMISSIONER JENSEN: Well, I like your going back to the provider, the physician. I think that does give you some safeguard so I'm encouraged by that.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: The only other thing is a comment. There are those three standard questions that are asked, that you have to support that you really can't make a good return if you can only do it within what the code currently allows. I liked your answer to number two better as the answer to number one. I think you actually gave a good answer to number two which said this industry and this arrangement is evolving in a lot of places. You know, the doctor's offices will need to continue to be competitive unless they offer a pharmacy within their own practices.

MR. ZAVERI: Absolutely.

COMMISSIONER JENSEN: So, I would suggest before you go to the Board, you revisit those three questions, and I think two is a better answer to one. You'll have to figure out what you're going to say about two.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I also have a couple of questions. You note in here in the report that your hours will be from 9:30 in the morning until 5:00 p.m., Monday through Friday, and 9:30 to 1:00 p.m. on Saturdays. Are those the same hours that the doctor's practice is open? Or are they open longer?

MR. ZAVERI: It varies, it depends on the doctor's office. Some days they have longer hours, some days they have shorter hours. So, it depends on the doctor's office.

COMMISSIONER ENNES: So, you're not going to be required to try to match their hours so that you're always available when they have patients?

MR. ZAVERI: No.

COMMISSIONER ENNES: Okay. How many doctors are in practice there?

MR. ZAVERI: Where I'm going to have the existing pharmacy or in the entire building?

COMMISSIONER ENNES: Within the building that would be using your services.

MR. ZAVERI: About 13.

COMMISSIONER ENNES: 13?

MR. ZAVERI: All together, yes.

COMMISSIONER ENNES: Okay. You mentioned as I think documentations to your experience that you have three other pharmacies?

MR. ZAVERI: Independent pharmacies, yes.

COMMISSIONER ENNES: So, you're a licensed pharmacist it sounds like. Do you still act, serve as a pharmacist?

pharmacies?

MR. ZAVERI: Yes, I do.

COMMISSIONER ENNES: So, you do. But you're also managing

three?

MR. ZAVERI: Absolutely.

COMMISSIONER ENNES: So, this would be, you still have those other

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, so this would be your fourth.

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, that's all I have.

MR. ZAVERI: Thank you.

COMMISSIONER ENNES: Thank you.

CHAIRMAN LORENZINI: Commissioner Green.

COMMISSIONER GREEN: I've raised the question in the Plat & Sub meeting about outside signage, and I see that your landlord is forbidding you to have an outside sign.

MR. ZAVERI: That is correct.

COMMISSIONER GREEN: If he said yes, would you want a sign outside?

The reason I ask that question is, in the report it reads that you're catering to the doctors in the building.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: So, my question would be why would you want a sign outside? See, I have a little trouble with that because it's supposed to be aimed at the doctors in the building. So, it's not an issue in that your landlord won't allow you to have another sign on the building, but I'm just concerned that if you're advertising on the street for a driver coming down the street who'll think here's a place I can buy some prescription drugs, the parking situation. That's my concern is that if you were to advertise, you may increase the number of cars in the parking lot which may turn into a problem at some point if business were good.

MR. ZAVERI: Absolutely, and I have personally gone to see the landlord. The landlord has a very, very strict policy that there is no signage allowed, whether it's on the main street or by the main entrance. He has this building for a very long time and he has been following that rule for a very long time. So, to be honest, I don't know if he is ever going to allow, which I am not even considering. My goal is to provide services only within this medical building.

COMMISSIONER GREEN: Okay. Sam, a question for you. If the landlord said yes, you can have a sign, do you have any idea how big of a sign he could have with a 277 square-foot space?

MR. HUBBARD: I don't know, but in my review of the PUD ordinance, I do recall that there were some signage restrictions when the original PUD was granted. So, not only would he have to comply to the signage regulations of the O-T District which I would imagine are a little more stringent than just the regular commercial property, but he'd also have to comply with any restrictions of the PUD. I believe there were some limits in the PUD which is maybe the reason why the landlord is so, he knows that there is no signage allowed in the exterior.

COMMISSIONER GREEN: Okay, thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Sam, is there any other similar operations that

you know of in Arlington Heights?

MR. HUBBARD: Like this, no.

CHAIRMAN LORENZINI: When you had talked to the other communities, you got various feedback. Did you get any negative feedback?

MR. HUBBARD: We did not.

CHAIRMAN LORENZINI: Okay, thank you.

COMMISSIONER GREEN: Joe, I could maybe help you. When my kids were small which was a long time ago, 30 years ago, our pediatrician had a pharmacy within his office building, a small pharmacy like this. So, this is not a brand new idea, this is an old one. So, anyway, just to throw that out there.

CHAIRMAN LORENZINI: Okay, so that closes the current questions from the Commissioners. We'll open it up for the public if anybody has any questions or comments. Yes, would you please come forward, state your name, spell it for the court reporter? Why don't you step aside and let her speak.

MR. ZAVERI: Yes, sir.

QUESTIONS FROM AUDIENCE

MS. MARTIN: My name is Margaret Martin. I live at 1613 West Orchard Place, probably less than a Rizzo hit from where the pharmacy will be. My biggest concern is that there will never be allowed to have a drive-through, as when my windows are open, my bedroom, my living room, my dining room, everything is right there. Also, that they do limit the hours as to what the doctor's offices are. No 24 hours, no open until 11:00 o'clock at night, none of those things. I mean he should have to come back for a variance if that ever should come about, but mostly a drive-through.

CHAIRMAN LORENZINI: Sam, if they wanted to extend their hours longer than the doctor's office, or do a drive-through, what would they have to do? They have to come back to us, is that right?

MR. HUBBARD: A drive-through, certainly they'd have to come back to here. Hours of operation, I don't necessarily think that they would have to come back to the Plan Commission for an amendment to that.

MS. MARTIN: Well, if it was open past 5:00 p.m. at night, I would be concerned about that. So, thank you.

MR. ZAVERI: This is going to be on the second floor.

MS. MARTIN: But so is my house, so is my bedroom on the second floor.

COMMISSIONER SIGALOS: Shouldn't be a drive-through though.

CHAIRMAN LORENZINI: He can't do a drive-through.

MS. MARTIN: But you hear it all, I mean 2:00 o'clock in the morning, they dump dumpsters back there. You hear them plowing the snow. I know that there is nothing I can do about that, I've already called. So, the thought of listening to cars and people back there when I'm at home in my personal time would be upsetting to me.

CHAIRMAN LORENZINI: That would be a whole new scenario and they'd have to come back and have to go through a Commission hearing like this.

MS. MARTIN: Well, I'm concerned and I would like their hours to be maintained as the building, the medical building is open.

MR. ZAVERI: We will.

MS. MARTIN: Thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Anything else? Yes, ma'am. State your name and spell it.

MS. SKELLY: My first name is Tamora, T-a-m-o-r-a. Last name is Skelly with an s, S-k-e-l-l-y. I live at 1433 West Orchard Place, and myself and my husband and other residents that live on the street have a concern with the changing of the zoning from O-T Office-Transitional to pharmacy. I don't believe any of the offices on that street are open on Saturday. We also have concerns about the signage. You said it was going to be two by three, is that two by three inches or two by three feet?

MR. ZAVERI: Two by three inches, only inside the building.

MS. SKELLY: Okay, and we have seven different pharmacies in a five to seven-mile radius of where he wants to put his pharmacy. We have one at CVS, Walgreens, Jewel, Mariano's, Walmart, Costco and Meijers. We don't feel that another pharmacy is needed in the area. It would just like be saying that every office around here needs a pharmacy because they have to work late and they don't want to go to these other seven pharmacies. It's just we don't feel it's necessary to have another pharmacy in the area.

CHAIRMAN LORENZINI: Thank you.

MS. SKELLY: Thank you.

CHAIRMAN LORENZINI: Anybody else who would like to speak? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final questions, deliberations and recommendations.

COMMISSIONER JENSEN: Just a couple of questions. So, you indicated there were going to be 13 doctors who are in the, or 13 practices that are in the building.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Is that enough to be financially viable?

MR. ZAVERI: It all depends on doctor support.

COMMISSIONER JENSEN: Well, let me ask it a different way. What's the scale of the one you're proposing here compared to the others? That is, do you have others that have only 13 practices and they're there allowing you to have --

MR. ZAVERI: No, they have, the latest, they have four to five.

COMMISSIONER JENSEN: You find that to be viable as a pharmacy financially?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: We do need to clarify one thing because I think it was in the report. People with prescriptions from other doctors can get them filled at your pharmacy?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Whether it's an employee or somebody who goes to one of these doctors and says why don't I, I might as well get the prescriptions from my other doctor who is not in the building filled, so they can do that?

MR. ZAVERI: Absolutely, yes. There is no state or federal law that forbids anybody to walk into any retail or community pharmacy. I can't stop anybody walking in.

COMMISSIONER JENSEN: No, and I'm not asking you to. I just want to clarify that.

MR. ZAVERI: Yes, absolutely, I cannot, no.

COMMISSIONER JENSEN: What you say, what's said in the Staff report, your hours will be 9:30 to 5:00 p.m., Monday through Friday, and only on Saturday from 9:30 to 1:00 p.m., those are pretty much, they are no longer than what any doctor's office would be open I would assume?

MR. ZAVERI: That's correct. I know there is only one doctor that is there until 7:00 o'clock. Other doctors leave usually by 5:00-5:30. After 5:00 o'clock, it wouldn't be ideal to keep the pharmacy open, not having much business and not having much of clientele services.

COMMISSIONER JENSEN: So, concerns about, you know, excess traffic really are probably misplaced because you're mainly going to get people who've already come to the doctor's office and leave with their prescription. So, they already made the visit to park their car. They're not making a drive to somewhere else just to get the prescription filled at their place.

MR. ZAVERI: That's correct, yes.

COMMISSIONER JENSEN: So, it probably would be a very small number who might accidentally do that. It's basically people who've already made the visit, there's not additional traffic that would be generated. Would that be your thoughts?

MR. ZAVERI: Right, that is correct. Yes.

COMMISSIONER JENSEN: I guess I don't have any further comments.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER ENNES: Just to follow-up on Commissioner Jensen's in regard to the hours. I had asked you this before, you're going to have hours from 9:30 to 1:00 o'clock on Saturday. Are the doctors open on Saturday?

MR. ZAVERI: Yes.

COMMISSIONER ENNES: So, they are using the building on Saturday.

MR. ZAVERI: There's two doctor's offices open, one dentist and one family practice, and as well as right next door is a physical therapy which is 1628 West Central. They have also 9:00 to 1:00 or 9:00 to 2:00 hours.

COMMISSIONER ENNES: So, you wouldn't be extending the hours any longer than what they currently have?

MR. ZAVERI: No. Like I said before, it wouldn't be ideally financially --

COMMISSIONER ENNES: Okay, that's what I understood that you said and I just wanted to clarify that.

MR. ZAVERI: Yes, absolutely, because the salary of a pharmacist and pharmacy technician, it is a little pricey. A pharmacy's salary is six figures, so any additional hours would require more financial concerns. Not having any business, it wouldn't be ideal, no.

COMMISSIONER ENNES: Thank you. That's all I have.

CHAIRMAN LORENZINI: Any other questions or comments?

COMMISSIONER SIGALOS: Just to follow-up with what Commissioner Ennes was asking about your Saturday hours, I understood you to say there's only two practices in that building open on Saturday, one is a dentist, is that correct?

MR. ZAVERI: Right, that is correct.

COMMISSIONER SIGALOS: I don't see them generating much business for a pharmacy. Then you mentioned next door is a physical therapist.

MR. ZAVERI: Right.

COMMISSIONER SIGALOS: There again I don't see that, so I'm not telling

you how to run your business but it almost seems like if a pharmacist costs you that much to be open for one medical practice on a Saturday, does that make sense?

MR. ZAVERI: I'm with you. You're right, and this is just tentatively for Saturdays only. This pharmacy I showed you photos of, we had that initially, they had opened 9:30 to 1:00. After two months, we realized there was not much business, so it wasn't ideal to keep it open on Saturdays. So, after two months of business, we completely closed down on Saturdays and Sundays. So, just for Saturdays, it is tentative. If we have enough business, then we'll keep it open. If not, then there wouldn't be any need to keep it open on Saturdays.

CHAIRMAN LORENZINI: That's all I have.

COMMISSIONER GREEN: Just one more question.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: Is your pharmacy, is it located in the center of the building? Do you have any outside windows?

MR. ZAVERI: No. It is in the center of the building.

COMMISSIONER GREEN: That's what I thought. So, nobody is going to know whether you're there or not. So, I have no problems, yes, if he wants to stay open later, he can stay open later.

CHAIRMAN LORENZINI: From a practical standpoint, if there's no business, I doubt he'll stay open.

COMMISSIONER GREEN: Yes, exactly.

CHAIRMAN LORENZINI: I don't think the building is going to keep it open just for his office.

COMMISSIONER GREEN: Exactly. Thank you.

COMMISSIONER CHERWIN: Mr. Chairman, a quick question. Bruce, you raised this earlier about the signage. Would it give you more comfort if we kind of put a limitation on the signage, on the approval. I don't know if the Petitioner would agree with that, but were you thinking of --

COMMISSIONER GREEN: I was thinking that we could just put, I just think that the way it's set up I would not like to encourage openly --

COMMISSIONER CHERWIN: Right, it sounds like there's some significant --

COMMISSIONER GREEN: With an outside sign, that's all.

COMMISSIONER CHERWIN: Right, and it sounds like there's significant restrictions on there.

COMMISSIONER GREEN: Yes, I think there is.

COMMISSIONER CHERWIN: Is that enough or do we --

COMMISSIONER GREEN: I think it's okay with Sam.

COMMISSIONER CHERWIN: Okay.

COMMISSIONER JENSEN: Yes, I don't believe, if you're just looking for a pharmacy, you'd probably go to Walgreens, CVS or something you already know there.

COMMISSIONER GREEN: Exactly.

COMMISSIONER JENSEN: You wouldn't go to a pharmacy and I don't even know, what is it, what do you call this pharmacy?

MR. ZAVERI: I haven't thought about a name yet.

COMMISSIONER JENSEN: So, I mean if you put an advertisement out there and you have a question mark pharmacy, that's probably not going to --

COMMISSIONER GREEN: It's called Pharmacy.

COMMISSIONER JENSEN: It's not going to draw other people.

COMMISSIONER GREEN: Cool name.

COMMISSIONER JENSEN: So, I don't see that as a practical problem in terms of advertising.

COMMISSIONER CHERWIN: Yes, I agree.

COMMISSIONER GREEN: I'm good with that.

CHAIRMAN LORENZINI: Any motions?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-017, a Land Use Variation to allow an approximately 277 square-foot pharmacy within Suite 209 on the subject property in accordance with the site plan submitted in conjunction with this application.

This approval is subject to the following condition:

- 1. The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

COMMISSIONER JENSEN: Second.

COMMISSIONER CHERWIN: Dead heat.

CHAIRMAN LORENZINI: Who got that one? Jay?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN LORENZINI: All right. Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received unanimous approval. The next step is you have to go to the Board of Trustees for final approval. Is there a date for that yet, Sam?

MR. HUBBARD: We're targeting August 15th, but we're going to confirm that it's on the agenda. But likely it would be August 15th.

CHAIRMAN LORENZINI: Okay.

MR. ZAVERI: Thank you so much. I really appreciate it.

COMMISSIONER ENNES: Good luck.

CHAIRMAN LORENZINI: Okay, the next item, there is no other business on the agenda. Does anybody have anything?

I do have, I did receive the proposed 2017 budget. This would be pretty much the same as last year.

COMMISSIONER ENNES: No increase?

MR. HUBBARD: No increase. Maybe next year.

COMMISSIONER JENSEN: So, Chairman Lorenzini, do we continue to put down what I consider relatively huge amounts for duplication now that many of us get things electronically?

COMMISSIONER GREEN: Not all of us though.

COMMISSIONER JENSEN: There's a duplication budget, it's a couple of thousand bucks and they scan about a hundred. They've been doing that for, ever since I've been on the Commissioner for seven years.

CHAIRMAN LORENZINI: Well, we've got a \$500 voucher budget and we spent \$1,400 or \$1,516. We could probably cut that in half.

COMMISSIONER JENSEN: Well, the only reason I ask that, and it may seem kind of silly, is when you budget something in one department, you deny the funds to another department in the Village. So, I mean you ought to try to budget close to what you spend, that's the only point. I'm not really suggesting any specific number, but I think the budget could be improved, not just in this department but throughout. It's that -- you know, grossly over for a decade in some category they don't spend it in, the money ought to be available for other uses.

CHAIRMAN LORENZINI: Well, Sam, like I said, we spend, you know, we probably less than 25 percent. But I guess if something does come up and we need the budget, you'd be short. So, maybe we can cut it back somewhat.

COMMISSIONER JENSEN: Well, you know, one thing that I'd suggest, and we did it for a year or two but they stopped doing it, is actually show us two or three years, not just give us a budget last year. If you see something for a decade that doesn't make any sense, you cut it, that's all.

MR. HUBBARD: What line item was that?

CHAIRMAN LORENZINI: Photocopying.

MR. HUBBARD: That will be on the agenda for discussion at our next meeting.

CHAIRMAN LORENZINI: Okay, all right.

COMMISSIONER ENNES: That's one of the benefits of the website, reading our reports from there.

COMMISSIONER JENSEN: Yes.

CHAIRMAN LORENZINI: Any other discussion on that? Any other business?

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.
(Whereupon, the above-mentioned public hearing was adjourned
at 8:11 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

I, ROBERT LUTZOW, depose and
 say that I am a direct record court reporter doing business in the
 State of Illinois; that I reported verbatim the foregoing proceedings
 and that the foregoing is a true and correct transcript to the best of
 my knowledge and ability.

 ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2016.

 NOTARY PUBLIC



Item: YMA Taekwondo & Krav Maga - 110 E. Central Rd. - PC#16-013

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio) within the O-T District.

Variations Identified

None identified at this time.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Land Use Variation, subject to the following:

1. Prior to formal occupancy and business license approval, the required RPZ device must be installed per the review letter dated 6/10/2016 from the Public Works Department.
2. Prior to November 1, 2016, the Petitioner must install 36' shrubs within the landscape islands located at the southern end of each parking row.
3. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notification
Aerial
Plat & Sub Minutes
Site Plan
Floor Plan
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1
Department Comments - Round 2

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence

Petitioner Response to Department
Comments - Round 2

Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 10, 2016
Date Prepared: August 5, 2016
Project Title: YMA Taekwondo & Krav Maga LLC
Address: 110 E. Central Rd.

BACKGROUND INFORMATION

Petitioner: Eva Skordilis
Address: 4435 Stonehaven Dr.
 Long Grove, IL 60047

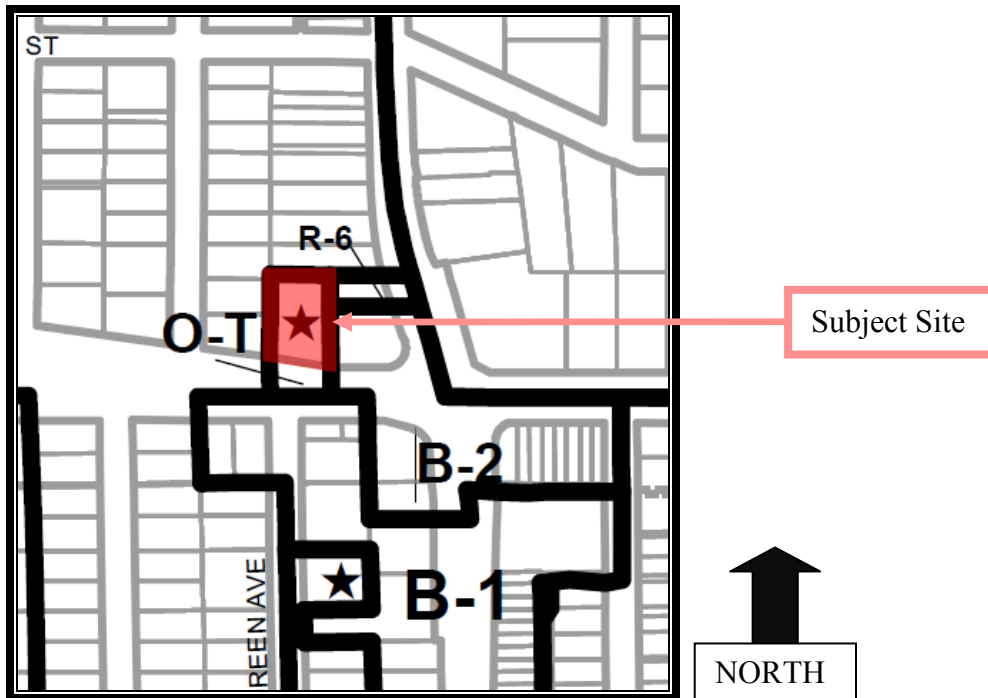
Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio) within the O-T District.

Variations Identified:

- None identified at this time.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-2, General Business District	Multi-tenant Commercial Building	Commercial
East	R-6, Multiple-Family Dwelling District, and B-2, General Business District	Auto Dealership (Japan Auto Services), Two-Family Dwelling	Commercial and Single-Family Attached
West	R-3, One-Family Dwelling District	Single-family Homes	Single-Family Detached

Background:

The subject property is approximately 21,300 square feet in size and contains an approximately 5,400 square foot single story building with a 4,200 square foot basement. The building has two units, with the larger unit being around 2,700 square feet in size, and the second unit being approximately 1,370 square feet in size. The rear of the larger unit has access to a two space loading dock, which is about 1,400 square feet in size. The loading dock and basement area are currently used by the property owner as storage areas.

Primary access to the site comes from Central Road, which provides right-in/right-out access. A non-mountable concrete median is located within the center of the Central Rd. preventing eastbound exits from the site. However, right-in/right-out access to Arlington Heights Road is provided through the Japan Auto site, which abuts the subject property to the east.

The petitioner has proposed the establishment of a Taekwondo/Martial Arts studio within the 2,700 square foot unit. Hours of operation would be 5pm-9pm Monday through Friday, and 9:30am-10:30am on Saturdays. The studio would be closed on Sunday. There would be only one employee, Eniko Szabo, who is the owner of the business. The owner estimates that total student count would be around 60-70 students, with class sizes being less than 15 students. The proposed business is already in operation as they were unaware of the requirement for a Land Use Variation. Staff has conducted building and life/safety inspections and is comfortable with their occupancy of the site while they proceed through the zoning process.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the O-T, Office Transitional District. A martial arts studio is classified as a "Recreation Facility, Commercial" within the Zoning Code, and this use is neither a permitted or special use within the O-T District. Therefore, a Land Use Variation is required to allow the proposed use on the subject property.

The petitioner has provided their written justification (attached within their response to round 1 review comments) for the proposed Land Use Variation as based upon the following criteria required for Land Use Variation approval:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff would note that the subject property has suffered from chronic vacancies, likely due to the difficulty of access. The proposed use would facilitate the tenancy of a site that has had problems landing and keeping tenants in the past. Staff concurs with the petitioner that the chronic vacancies have likely been a financial hardship for the owner, and the vacancy does not have a positive effect for the Village. As this use will not alter the essential character of the locality given the commercial uses across the street to the south and abutting to the east, staff believes the necessary criteria for approval have been met.

The Comprehensive Plan designates the future use of this property as "Commercial". The proposed use is therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

The petitioner is not proposing any exterior changes to the site or building. Staff has found that the southern ends of the two parking rows have landscaping missing where landscaping is required by code. Given the location of the site along Central Road, a major arterial within the Village, staff recommends that the petitioner be required to install the missing landscaping (36" tall shrubs) at the southern end of the two parking rows. The petitioner has responded that she will install the required landscaping during fall when the weather cools.

Public Works has identified the need for an RPZ on the domestic line that services the building, and a condition of approval to require this has been included below. The petitioner has also agreed to install the RPZ.

Parking & Traffic

A detailed traffic study is not required due to the amount of floor area for the proposed use (under 5,000 square feet) and location of the subject property along a major arterial. However, staff has asked the petitioner to survey the parking lot during two week days and one Saturday to determine the current usage of the parking lot. The parking survey provided by the Petitioner is summarized below:

Date	Total Spaces Within Lot	Peak Number of Parked Cars During Proposed Hours of Operation for Taekwondo Studio
6/8/2016	28	6
6/10/2016	28	4
6/11/2016	28	0
6/20/2016	28	8
6/22/2016	28	7
6/28/2016	28	8
7/1/2016	28	3
7/2/2016	28	0

As the Taekwondo Studio was already in operation when the survey was conducted, it is clear the significant capacity exists on site to accommodate the proposed use and future user of the office unit. Additionally, staff notes that the site has a five space surplus of parking space based on code requirements (See Exhibit I for full parking analysis). Staff believes that parking and traffic will not be an issue as a result of this application.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Land Use Variation, subject to the following:

1. Prior to formal occupancy and business license approval, the required RPZ device must be installed per the review letter dated 6/10/2016 from the Public Works Department.
2. Prior to November 1, 2016, the Petitioner must install 36' shrubs within the landscape islands located at the southern end of each parking row.
3. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

August 5, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Parking Analysis

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5
Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	<i>Total Provided</i>						28
	Surplus / (Deficit)						5

Handicap Parking Required	2
Handicap Parking Provided	2

NOTICE OF PUBLIC

HEARING IS HEREBY
NOTICE THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
AUGUST 10, 2016, AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 16-013, a Land
Use Variation to allow a
"Recreational Facility,
Commercial" on the subject
property, said property lo-
cated at 110 E. Central
Road, Arlington Heights,
IL, legally described as:
LOT 7 IN ARTHUR G.
NELLE'S SUBDIVISION,
PART OF LOT 1 OF R.1,
CEPEK'S ARLINGTON
HIGHLANDS, IN THE
WEST ONE-HALF OF THE
SOUTHWEST ONE-QUAR-
TER OF SECTION 32,
TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, IN COOK
COUNTY, ILLINOIS.
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
July 26, 2016 (4447648)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 26, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4447648

RECEIVED

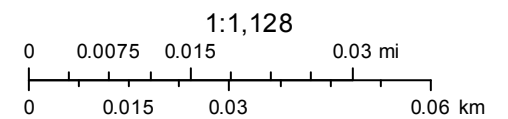
JUL 28 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

110 E Central - Aerial



June 10, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

June 22, 2016

Project Title: Taekwondo Studio LUV
Address: 110 E. Central Rd.
Petitioner: Eva Skordilis
4435 Stonehaven Dr.
Long Grove, IL 60047

Requested Action:

- Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio).

Variations Required:

- None identified.

Attendees: Eva Skordilis, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is approximately 21,300 square feet in size and contains an approximately 5,400 square foot single story building with a 4,200 square foot basement. The building has two units, with the larger unit being around 2,700 square feet in size, and the second unit being approximately 1,370 square feet in size. The rear of the larger unit has access to a two space loading dock, which is about 1,400 square feet in size. The loading dock and basement area are currently used by the property owner as storage areas.

Primary access to the site comes from Central Road, which provides a right-in/right-out only as a concrete median exists within the center of the road. Additional right-in/right-out access to Arlington Heights Road is provided through the Japan Auto site, which abuts the subject property to the east.

The petitioner has proposed the establishment of a Taekwondo/Martial Arts studio within the 2,700 square foot unit. Hours of operation would be 5pm-9pm Monday through Friday, and 9:30am-10:30am on Saturdays. The studio would be closed on Sunday. There would be only one employee, Eniko Szabo, who is the owner of the business. The owner estimates that total student count would be around 60-70 students, with class sizes being less than 15 students. The proposed business is already in operation as they were unaware of the requirement for a Land Use Variation. Staff is comfortable with their occupancy of the site while they proceed through the zoning process.

Meeting Discussion:

Ms. Skordilis introduced the project, including a brief description of the building and subject property, which is composed of a multi-tenant building with a loading dock and basement. She mentioned that the property has had issues with vacancy since the 1990's and that the property is zoned O-T. She stated that they've worked extensively with real estate agents and have not been able to find a tenant. However, she said that ownership was recently approached by a taekwondo studio that was interested in renting space at the subject property, and due to a misunderstanding, the tenant has occupied the space. She clarified that the tenant has passed building and fire department inspections and that she believed staff is comfortable with the user operating in the space until the zoning issue is resolved.

Discussion ensued regarding the history of the zoning on the property.

Mr. Hubbard clarified that the property was zoned O-T and that the Comprehensive Plan designated this property as "Commercial".

Commissioner Jensen asked where in the building is the unit that would contain the taekwondo studio.

Ms. Skordilis replied that, if you were looking at the building from Central Rd, it would be the unit on the right. She explained that the unit on the left was the smaller unit and used to have an office tenant, who was there until relatively recently but has since left. She reiterated that it has been difficult to lease the units.

Mr. Hubbard stated that the property was zoned O-T, and that a land use variation was required for the proposed martial arts studio, which was classified by the zoning ordinance as a "commercial recreation facility". He said that there are some minor items related to parking and the site plan, and said that the petitioner needed to provide staff with consistent information relating to the number of parking spaces on site versus the number of parking shown on the site plan.

Ms. Skordilis stated that she was working on the parking counts and that she would provide them to staff next week.

Mr. Hubbard clarified that staff was asking for a parking survey to determine existing usage of the parking lot, and that since the business was already in operation, the parking survey should show the actual demand that is generated by the use, which will give a good picture of the capacity of the parking lot to accommodate the proposed use. He mentioned that the proposed use appeared to conform to all parking code requirements. He explained that as a condition of approval for the Japan Auto site, the approval stated that if access between the two properties was ever established, that each property would give the other property the rights to access via a Reciprocal Easement Agreement. He noted that this access had been established, so he said the petitioner should clarify if the necessary cross access easement had been recorded.

Commissioner Jensen asked what was located on the back of the building.

Ms. Skordilis responded that the rear of the building was where the loading dock was located; that it was a two-space loading dock with an elevator to the basement.

Commissioner Sigalos stated that he was glad that the property owner had found a tenant. He asked how long the business had been open for

Ms. Skordilis replied that it had been open for about one month and that it had relocated to the subject property from a location down the street. She said that in her previous location she had a parking lot with only around five spaces, and that the parking lot of the subject property has around 30 spaces so that it should be satisfactory for the needs of the business.

Commissioner Cherwin said he was familiar with the taekwondo studio owner and that she ran a good business. He mentioned that parking at the previous location could be a challenge during some times, but that he believed the parking on the subject property should be suitable. He said he was supportive of the proposed land use variation.

Ms. Skordilis stated that it was difficult to find a decent martial arts studio and that this was a destination location so that it didn't necessarily have to be located in a high visibility area to survive.

Commissioner Sigalos asked if the proposed use would be located only in the 110 E. Central Rd. unit?

Ms. Skordilis responded that yes, the studio was located in the 110 E. Central unit and the other units are addressed

108 and 112 E. Central. She reiterated that the unit just to the west was vacant.

Discussion ensued regarding what a Reciprocal Easement Agreement was.

Commissioner Jensen asked if the Japan Auto site was leased or sold to Japan Auto.

Ms. Skordilis stated that Japan Auto leases the site.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

Firm Name and Address

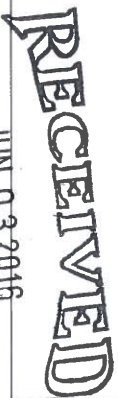
Rufus Lacy Designs
325 Wildberry Ct, Unit A2
Schaumburg, IL 60193

(312) 752-5967

Project Name and Address

FLOOR PLAN A1

Project	Sheet
Date	
Scale	



**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: YMA Taekwondo Studio – 1234 N Arlington Heights Rd.
Land Use – 110 E Central Rd.

Date: June 16, 2016

Sam:

After reviewing the documents, I have the following comments;

1. Review of this project will be per the 2009 IBC as an A-3 Occupancy.
2. According to GIS, this is a 3-tenant building. Is the business intending to use the entire building or only the unit with the address of 110 E Central Rd?
3. Is the provided floor plan the existing layout of the tenant space or the entire building?
4. Provide the total square footage of the tenant space, and an occupancy calculation.
5. Are the restrooms shown existing or proposed?
6. A drinking fountain may be required.
7. The letter indicates two accessible parking stalls, however only one is indicated on the documents.

RECEIVED

JUN 17 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: John G MantisOwner: John G MantisContact Person: Eva SkordilisAddress: 4435 Stonehaven Dr.Long Grove, IL. 60047Phone #: 768-280-2675

Fax #: _____

E-Mail: eva.skordilis@gmail.comP.I.N.# 03-32-319-0280000Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____Recreational FacilityLand Use: Commercial Current: CommercialProposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICESNo concerns at this time.

RECEIVED

JUN 07 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

DeRay 6/7/16

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr
Long Grove, IL. 60047
 Phone #: 708-280-2675
 Fax #: _____
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____

Recreational Facility

Land Use: Commercial Current: Commercial

Proposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

Asst Director



See memo 6-10-16

6-12-16

Date

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: June 10, 2016

Subject: 110 E Central, P.C. #16-013

With regard to the proposed Land Use Permit, I have the following comments:

- 1) The existing fire service (perhaps 4") is protected by a single check valve. It will need to be replaced with an approved RPZ Device.
- 2) The existing 1" domestic service needs to have a new RPZ Device installed.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

RECEIVED
JUN 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

P.I.N.# 03-32-319-0280000
 Location: 110 E Central
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
Recreational Facility
 Land Use: Commercial Current: Commercial
 Proposed: Commercial
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Petition #: P.C. 16-013
 Petitioner: John G Mantis
 Owner: John G Mantis
 Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr.
Long Grove, IL 60047
 Phone #: 708-280-2675
 Fax #: _____
 E-Mail: eva.skordilis@gmail.com

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ ☒ _____Sanitary Sewer _____ ☒ _____Storm Sewer _____ ☒ _____

b. Surface Improvement

Pavement _____ ☒ _____Curb & Gutter _____ ☒ _____Sidewalks _____ ☒ _____Street Lighting _____ ☒ _____

c. Easements

Utility & Drainage _____ ☒ _____Access _____ ☒ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

RECEIVED
 JUN 08 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	_____	☒	_____
4. SITE PLAN ACCEPTABLE?	_____	_____	<u>N/A</u>
5. PRELIMINARY PLAT ACCEPTABLE?	_____	_____	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?	_____	_____	<u>N/A</u>
7. STORM WATER DETENTION REQUIRED?	_____	☒	_____
8. CONTRIBUTION ORDINANCE EXISTING?	_____	☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING?	_____	☒	_____
10. WETLAND EXISTING?	_____	☒	_____

~~GENERAL COMMENTS ATTACHED~~ NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

John J. Mantis 6/8/16
 Director Date

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

YMA Taekwondo
110 E. Central
Land Use Variation

RECEIVED
JUN 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

06/14/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting on the exterior of the building. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development may create traffic problems due to increased volume of traffic in area that is already congested. It is recommended to have patrons utilize both Arlington Heights Road and Central Road access drives for entering the business lot, and utilize Central Road to exit the lot.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.


Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:


Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: John G MantisOwner: John G MantisContact Person: Eva SkordilisAddress: 4435 Stonehaven DrLong Grove, IL 60047Phone #: 708-280-2675

Fax #: _____

E-Mail: eva.skordilis@gmail.comP.I.N.# 03-32-319-0280000Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____Recreational FacilityLand Use: Commercial Current: CommercialProposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:No Comments.

RECEIVED

JUN 07 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Environmental Health Officer

6-7-18

Date



Director

6-7-18

Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: John G MantisOwner: John G MantisContact Person: Eva SkordilisAddress: 4435 Stonehaven Dr
Long Grove, IL 60047Phone #: 708-280-2675

Fax #:

E-Mail: eva.skordilis@gmail.comP.I.N.# 03-32-319-028 0000

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____Recreational FacilityLand Use: Commercial Current: CommercialProposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YESNO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Land Use Variation is required.Please see additional comments attached.SAV/USZAK

6.20.16

Date

Planning & Community Development Dept. Review

June 20, 2016



REVIEW ROUND 1

Project: YMA Taekwondo Studio – Eva Skordilis
110 E. Central Road

Case Number: PC 16-013

General:

7. The required Ownership Affidavit was not provided with the application. Please provide the required ownership affidavit as contained on page 9 of the application. The application can be accessed via the following link:
https://www.vah.com/assets/1/planning_department/PC_Application_3_30_16_FILLABLE.pdf

Zoning:

8. The proposed use is classified as a “Recreational Facility, Commercial”, which is not a permitted or special use within the O-T District where the subject property is located. Therefore, a Land Use Variation is required.
9. All applications for Land Use Variations must provide written justification outlining conformance to the three standards necessary for Land Use Variation approval. These standards are included below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Please provide a response to each of the three criteria that explains how the proposed Land Use Variation conforms to each standard.

Parking/Loading/Traffic:

10. When Japan Auto, located immediately to the east of the subject property, was approved in 2012, a condition of approval required that *“Prior to the issuance of a building permit, the property owner shall provide a cross access easement along the west property line to benefit the adjacent property to the west. This easement shall include a provision requiring the adjacent property owner to the west to provide a reciprocal easement as well as to pay for all costs associated with the connection between the two sites if and when there is a need or there is a requires by said owner to the west.”* Staff notes that the aforementioned “connection” has been established between the two properties. Please clarify if the “reciprocal easement” has been provided.
11. Per Section 6.12-1(2) of the Zoning Code, because the floor area of the proposed use is less than 5,000 square feet and located along a major arterial, a detailed traffic study is not required. However, a detailed parking analysis is required. Therefore, please provide parking counts for a Wednesday evening, Friday evening, and Saturday morning over a two week period.
12. There is a discrepancy between the amount of parking spaces as outlined in your cover letter versus the amount of parking spaces as shown on the site plan. Please clarify the exact amount of parking spaces that are provided on site.

Based on the above analysis, it appears that the necessary required parking is provided on the site, pending your response clarifying the actual amount of parking contained on the site.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis

Address: 4435 Stonehaven Dr.

Long Grove, IL 60047

Phone #: 708-280-2675

Fax #:

E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-3A-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____

Recreational Facility

Land Use: Commercial Current: Commercial

Proposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

N/A

X
X

Comments:

- 1) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Central east of the drive aisle in order to screen the parking area.

[Signature] 6/17/16
Coordinator Date

July 25, 2016

Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Land Usage Variation - 110 E Central Rd, Arlington Heights, IL

Dear Mr. Hubbard,

This letter is in response to your letter of June 8, 2016 and the comments sent to you from the various departments in Arlington Heights in preparation for Planning Commission hearing scheduled for August 10, 2016.

The following have been completed:

- Letter of Notification of the Public Hearing were sent on Friday July 22, 2016 with 250 feet from said property. The letter and property tax ID numbers were reviewed and approved by you. Please see attachment for the affidavit and copy of the letter sent to neighbors.
- The Public Hearing Notice sign was posted on Friday July 22, 2016. The sign was reviewed by you also and wording approved. Copy of the photo will be attached as well.

Building Department:

1. No comment needed
2. This is a three tenant building and the business intends to use just the 110 E Central portion.
3. Two floor plans were provided – one was for the entire building and the other shows the breakdown of each unit.
4. The square footage for the tenant space is 2,700 and accounts for 30% occupancy – the rest of the building is vacant.
5. The restrooms shown are existing
6. The Taekwondo studio has its own water cooler for students to use.
7. The entire property has 2 handicap parking spaces and 26 regular.

Public Works Department:

Believe plumbing is all up to code – the building owner is currently out of the county when he returns I will verify.

Engineering Department:

No comments

Fire Department:

The fire department has inspected the building on 4/26/16 and found no exceptions – we have attached the fire inspection report thus we will assume comments may not be relevant since we had passed an onsite inspection.

Police Department:

- We will review and monitor the exterior lighting situation and add lights as needed for safety
- The emergency information/contact card was filed out today and will be mailed to the Arlington Heights Police Department.
- Comment on landscaping contradicts the Planning and Community Development Department. The police want less and more open but the other department wants to hide the parking lot from plain site.

Health Services Department:

No comments

Planning and Community Development Department:

- The required Ownership Affidavit and been signed and notarized and will be attached.
- Written Justification:
 - The property in questions has been vacant since the 90's – we were able to rent it to a flower shop for a short period in early 2000 was the business did not do well. Since then we have had no luck with any other prospective tenant. As the village is aware that YMA Taekwondo is already operating at this location and doing well due to the additional square footage in comparison to their previous location. The ingress/egress issue with this property does not affect YMA because she is an established business with an established customer base.
 - Since the property has been vacant for so long this has cause significant financial hardship on the owner. He continues to appeal the property taxes every year due to the property being vacant. He had to replace both heating and air conditioning units due to age. The rent will allow the building owner to beautify the building and parking lot. He is also hoping with the greater foot traffic coming to the studio this will possible assist him in renting the remaining portion of the building.
 - This variation will not cause any altering of the essential character of this location.
- Japan Auto service has established the connection between the two properties so a reciprocal is kind of already been established. The property on Central clearly benefits from this connection. The only exit from the property on Central in a right hand turn out into Central and Japan Auto Service has a driveway that also gives them the ability to turn right onto Central.
- The parking lot count has already been sent to you.
- We have 2 Handicap parking spaces and 26 regular spots.

- We will review the landscaping requirements in fall to see if we should add any shrubs – it does contradict with the Police Department. If we planted anything now it would have less of a chance surviving because of the heat.

Please review and let me know if you need anything further.

Thanks,
Eva J Skordilis



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: YMA Taekwondo Studio – 1234 N Arlington Heights Rd.
Land Use – 110 E Central Rd. – Round 2

Date: July 28, 2016

Sam:

After reviewing the documents, I have the following comment:

1. The calculated occupant load of the space (2,700 square feet/50 square feet per person) is 54, which would require two exits. Provide details on the number of existing exits to the public way.

RECEIVED

JUL 28 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Arlington Heights Fire Department Plan Review Sheet



Planning & Community Development Dept. Review

August 1, 2016

REVIEW ROUND 1

Project: YMA Taekwondo Studio – Eva Skordilis
110 E. Central Road

Case Number: PC 16-013

General:

7. The required Ownership Affidavit was not provided with the application. Please provide the required ownership affidavit as contained on page 9 of the application. The application can be accessed via the following link:
https://www.vah.com/assets/1/planning_department/PC_Application_3_30_16_FILLABLE.pdf

Applicant Response: The required Ownership Affidavit and been signed and notarized and will be attached.

Staff Response: Comment has been addressed, thank you.

Zoning:

8. The proposed use is classified as a “Recreational Facility, Commercial”, which is not a permitted or special use within the O-T District where the subject property is located. Therefore, a Land Use Variation is required.

Applicant Response: None.

Staff Response: No response required.

9. All applications for Land Use Variations must provide written justification outlining conformance to the three standards necessary for Land Use Variation approval. These standards are included below:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Please provide a response to each of the three criteria that explains how the proposed Land Use Variation conforms to each standard.

Applicant Response: Written Justification:

- The property in questions has been vacant since the 90's – we were able to rent it to a flower shop for a short period in early 2000 was the business did not do well. Since then we have had no luck with any other prospective tenant. As the village is aware that YMA Taekwondo is already operating at this location and doing well due to the additional square footage in comparison to their previous location. The ingress/egress issue with this property does not affect YMA because she is an established business with an established customer base.
- Since the property has been vacant for so long this has cause significant financial hardship on the owner. He continues to appeal the property taxes every year due to the property being vacant. He had to replace both heating and air conditioning units due to age. The rent will allow the building owner to beautify the building and parking lot. He is also hoping with the greater foot traffic coming to the studio this will possible assist him in renting the remaining portion of the building.
- This variation will not cause any altering of the essential character of this location.

Staff Response: Comment has been addressed, thank you.

Parking/Loading/Traffic:

10. When Japan Auto, located immediately to the east of the subject property, was approved in 2012, a condition of approval required that *“Prior to the issuance of a building permit, the property owner shall provide a cross access easement along the west property line to benefit the adjacent property to the west. This easement shall include a provision requiring the adjacent property owner to the west to provide a reciprocal easement as well as to pay for all costs associated with the connection between the two sites if and when there is a need or there is a requires by said owner to the west.”* Staff notes that the aforementioned “connection” has been established between the two properties. Please clarify if the “reciprocal easement” has been provided.

- **Applicant Response:** Japan Auto service has established the connection between the two properties so a reciprocal is kind of already been established. The property on Central clearly benefits from this connection. The only exit from the property on Central in a right hand turn out into Central and Japan Auto Service has a driveway that also gives them the ability to turn right onto Central.

Staff Response: It does not appear that an official reciprocal easement was ever provided or recorded. As the both properties are currently owned by the petitioner, and as the reciprocal easement agreement would primarily only benefit the owner of the subject property, if the petitioner does not want to provide this easement at this time (which easement would be for their own benefit), staff will not require the reciprocal easement at this time. The Village reserves the right to require this easement in the future as outlined in Ordinance 12-018.

11. Per Section 6.12-1(2) of the Zoning Code, because the floor area of the proposed use is less than 5,000 square feet and located along a major arterial, a detailed traffic study is not required. However, a detailed parking analysis is required. Therefore, please provide parking counts for a Wednesday evening, Friday evening, and Saturday morning over a two week period.

Applicant Response: The parking lot count has already been sent to you.

Staff Response: Comment has been addressed, thank you.

12. There is a discrepancy between the amount of parking spaces as outlined in your cover letter versus the amount of parking spaces as shown on the site plan. Please clarify the exact amount of parking spaces that are provided on site.

Applicant Response: We have 2 Handicap parking spaces and 26 regular spots.

Staff Response: Comment has been addressed, thank you.

13. Parking requirements based on the use are as follows:

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5

Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	<i>Total Provided</i>						28
	Surplus / (Deficit)						5

Based on the above analysis, it appears that the necessary required parking is provided on the site, pending your response clarifying the actual amount of parking contained on the site.

Applicant Response: None.

Staff Response: No response required. The site conforms to all parking requirements.

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis

Address: 4435 Stonehaven Dr.
Long Grove, IL 60047

Phone #: 708-280-2675

Fax #:

E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-39-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____

Land Use: Recreational Facility

Current: Commercial

Proposed: Commercial

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

N/A _____

_____ X

_____ X

Comments:

- 1) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Central east of the drive aisle in order to screen the parking area.

[Signature]

Coordinator

6/27/16

Date

August 3, 2016

Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Land Usage Variation - 110 E Central Rd, Arlington Heights, IL

Dear Mr. Hubbard,

This letter is in response to your email of August 2, 2016 and the comments sent to you from the various departments in Arlington Heights in preparation for Planning Commission hearing scheduled for August 10, 2016.

Building Department:

A secondary egress exists at the Taekwondo studio – we have an entrance in the front along with one in the back of the studio.

Public Works Department:

We will install the RPZ on the domestic water line in the next few weeks.

Landscaping:

We will install the requested landscaping in the fall of this year.

Please review and let me know if you need anything further.

Thanks,
Eva J Skordilis



Item: 2017 Budget

Department: Planning & Community Development

Review and approval of proposed budget for 2017

ATTACHMENTS:

Description	Type
2017 Budget	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2017 BUDGET REQUESTS

Name of Board or Commission: PLAN COMMISSION

Chair: JOSEPH LORENZINI

	2014-15 Actual	8 Month Period Ending Dec. 2015 Actual	2016 Adopted Budget	2016 Estimated Actual	2017 Proposed Budget	Accounts
COMPENSATION:						
Boards & Commissions	\$1,425	\$1,815	\$3,400	\$2,000	\$3,400	101-1009-502.10-03
1 Chair x 24 mtgs x \$20						
8 Members x 24 mtgs x \$15						
Social Security	88	113	200	200	200	101-1009-502.19-11
Medicare	21	26	100	100	100	101-1009-502.19-12
CONTRACTUAL SERVICES:						
APA membership dues	0	150	200	200	200	101-1009-502.22-02
Travel & Training						
Educational/training materials	0	0	300	0	300	101-1009-502.22-03
Photocopying	116	78	500	250	250	101-1009-502.22-15
TOTAL EXPENDITURES	<u>\$1,650</u>	<u>\$2,182</u>	<u>\$4,700</u>	<u>\$2,750</u>	<u>\$4,450</u>	