

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

A MEETING HELD ON:

July 10, 2024

Project Title: Cherepovich Tattoo
Address: 417 S Arlington Heights Road
Petitioner: Artsiom Cherepovich
Address: 417 S Arlington Heights Road.
 Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a tattoo parlor in the B-2 District.

Variations Required:

None identified at this time.

Attendees: Inga, translator
 Artsiom Cherepovich, owner of Cherepovich Tattoo
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Bruce Green, Plan Commissioner
 Hailey Nicholas, Planning Department
 Michael Lysicatos, Planning Department

Project Summary:

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.

Meeting Discussion:

Ms. Inga – we came here with the proposal of tattoo studio, Cherepovich Tattoo. Mr. Cherepovich has a vision that is going to be really nice comfortable and cozy space where people can come and have a really exciting and comfortable experience with their artist. The studio hours we are proposing are Tuesday to Sunday from 11:00 AM to 7:00 PM. This is an economical decision because the majority of people have a much more flexible schedule on the weekend rather than during the week. Mr. Cherepovich has been in the art business for almost 10 years, and is a tattoo artist himself, and definitely has a clear understanding of how the business works, and knows which equipment is needed precious, which licenses needs to get, how to perform a tattoo and how to work with clients. This business would be a really nice opportunity in Arlington Heights, where people can fairly expose themselves with a little help of professionals.

Ms. Nicholas –

The petitioner Cherepovich Tattoo is requesting a land use variation to allow a tattoo parlor in the B-2 general business district. The subject property is a multi-tenant commercial building at 417 S Arlington Heights Road. The proposed location is an approximately 1000 square foot vacant unit within the building, and their floor planning consists of three private tattoo studios, an office, and a reception area. 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 two to three full time tattoo artists on staff with one receptionist. Their hours of operation would be Tuesday to Sunday 11:00 AM to 7:00 PM.

Tattoo parlors are not a permitted use in any zoning district in the village at this time, but a number of businesses with this use designation have applied for and received use variations in the past, most recently being Space Cat Tattoo and Midwest Tattoo, both located in the B-2 District. A Plan Commission application has not yet been received, but the petitioners will need to provide a written response to each of the four hardship criteria necessary for land use variation approval as part of their application. The comprehensive plan classifies this property as appropriate for commercial land uses and staff finds that the proposed tattoo parlor is generally compatible with this, but compatibility will depend on the petitioner's response to the land use variation approval criteria. The petitioner is not currently proposing any changes to the exterior of the site and they are aware that any interior build out needed to accommodate their business will require a building permit.

A detailed parking analysis is required for this project, which would include a list of tenants that occupy the other 3 units in the building, which has already been provided, and a parking survey. The parking survey should observe the usage of the parking lot over a three-day period during half hour intervals, and one of the days surveys should be surveyed should be a Saturday. Staff has calculated the required parking at the ratio that's used for beauty salons, which is one parking space required for every 250 square feet of floor area and per the mix of uses at the site, a total of 17 parking stalls are required. Currently there only 12 parking stalls on site and this would create a parking deficit of five spaces. However, the property owner does have a parking agreement with the adjacent Faith Lutheran Church, which is located at 431 S Arlington Heights Road, to lease an additional 19 parking stalls from them. However, this parking agreement is not perpetual and is not allowed usage of the spaces on Saturday evenings and Sunday mornings. The agreement also has a 30-day cancellation clause. With that being said, it's likely that a parking variation will be required for this project to allow the deficit of five spaces.

Overall, the Staff Development Committee is generally supportive of this proposal and has no major concerns subject to the submission of a formal application.

Commissioner Jensen – inquired about the ½ hour intervals for the parking study and why not hourly.

Ms. Nicholas – explained that staff are being consistent with other tattoo parlors that have all done their parking studies in ½ hour intervals.

Commissioner Sigalos – no questions.

Commissioner Cherwin – so the petitioner is will have to apply for a land use variation because it's not a permitted use in any district. Have there been any issues from a policy perspective, any issues or any complaints about any of the ones that have already been approved?

Ms. Nicholas – the Police Department did a preliminary review of the proposal and they didn't mention anything like that, so not that we are aware of.

Commissioner Cherwin – OK, I guess my only concern would be the Sunday situation and Saturday evening, because if there is going to be some overflow parking and you know the church isn't going to be available. You could be fine during the week for the most part, but my concern would be if there are parking issues, you know this is a little bit of a tighter space with the business there. This would be my biggest concern.

Also, Rocket Plumbing has only one parking spot?

Ms. Nicholas – yes, they only have 80 square foot space, one parking space.

Commissioner Green – has the same concern with the parking.

Commissioner Green – you have four “yes” votes, please feel free to apply.

Public Comment

None

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

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

A MEETING HELD ON:

July 10, 2024

Project Title: Fuel Physical Therapy & Wellness

Address: 11 W. College Drive – Unit A & J

Petitioner: Dr. Larry Frank, Jr.

Address: 11 W. College Dr. – Unit A
Arlington Heights, IL 60004

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.

Attendees: Dr. Larry Frank, Jr., Petitioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Hailey Nicholas, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

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.

Meeting Discussion:

Dr. Frank – a physical therapist, owner of Fuel Physical Therapy and Wellness. I'm proposing to move my business to Arlington Heights from Mount Prospect. Lives in Arlington Heights, and currently subletting from a gym owner in Mount Prospect, looking to expand. My business is unique compared to commercial physical therapy clinics, with more of a concierge level style treatment. It's one-on-one care, one hour appointment. Services range from your typical physical therapy, and your recovery and then it does lead into the wellness services, which mostly includes personal training and

performance training depending on what that particular client is.

Ms. Nicholas – Fuel Physical Therapy and Wellness is requesting a land use variation to allow a physical rehabilitation center in the M-1 district. The subject property is a multi-tenant flex office industrial building located at 11 W College Drive. The building has 14 units that share the 64 onsite parking spaces. The petitioner will begin their operations in unit A of the building which is approximately 1,170 square feet, and then plan in November or December of 2024 to add Unit J, which has approximately 2,400 square feet of floor area. The floor plans for each unit are similar, both including an open treatment area, a private treatment room, and office and storage space.

The petitioner is the only employee and their hours of operation would be 9:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 12:00 PM on Saturdays. They see about 30 clients per week, by appointment only, and each appointment being about an hour long. The petitioner holds a license with the Illinois Department of Financial and Professional Regulation as a physical therapist.

The proposed physical rehabilitation center use is not permitted in the M-1 district, so the land use variation (LUV) is required. The Plan Commission application has not yet been received, but the petitioner will need to provide a written response to each of the four hardship criteria necessary for LUV approval, as part of their application. The Comprehensive Plan classifies this property as appropriate for research, development, manufacturing and warehousing uses. As the proposed use is commercial in nature, compatibility with the Comprehensive Plan is subject to the petitioners' responses to the LUV approval criteria. The petitioner is not proposing any exterior or interior alterations at this time, but they are aware that a building permit will be required for any work to the site.

Per code a traffic and parking study prepared by a professional engineer is required for this project. However, the Staff Development Committee believes a variation from this requirement may be warranted, so the petitioner must verify if they plan to request this variation, and also justify the request subject before variation hardship criteria and their plan commission application. The petitioner will need to provide a detailed parking analysis for the project, which would include a list of all tenants in the building and a parking survey. The parking survey should observe usage of the parking lot over a 2-day period at one-hour intervals. Staff has calculated the required parking per the mix of uses of the site, and a total of 70 parking spaces are required, which creates a deficit of 6 spaces, therefore, the petitioner will need to request a variation to reduce the required parking from 70 to 64 spaces. Additionally, the proposed use increases the overall parking requirement on the subject property, which triggers the requirement for bicycle parking. For a physical rehabilitation center bicycle parking is required at 1 space for every 5000 square feet of floor area with a minimum of two bicycle parking spaces required. Therefore, since the unit is less than 5000 square feet, 2 bicycle parking spaces are required. It is unclear if there is already bicycle parking on site, but as part of the Planning Commission process and review, the petitioner will need to work with the property owner to meet the requirement. Overall, the Staff Development Committee is generally supportive of the proposal and variations subject to the submission of a formal application.

Commissioner Jensen – do you take insurance?

Dr. Frank – it is a direct pay model, that the client can submit to insurance for reimbursement. Cost reimbursement is independent of the client's provider.

Commissioner Jensen – sounds like a good project, perhaps the property owner can pay for the bicycle rack.

Commissioner Sigalos – does the client need a doctor's order for therapy? Weights?

Dr. Frank – not necessarily, different stipulations with the state, but you can go directly to physical therapy. Yes, full exercise equipment. Clientele is mostly young athletes and active adults.

Commissioner Cherwin – glad you are moving to Arlington Heights, no issues with the parking, good use of the property.

Commissioners Jensen and Sigalos - asked about Medicare.

Dr. Frank – explained that there are stipulations that Medicare requires waivers and certain providers for them to pay out. Federally regulated and state to state.

Commissioner Jensen – asked about fees for the one to one for an hour.

Dr. Frank – stated his base rate is \$200 per session for an hour, compared to other PT services that are 15-minute units, four per hour, depending on the service can be up to \$500- \$700 per hour, then discounts are applied.

Commissioner Green – looks great, talk to Ms. Nicholas and she will get you going.

Public Comment

Mr. Moon – shared that he believes the code may need to be adjusted so that we do not have to discuss bike racks and landscaping every time.

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