



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 10, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Pep Boys Redevelopment - 375-425 E. Rand Rd. - 5/8/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Cherepovich Tattoo - 417 S Arlington Heights Rd - T1847
Land Use Variation to allow a tattoo parlor in the B-2 District
- B. Fuel Physical Therapy & Wellness - 11 W. College Dr. - T1851
Land Use Variation to allow a physical rehabilitation center 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
7/10/2024

Item: Pep Boys Redevelopment - 375-425 E. Rand Rd. - 5/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Pep Boys Redevelopment - 5/8/24	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

May 8, 2024

Project Title: Pep Boys Redevelopment
Project Address: 375 – 425 E. Rand Road
Petitioner: Mitch Goltz
Address: GW Properties
2211 N Elston Ave, Suite 400
Chicago, IL 60614

Requested Action:

1. Planned Unit Development (PUD) approval to allow multiple principal structures on one zoning lot.
2. Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots.
3. Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District.
4. Special Use Permits to allow two restaurants with drive-throughs on the subject property.
5. Amendment to Rezoning Ordinance 94-057, to repeal certain approvals and conditions of approval.

Variations Required:

No variations identified at this time. Upon submission of detailed plans, certain variations may be required.

Attendees: Mitch Goltz, Pep Boys
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is approximately 2.79 acres in size and consists of two parcels of land; the western side includes the former Pep Boys building and parking area and the eastern side includes the former Suburban Trim & Glass building as well as several accessory structures. The site has access to both Palatine Road on the south and Rand Road on the north.

The petitioner, Mitch Goltz of GW Properties, has proposed demolition of the Pep Boys building, along with the accessory structures on the Suburban Trim site, and redevelopment with three separate buildings. Two would be for single-tenant occupancy and designed for fast casual tenants including a drive-through component. The 3,340 square foot building at the south and fronting on Palatine Road would be designed for Guzman y Gomez, an Australian-based restaurant chain specializing in Mexican-style cuisine. The 2,024 square foot northern building that fronts on Rand Road would be occupied by Wendy's. The third newly constructed building would be approximately 6,000 square feet and is intended for multi-tenant occupancy. No tenants have been identified for this building. The Suburban Trim building would remain and undergo interior and exterior upgrades to retrofit for new occupancy by single or multiple tenants.

Access to the site would come from a right-in/right-out curb cut along Palatine Road and right-in ingress with full access egress via a singular curb cut along Rand Road. A total of 132 shared parking stalls are proposed on the site, including six ADA accessible stalls.

Meeting Discussion:

Mr. Goltz – Stated that they are the owners of the former Pep Boys and Suburban Glass buildings. The plan is to demolish the Pep Boys building and keep and renovate Suburban Glass building, and they are proposing a PUD with a total of four buildings on the site. They have commitments from a Wendy's, and they just completed a Wendy's in Crystal Lake that utilizes the new building prototype that would be proposed here. They have commitments from Guzman y Gomez as well, and they just developed one in Schaumburg. Guzman y Gomez is a Mexican themed restaurant based in Australia that is quickly expanding in the United States. A veterinary clinic will be proposed for part of the renovated Suburban Glass building and they are working with final tenants for the last building along Rand Road. In total it will be four buildings, one adaptive reuse and then three new buildings with cross access and parking. Improvements to the site will bring the property more into compliance. Utilities and landscaping will be upgraded. A few of the curb cuts will be closed on both Rand and Palatine Roads. Staff has been supportive of the plans thus far, we are eager to get started. Permits have been submitted for the demolition of the former Pep Boys building and we hope to be in front of Plan Commission in the near future.

Mr. Hubbard – Explained that the property is in two zoning districts, the Pep Boys site is B-2, but the Suburban Trim site is in the R-1 district, so one of the zoning actions will be rezoning of the Suburban Trim lot into the B-2 district. A PUD would also be required and the petitioner is proposing to subdivide the site into four lots. Each building will be located on its own separate lot of record through the subdivision process. As part of that zoning entitlement process, they will need to provide a draft of the covenants, conditions and restrictions for the subdivision that outlines the shared access rights and maintenance responsibilities for the common elements. Special Use Permit approval for a restaurant with a drive-through will be required for the Wendy's and the Guzman y Gomez. When the Pep Boy site was rezoned into the B-2 District in 1994, a condition of the rezoning required the site to be developed in accordance to the plans submitted as part of that application. Those plans are now obsolete because that building is going to be demolished, so that ordinance needs to be amended to remove that requirement.

Four main points for the Conceptual Plan Review Committee to consider, as well as the petitioner as they move forward:

1. This property is part of the Rand Road Corridor Beautification Plan. One of the recommendations of that plan is for a landscape median to be constructed on Rand Road. This could impact access on Rand Road. The plan currently proposes a right-in only heading south eastbound on Rand, but then full access for site egress. This may need to be changed to a right-in/right-out only in the future if that landscape median is implemented. IDOT review of the curb cut will be required, and IDOT may require a right in/right out regardless of the future plans for that median. The results of that traffic study will be needed to analyze this.
2. The property is part of the Bike and Pedestrian plan, which calls for a new multi-use bike path along both frontages. Sidewalks will need to be increased in width on both Palatine Road and Rand Road. Part of that enlargement may cause the sidewalk to encroach onto the private property, which would require an easement to be dedicated as part of the subdivision process.
3. One of the key issues that must be addressed is the facilitation of future cross connections to the east and west. The site must be designed to accommodate cross connections to both the east and west. When the properties to the east and west are redeveloped, reciprocal access can be granted and the cross connections can be implemented. The Guzman y Gomez building may need to be shifted a little bit south to create an area for a connection to the west, and perhaps the parking stalls on the east side of the site can be shifted or removed, and the drive isle may need to be adjusted slightly, to facilitate a future cross connection to the east. This is definitely something we will be looking for moving forward.
4. A detailed traffic and parking study will be required as part of the entitlement process, and must analyze onsite circulation, level of service for adjacent intersections, and stacking within the site and drive-throughs. Staff will be asking for tenant specific data from both Wendy's and Guzman y Gomez relative to parking demand at other comparable sites, which would augment any I.T.E. projections from the parking study. The study must analyze whether the site, two drive throughs plus about 12,000 square feet of commercial space, can accommodate parking and traffic will be adequately accommodated on adjacent streets. There could be a lot of traffic coming in and out of the site, and staff will need to take a close look at this moving forward. From a Code standpoint there is a 32-space surplus on the site. However, this is based on conceptual plans that lack detail and contain uncertainties as to the type of tenants that will occupy the site. If there are no restaurant uses within the 12,000 square foot

commercial spaces, parking is probably sufficient, but if there are any other restaurant uses that want to locate here, then it's going to eat up that surplus. The surplus was estimated without taking into consideration any outdoor seating areas, and when those are factored in, that will also decrease the surplus. We're generally supportive of this development, and would like to see this site be redeveloped.

Commissioner Green – Asked if the property to the west was the former Hillside Towing site.

Mr. Hubbard – Confirmed this to be true.

Commissioner Cherwin – Stated that his main concern was full access on Rand Road, which it sounded like will be addressed. It would be up to IDOT regarding the access, but the movements out of the site to head northbound would be difficult.

Mr. Goltz – Currently there are two curb cuts on Rand, there is a middle lane used for dual left turns. We will be pushing very hard with IDOT, the tenants cannot survive with two right in/right outs. We already have a right in/right out on Palatine Road. I would encourage the Village to consider the implications to properties if access gets further constrained. Landscape islands look nice, but a loss of business would be a factor if access goes from full access to right in/right out. Given that access on Palatine is already restricted, it was very important to have full access on Rand Road. We are hopeful that by consolidating some of the curb cuts, along with the varied hours of operation for the businesses, that projected traffic generation will not require access restrictions on Rand Road. While we do have some food users, the peak hours for them are not the same as the peak hours from the others. The 4,000 square foot veterinary clinic will not be open in the evenings. There will be a lot of upgrades to property, non-compliant areas of the site will be modified to comply with code, and we will do our best to adhere to Village code. They had reached out to the neighboring property owners and hoped to establish a joint development opportunity, but that was not possible. They will be a good neighbor to Gatsby's and wanted a good working relationship, however they are not looking to redevelop that site right now.

Commissioner Cherwin – So the Hillside owners are not cooperating on access at this time, but they will eventually come forward for approval of a development on their site. If zoning approvals are required, they would probably have to establish a connection to the petitioner's site property. Is that scenario where the Village would want the petitioner in this case to prepare the site in anticipation of enabling that future connection, regardless of whether right now there's an agreement in place?

Mr. Hubbard – Stated that was correct.

Mr. Goltz – They had looked a couple different layouts and find the best place for a connection to the west. They have to balance what works well for their tenants with the need for this connection. There is a sizable area along the Palatine Road frontage that would be a more logical spot for a future connection, as opposed to the connection being in middle of the property. We have offered to develop the Hillside site for them, but they're not sellers.

Commissioner Green – What is the push back from Hillside?

Commissioner Cherwin – Regardless of Hillside, it is likely that the Village will require them to allow the cross connection, so it would prudent for the petitioner to design the site to enable this future connection.

Mr. Goltz – Yes, and we can shift the Guzman y Gomez building to either facilitate this connection in front of that building or behind it. We can show some flexibility without having major interference on their desired layout.

Commissioner Cherwin – asked for clarification on Building C.

Mr. Goltz – Building C doesn't exist today and is a newly proposed building. Building D is currently the Suburban Glass building and it will be preserved and tenanted with the veterinarian clinic. For Building C we have been talking to a single tenant that could potentially have a drive-through, or it could be a pad for a building up to 6,000 square feet, and depending

on the final tendency it might be a 5,000 square foot building. The site plan shows a general block for where a building could go in this location. Ultimately both buildings could be shifted a little closer to Palatine Road, which would have benefit of opening up space in the middle of the site. We will work with staff and we have our engineers already talking to the Village engineers.

Commissioner Cherwin – Asked if staff was requesting easterly cross access as well, to connect to Gatsby's. Is the petitioner willing to make adjustments?

Mr. Goltz – Yes, however, variations to make this connection may be required. The best way to do this would be to move both buildings on the southern side of the site closer to Palatine Road. Sidewalk encroachments may be an issue. Some municipalities prefer to see buildings closer to the street, and if that was possible here, it would provide space for an access point north of the Palatine Road buildings that would go into the parking lot for Gatsby's. Understanding what the Village would allow will provide guidance to make adjustments.

Commissioner Cherwin – Stated that he was not overly concerned about traffic movements on Rand Road, it was more an issue of whether IDOT would allow it.

Mr. Goltz – They will rely on the findings of the traffic study, but initial analysis suggests full access would work given the existence of a dual left turn lane and the expected traffic volume from the development.

Commissioner Sigalos – Suburban Glass building is going to remain/remodeled, and will not affect Gatsby's?

Mr. Goltz – No impact to Gatsby's is expected. The overall development they are proposing came together when they originally had Suburban Glass under contract on its own. We ran some challenges; the lot lines are highly irregular and when we realized that the market wasn't giving us good feedback on the Suburban Glass site on its own, we found Pep Boys was coincidentally closing their location. We originally were going to use the Pep Boys building and demo the Suburban Glass building, but the Pep Boys building was too big and too deep and there are not many users that can pay the kind of rents that this building needs. So they decided to demo the Pep Boys building and start fresh. We are working on plans for the full renovation of the Suburban Glass building. It will look very different. They would like to explore with staff the possibility of renovating the Suburban Glass building while they go through the overall entitlement process. The veterinary clinic is very eager to get going as fast as possible, they have very long buildout.

Commissioner Sigalos – Asked if the cross access will have any effect on Gatsby's parking lot?

Mr. Goltz – No, we would only be designing their development to make a future connection to Gatsby's, but not actually making it at this time. Gatsby's may be losing parking stalls in other locations based on where the lot lines fall and how their parking is configured. Our intent is to provide the connections for future cross access, but not implement them right now.

Commissioner Sigalos – Thinks this is a good concept and just wants to ensure that nothing impacts the Gatsby's site.

Commissioner Jensen – I support what Mr. Goltz said regarding full access on Rand Road. He recalled what IDOT did on Central, west of Arlington Heights Road, where access was restricted and it killed 3 or 4 businesses there. I don't know that we have any say over IDOT, but we certainly should make the case because we had those people come before us and say they can't sell their land or find tenants. We now have a couple pieces of dead land.

Mr. Goltz – Referenced a couple locations where IDOT put islands in and access was cut off, and the impacts were very detrimental. Rand Road is your one of Arlington Heights most vibrant corridors. Beautification is great, but in this location it makes more sense to do it on the sidewalks. When medians are put in the street, it is guaranteed that tenants will suffer, and then sales tax will suffer

Commissioner Jensen – Thinks it is a good project and is supportive of the concept.

Commissioner Green – Asked if any development had been proposed on the Hillside site yet.

Mr. Hubbard – Responded that there was nothing proposed there yet.

Commissioner Green – Thinks it is a good concept and was being done right.

RECOMMENDATION

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

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



Conceptual Plan Review Committee
7/10/2024

Item: Cherepovich Tattoo - 417 S Arlington Heights Rd - T1847

Department: Planning & Community Development Department

Requested Action

Land Use Variation to allow a Tattoo Parlor in the B-2 District.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Tattoo Parlor in the B-2, General Business District, and is generally supportive of the application subject to resolution of the following:

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

Staff Report
Aerial
Project Narrative
Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits



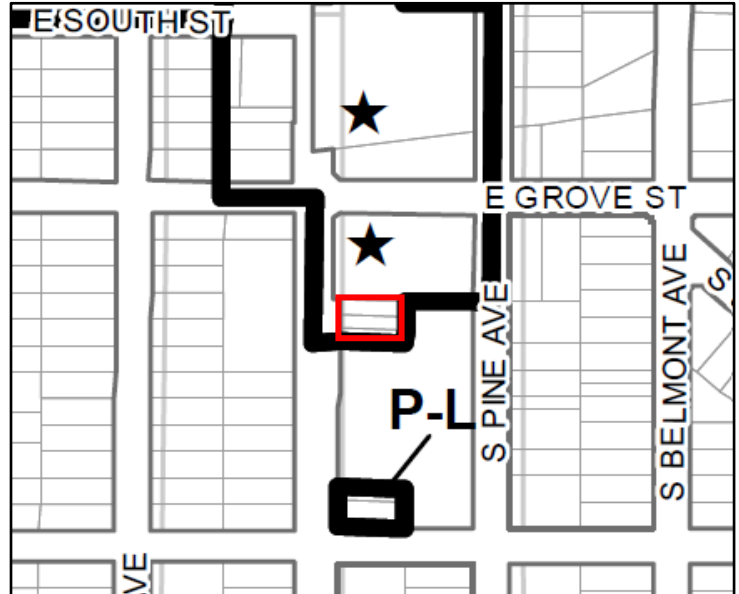
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT COMMITTEE REPORT**

Temp File Number: T1847
Project Title: Cherepovich Tattoo
Address: 417 S. Arlington Heights Rd
PIN: 03-32-122-002

To: Conceptual Plan Review Committee
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: July 10, 2024
Date Prepared: July 1, 2024

Petitioner: Artsiom Cherepovich
Address: 417 S. Arlington Heights Rd
Arlington Heights, IL 60004

Existing Zoning: B-2, General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Multi-Tenant Retail Center	Commercial
South	R-3, One Family Dwelling District	Place of Worship (Church)	Institutional
East	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached

Requested Action

1. Land Use Variation to allow a Tattoo Parlor in the B-2 District.

Variations Required

None identified at this time.

Project Background

The subject property is located within the multi-tenant commercial building at 417 S. Arlington Heights Rd. The building is approximately 4,280sf with 4 units, two of which are vacant at this time. Access to the site comes from one curb cut on Arlington Heights Rd. The tenants share 12 parking stalls. However, the property owner has an agreement with the adjacent church to lease an additional 19 parking stalls during the week. The parking agreement is not perpetual, and does not permit usage of the parking stalls on Saturday evenings or Sunday mornings.

The petitioner, Cherepovich Tattoo, is looking to open a new tattoo parlor in Arlington Heights. They are interested in a 1,000sf vacant tenant space, in which the proposed floor plan consists of three private tattoo studios, an office, and a waiting area with a front desk. Their business aims to provide high-quality tattooing services in a vibrant and welcoming environment. Their services include custom tattoo designs and cover-up tattoos. They plan to have 2-3 full-time tattoo artists on staff with one receptionist. Their hours of operation would be Tuesday-Sunday, 11:00am-7:00pm.

Zoning and Comprehensive Plan

The property is located in the B-2, General Business District. The proposed use is classified as a Tattoo Parlor, which is not expressly permitted in any zoning district. As such, a Land Use Variation is required. As part of their application, the petitioners must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses. Compatibility with this designation is undetermined at this time, and is contingent upon meeting Land Use Variation criteria as described above.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. They likely will have some signage, which will require a separate sign permit. The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior remodel work that may be needed to accommodate the new use. The petitioner is encouraged to reach out to the Building and Life Safety Department to determine if any accessibility improvements will be required as part of this project. The petitioner will have to comply with all Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements. Any missing or dead landscaping must be replanted as part of any potential approval.

Parking and Traffic

Per Section 6.12-1 of the Zoning Code, a detailed parking analysis is required for this project. This analysis should include a list of tenants that occupy the other units within 417 S. Arlington Heights Rd, as the parking lot is shared. The petitioner shall also provide a 3-day parking survey at half hour intervals, to determine the parking demand during the proposed hours of operation.

According to Code, beauty shops (the most similar permitted use) require one parking stall for every 250sf of floor area. The proposed gross floor area of approximately 1,000sf would require a total of 4 parking stalls. This equates to the same parking requirement as general retail for the tenant space. As the proposed change of use does not result in an increase in required parking stalls, the addition of bicycle parking spaces is not required as part of this petition.

Per the mix of uses in the building (detailed in Table I below), a total of 17 stalls are required. As there are 12 stalls on site, this results in an overall parking deficit of 5 stalls. However, as previously mentioned, the property owner has a non-perpetual agreement with the adjacent Faith Lutheran Church, located at 431 S. Arlington Heights Rd, to lease an additional 19 parking stalls. This parking agreement excludes usage of the 19 stalls during Saturday evenings and Sunday mornings. With the additional 19 stalls, there is a surplus of on-site parking. Additionally, the parking agreement has a 30-day cancellation clause.

The petitioner will likely need to seek a parking variation. However, further discussion and research must be done to determine if a perpetual parking agreement with the Faith Lutheran Church and the subject property would be possible, either in place of a variation request or in combination with one. Even if the parking agreement with the church were perpetual, a parking study would still be required to determine if the 19 spaces would be available, based on the church's parking requirements. In the case that the church did not meet their own parking requirements, a parking variation would still be required.

Table I: Required Parking

SPACE	CODE USE	SF	PARKING CALC SF	PARKING RATIO (1:X)	PARKING REQUIRED
Born Beaute	Beauty	1,700	1,700	250	7
Vacant	Vacant	1,500	1,500	300	5
Cherepovich Tattoo	Beauty	1,000	1,000	250	4
Rocket Plumbing	Office	80	80	300	1
TOTAL		4,280			17
TOTAL PARKING REQUIRED					17
TOTAL PARKING PROVIDED					12
SURPLUS (DEFICIT)					(5)
TOTAL PARKING PROVIDED (with 19 spaces from church lot)					31

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Tattoo Parlor in the B-2, General Business District, and is generally supportive of the application subject to resolution of the following:

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

_____, July 1, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1847



E Grove St

S Evergreen Ave

S Arlington Heights Rd

S Pine Ave

S Belmont Ave

S Banbury Rd

Business Plan for "Cherepovich Tattoo"

1. GOAL:

"Cherepovich Tattoo" aims to provide high-quality tattooing services in a vibrant and welcoming environment. Our studio will cater to a diverse clientele seeking personalized tattoo experiences. Our mission is to create lasting art that reflects our clients' unique stories and identities.

2. STRATEGY:

"Cherepovich Tattoo" will occupy a 800 square foot space equipped with professional tattooing equipment and a sterilization area compliant with industry standards. Our services will include custom tattoo designs and cover-ups. We will differentiate ourselves by fostering a culture of creativity, professionalism, and inclusivity.

3. RESEARCH DATA:

Market research indicates a growing demand for tattoo services among millennials and Gen Z, driven by a desire for self-expression and body art. With limited competition in our immediate area, we have a prime opportunity to establish ourselves as a premier destination for tattoo enthusiasts.

4. MARKETING AND SALES PLAN:

- Develop a strong brand identity through social media presence, showcasing artist portfolios, client testimonials, and behind-the-scenes content.
- Offer promotional events and discounted rates for special occasions.
- Implement a referral program to incentivize existing clients to bring in new business.

5. OPERATIONS AND MANAGEMENT:

- *Studio hours:* Tuesday-Sunday, 11:00 am – 7:00 pm.
- Appointment scheduling through an online booking system and walk-ins welcome based on artist availability.
- *Staffing:* Two-three full-time tattoo artists and one receptionist.
- Strict adherence to hygiene and safety protocols, including single-use needles, disposable gloves, and thorough sterilization procedures after each client.

6. FINANCIAL PLAN:

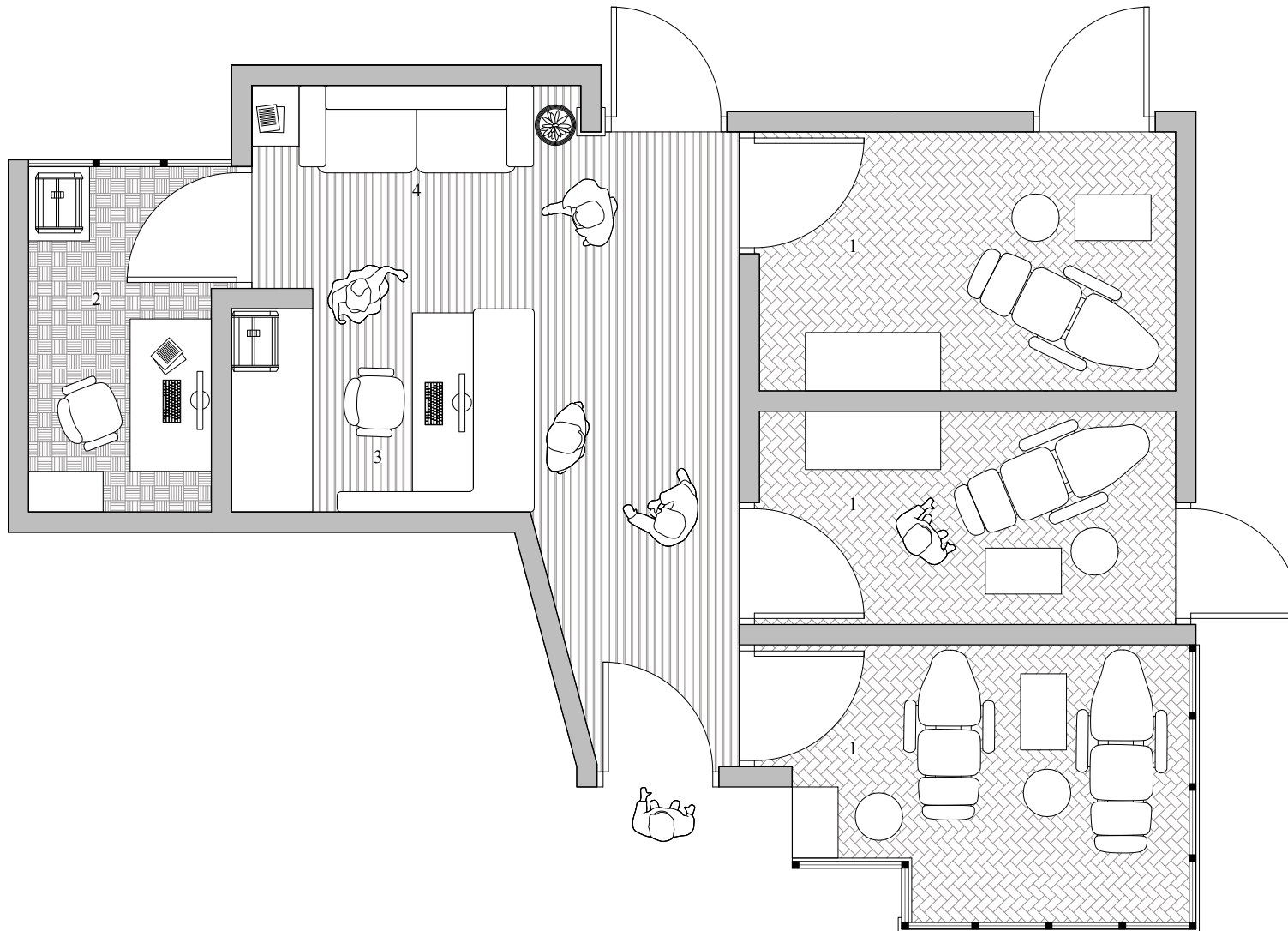
- *Startup costs:* \$35,000 for equipment, licenses, permits, and initial inventory.
- *Revenue projections:* Based on an average of 20 tattoos per week, with an average ticket price of \$200-300, we anticipate generating \$4,000-6,000 in weekly revenue.

7. SCHEDULE:

Tuesday-Sunday:

- 11:00 am - 12:00 pm: Administrative tasks and preparation
- 12:00 pm - 6:00 pm: Tattoo appointments
- 6:00 pm - 7:00 pm: Studio cleanup and closing

Regular team meetings will be held bi-weekly to discuss client feedback, marketing strategies, and operational improvements. By following this business plan and schedule, "Cherepovich Tattoo" aims to become a trusted destination for exceptional tattoo experiences in our community.



KEY:

- 1. Work space
- 2. Office
- 3. Front desk
- 4. Waiting area



Conceptual Plan Review Committee
7/10/2024

Item: Fuel Physical Therapy & Wellness - 11 W. College Dr. - T1851

Department: Planning & Community Development Department

Requested Action

Land Use Variation for a Physical Rehabilitation Center in the M-1 District.

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
2. A Variation from Chapter 28, Section 10.4, to reduce the required parking from 70 to 64 spaces.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Physical Rehabilitation Center in the M-1 District, as well as the following variations:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
- A Variation from Chapter 28, Section 10.4, to reduce the required parking from 70 to 64 spaces.

The SDC is generally supportive of the application 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, traffic/parking study variation, and parking requirement 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 verify that all tenant information within the parking calculations is accurate (tenant name, size of tenant space, etc.).
3. The petitioner shall survey the parking lot at one-hour intervals over a two-day period during times when the proposed use would be in operation, including a Saturday.
4. The subject units must comply with all applicable Building Code and Fire/Life-Safety regulations.
5. The petitioner shall comply with all Federal, State, and Village codes, Regulations, and Policies.
6. 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: T1851

Project Title: Fuel Physical Therapy
& Wellness

Address: 11 W. College Dr Unit A & J

PIN: 03-08-316-002

To: Conceptual Plan Review Committee

Prepared By: Hailey Nicholas, Assistant Planner

Meeting Date: July 10, 2024

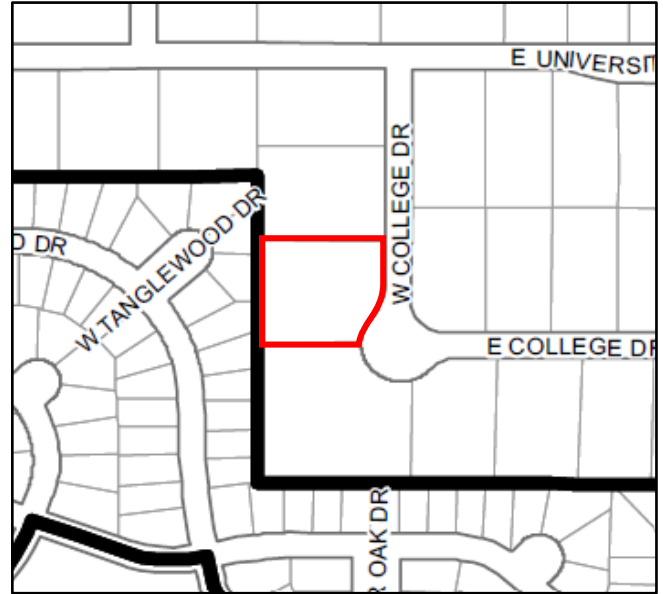
Date Prepared: July 1, 2024

Petitioner: Dr. Larry Frank Jr.

Address: 11 W. College Dr 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	Flex Office/Light Industrial Building	R&D, Mfg., Warehousing
South	M-1: Research, Development, and Light Manufacturing District	Commercial Recreation Facility (Heritage Tennis Club)	R&D, Mfg., Warehousing
East	M-1: Research, Development, and Light Manufacturing District	Multi-Tenant Flex Office/Light Industrial Building	R&D, Mfg., Warehousing
West	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action

1. Land Use Variation for a Physical Rehabilitation Center in the M-1 District

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
2. A Variation from Chapter 28, Section 10.4, to reduce the required parking from 70 to 64 spaces.

Project Background

The subject property is 79,897 square feet (1.83 ac.) in size and contains an approximately 23,000 square foot multi-tenant flex office/industrial building that is one story in height. Access to the site comes from two curb cuts on College Drive that provide one-way circular access around the building. There is a total of 64 on-site parking stalls.

The petitioner, Dr. Frank Jr. of Fuel Physical Therapy and Wellness, is looking to open a physical rehabilitation center in Arlington Heights. Their current location is in Mount Prospect, IL. The petitioner is looking to begin their operations in unit A, with 1,170sf of floor area. In November/December of 2024, they plan to move into Unit J, which has 2,400sf of floor area. Unit J will be their long-term space, and they would no longer occupy Unit A. The petitioner has provided two floor plans, one for each unit. Each floor plan includes an open treatment area, a private treatment room, an office, and storage space.

Fuel Physical Therapy and Wellness is sole proprietor owned and operated, and the petitioner is the only employee. The hours of operation would be 9:00am-7:00pm Monday through Friday and 8:00am-12:00pm on Saturdays, closed Sundays. They have approximately 30 clients per week, and are appointment-only. All appointments are one-hour-long 1-on-1 sessions. The petitioner holds an individual license with the Illinois Department of Financial and Professional Regulation as a physical therapist.

Zoning and Comprehensive Plan

The subject property is zoned M-1 Research, Development and Light Manufacturing District. The proposed Physical Rehabilitation Center 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 Staff Development Committee is generally supportive of the proposed land use variation. The parking and traffic impact is expected to be minimal, and the use is generally harmonious with the surrounding land uses in that the hours of operation are compatible with the residential areas to the west, and the impacts of the business should not be observable outside of the subject unit.

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 not proposing any interior or exterior renovations, but is aware that a building permit is required if any work is to be proposed at a later date. 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 as part of any Land Use Variation approval. The

petitioner should evaluate the buffer to the west where the property abuts single-family homes, and determine to what extent, if any, improvements may be needed in this area.

Parking and Traffic:

Per code, a traffic and parking study is required for Land Use Variations located on any “local” street. Since College Drive is classified as a local street, a traffic and parking study is required. Given the low employee count and moderate volume of customer traffic, the Staff Development Committee believes a variation to waive the traffic study may be warranted. However, the petitioner must verify if they are requesting the below variation, and must also justify any such request subject to the four-hardship criteria as outlined above.

- Variation to Chapter 28, Section 6.12.2c, to waive the requirement for a traffic and parking analysis by a qualified professional engineer.

A parking survey for this property was submitted in 2020 when Cremation by Water, located in unit K of the subject property, obtained Land Use Variation approval. That parking survey showed a 39% peak utilization rate of the parking lot (29 spaces out of 65 total) over a two-day period. In order to ensure that the 64 parking spaces presently located on the site are suitable for the existing parking demand within the multi-tenant complex, the petitioner shall do their own parking survey, surveying the parking lot at one-hour intervals over a two-day period during times when the proposed use would be in operation. Relative to parking, the petitioner will need to request a variation from parking requirements, as their proposed use creates a parking deficit per staff calculations.

- A Variation from Chapter 28, Section 10.4, to reduce the required parking from 70 to 64 spaces.

The table below summarizes the onsite parking, and Table 1 at the end of this report provides the detailed breakdown of parking calculations.

Unit	A	J
Total Parking Required	65	70
Total Parking Provided	64	64
Surplus/(Deficit)	(1)	(6)

The petitioner shall be responsible to work with the landlord to verify if the tenant list and tenant space sizes are accurate. Any updates to the attached parking table must be included as part of any formal Plan Commission application.

The proposed use increases the overall parking requirement on the subject property, so compliance with the bicycle parking regulations required. For a physical rehabilitation center, 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 Physical Rehabilitation Center in the M-1 District, as well as the following variations:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
- A Variation from Chapter 28, Section 10.4, to reduce the required parking from 70 to 64 spaces.

The SDC is generally supportive of the application 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, traffic/parking study variation, and parking requirement 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 verify that all tenant information within the parking calculations is accurate (tenant name, size of tenant space, etc.).
3. The petitioner shall survey the parking lot at one-hour intervals over a two-day period during times when the proposed use would be in operation, including a Saturday.
4. The subject units must comply with all applicable Building Code and Fire/Life-Safety regulations.
5. The petitioner shall comply with all Federal, State, and Village codes, Regulations, and Policies.
6. 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.

July 1, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1851

11 W College Drive - Drafts for Fuel Physical Therapy & Wellness Discussion

Unit	Tenant	Total SF	Office SF	Ind. SF	Ind. Emps.	Vehicles	Ind. Parking	Office Parking	Req. Parking	Notes
A	Prestige Management	900	900	0	0	0	0	3	3	Professional Office
A	Fuel Physical Therapy & Wellness	1,170	1,170	0	0	0	0	5	5	Physical Rehab Center, parking at 1 per 250 sf
B	Dr. Randy Kettering	1,400	1,400	0	0	0	0	5	5	Professional Office (Psych office)
C	Servicemaster	2,700	2,700	0	0	0	0	9	9	Contractor Office
D	Smart Construction Group	2,800	1,400	1,400	0	0	0	5	5	Contractor Office
E	KZ Transport	1,400	1,400	0	0	0	0	5	5	Professional Office
F	Cavalier Jewelers	1,400	1,000	400	1	0	1	3	4	Office/Warehouse
G	ARS Point of Sale	1,200	370	830	1	1	2	1	3	Wholesale and Warehouse Facility
H	Quick Kill Exterminating Company	1,300	1,000	300	0	6	6	3	9	Office/Warehouse
I	Lorelle Communications	2,600	1,128	1,472	2	1	2	4	6	Studio
J	Smart Construction Group	2,400	1,300	1,100	0	0	0	4	4	Contractor Office
K	Cremation By Water	2,600	500	2,100	2	0	1	2	3	Professional Office
M	TS Ventures	1,300	1,300	0	0	0	0	4	4	Professional Office
N	Restoration 1	1,400	80	1,320	4	2	4	0	4	Contractor Office
TOT		23,670	15,648	8,922	10	10	15	53	65	

Parking Analysis

11 W. College Dr. (M-1)
6/20/2024

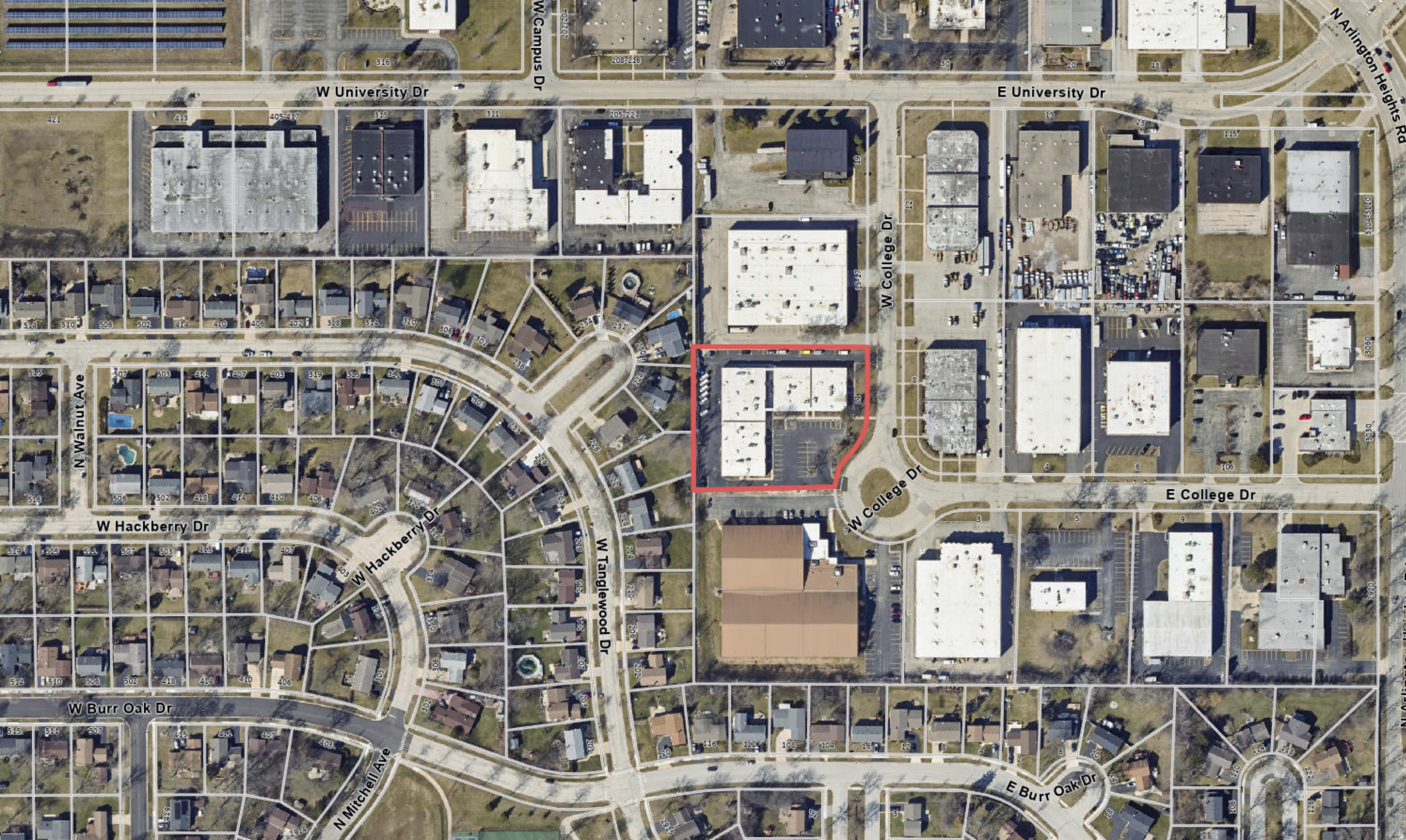
Existing Parking	64
Surplus/Deficit	(1)

Unit	Tenant	Total SF	Office SF	Ind. SF	Ind. Emps.	Vehicles	Ind. Parking	Office Parking	Req. Parking	Notes
A	Prestige Management	900	900	0	0	0	0	3	3	Professional Office
A	Vacant	1,170	1,170	0	0	0	0	4	4	Vacant
B	Dr. Randy Kettering	1,400	1,400	0	0	0	0	5	5	Professional Office (Psych office)
C	Servicemaster	2,700	2,700	0	0	0	0	9	9	Contractor Office
D	Smart Construction Group	2,800	1,400	1,400	0	0	0	5	5	Contractor Office
E	KZ Transport	1,400	1,400	0	0	0	0	5	5	Professional Office
F	Cavalier Jewelers	1,400	1,000	400	1	0	1	3	4	Office/Warehouse
G	ARS Point of Sale	1,200	370	830	1	1	2	1	3	Wholesale and Warehouse Facility
H	Quick Kill Exterminating Company	1,300	1,000	300	0	6	6	3	9	Office/Warehouse
I	Lorelle Communications	2,600	1,128	1,472	2	1	2	4	6	Studio
J	Fuel Physical Therapy and Wellness	2,400	2,400	0	0	0	0	8	10	Physical Therapy, parking at 1 per 250 sf
K	Cremation By Water	2,600	500	2,100	2	0	1	2	3	Professional Office
M	TS Ventures	1,300	1,300	0	0	0	0	4	4	Professional Office
N	Restoration 1	1,400	80	1,320	4	2	4	0	4	Contractor Office
TOT		23,670	16,748	7,822	10	10	15	56	70	

Parking Analysis

11 W. College Dr. (M-1)
6/20/2024

Existing Parking	64
Surplus/Deficit	(6)



Fuel Physical Therapy and Wellness (Fuel), Arlington Heights

My name is Larry Frank Jr., I am a Doctor of Physical Therapy and entrepreneur. I have been a resident of Arlington Heights since 2018, my wife and I moved here to join a friendly community to raise a family. I am seeking to open a physical therapy clinic in Arlington Heights because it provides an opportunity to become more locally integrated by providing a health and wellness service to a community that has been supportive and welcoming to my family.

Fuel's business model is centered around providing individualized, 1-on-1 care to each and every client. It's become an unfortunate reality that much of healthcare, with physical therapy in particular, has moved to a high-volume model of treatment with less-individualized approaches to care. Along with this, healthcare has become more reactive "sick-care" rather than promoting long-term health and wellness so that we can live healthier lives.

The services at Fuel not only focus on recovery from injury but also emphasize preventing injury as well as maintaining long term health through fitness and wellness training. One of the main treatment philosophies is that we are not just addressing pain or injury but helping individuals participate in the activities they love, be it competitive sport, recreational exercise, or any activity they find fulfillment with.

My specialty areas include youth sports and multiple areas of adult fitness including running and weightlifting. I have been working with multiple local youth sports clubs providing care to their athletes as well as providing free screening services in order to improve the speed and accessibility to care and information.

When looking to relocate my business from Mount Prospect, where I currently operate, to Arlington Heights I found a location at 11 W College Drive that is very well suited for this type of physical therapy facility. This move would occur in two stages as described below.

Initially, occupancy will begin in Suite A of 11 W College Drive. This will only be temporary until approximately November or December of 2024, then I will move to Suite J when this unit is no longer occupied. The plan is for Suite J to be the long-term location for my business. Suite J is approximately 2,400 square feet in size and meets many of the requirements for a physical therapy clinic including office space, private rooms, multiple bathrooms, and open floor space. Very minimal work will be needed in both Suites A and J, with the goal being to begin providing services out of Suite A as soon as approved.

Fuel will mix well with existing businesses in the area including a crossfit facility, tennis club, and a youth fitness facility all within a very short distance. Furthermore, there are multiple medical facilities within 1 mile of this location to promote a strong local medical community. Physical therapy bridges the gap between fitness and healthcare, and being located within both of these types of communities helps bring them all together.

Fuel will operate primarily Monday through Friday, with occasional Saturdays. Hours will be 9am-7pm Monday through Friday, and 8am-12pm Saturday. Sessions are by appointment only, lasting 1 hour each. I am a sole proprietor, so I will be the only one working at this location and providing services, anticipated volume is 25-30 appointments per week.

Thank you very much for your consideration for this opportunity to become a member of the Arlington Heights business community. I look forward to our initial meeting and working with the families of Arlington Heights for many years.

Sincerely,
Larry Frank
Founder and Owner of Fuel Physical Therapy and Wellness

11 W College Drive, Unit A
Arlington Heights IL 60004

