

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

A MEETING HELD ON:

August 14, 2024

Project Title: ICON Studio
Address: 3375 N Arlington Heights Rd. – Units A, B, G & H
Petitioner: Artemiy Novik
Address: 3375 N Arlington Heights Rd. – Units A
Arlington Heights, IL 60004

Requested Action:

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

Variations Required:

None at this time.

Attendees: Art Novik, Owner of ICON Studio
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Hailey Nicholas, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

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

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

ICON Studio provides a variety of beauty services to their customers, including hair treatments and coloring, makeup, manicures, pedicures, and more. The floor plan consists of a reception area, a hair salon, a nail salon, four private facial rooms, a small office, and a breakroom with a kitchenette for employees. The beauty salon will have 14 employees in total. Their hours of operation are Mondays-Fridays, 9:00am-7:00pm and Saturdays 8:00am-6:00pm. Nostimo Greek Kitchen, Arby's, vacant Olson Rug building, Village Bank & Trust). Parking is shared amongst the PUD, with a total of 1,139 parking spaces available to the businesses within.

Meeting Discussion:

Mr. Novik – I'm planning to open a beauty studio Arlington Heights. A private beauty salon with a lot of services for people. It does not include haircuts and nails; it is a medical process for people who are losing their hair. We are planning to provide post-surgery treatments. There will be nail technicians, hairdressers, makeup artists, and students. The studio is a distributor

of medical cosmetics to aid with psoriasis.

Ms. Nicholas – ICON Studio is requesting a land use variation to allow a beauty salon in the M1 district. The subject property is a multi-tenant office building within the Arlington Office Complex Planning and Development which is composed of seven buildings with approximately 73,000 square feet of floor area. The petitioner has already executed a lease to occupy units A, B, G & H within the building at 3375 N Arlington Heights Rd. Units have a combined floor area of approximately 2,557 square feet, and their proposed floor plan consists of a reception area, hair salon, nail salon, private facial rooms, office, and a break room. They expect to have around 14 employees and their proposed hours of operation would be Monday through Friday, 9:00 AM to 7:00 PM and Saturdays 8:00 AM to 6:00 PM, with their clients by appointment only. The proposed beauty salon use is not permitted in the M1 district, so a land use variation is required. A Planning Commission application has not been received at this time, but the petitioner 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 research, development, manufacturing, and warehousing uses as the proposed use is more commercial in nature, compatibility with the comprehensive plan is subject to a petitioner's responses to the land use variation approval criteria.

The petitioner has already submitted a building permit application for their interior remodel work, and they're aware that they will not be able to commence any remodel work until the appropriate zoning approvals are obtained and the permits issued. In order to ensure that there is sufficient parking on-site for the proposed use, they will need to conduct a parking survey and this will require surveying the parking lot at half hour intervals over a three-day period during their proposed hours of operation, including one Saturday. The petitioner shall also work with the property management or landlord to provide an accurate tenant list, including the sizes and uses of each unit on site, so that the parking requirements can be calculated appropriately. Additionally, the proposed use would increase the overall parking requirements on the subject property as beauty salons require more parking than professional office. This increase in the parking demand does trigger the requirement for bicycle parking at 1 space for every 5000 square feet of floor area, with a minimum of two bicycle parking spaces required. Therefore, 2 bicycle parking spaces would be required for this project as the units are less than 5000 square feet. It's unclear who's already what's the parking on site, but as part of the Planning Commission process, the petitioner would need to work with the property owner to meet this requirement. Overall, staff is generally supportive of the of the proposal and variations subject to the submission of the formal application.

Commissioner Jensen – First of all, I got to say I had no sense whatsoever that it was a specialized salon that dealt with medically related things. I believe that the description needs to be more robust on the usage of the business. In the report it says that you were going to work with the petitioner to look at landscaping for the entire site. If there's deficiencies in the entire site which has what 7 buildings? Do they have to pay for and handle all of the landscaping or is this a responsibility of the landlord?

Mr. Lysicatos – They should be filing with permission from the landlord. So, the landlord is going to be made aware of it. Whether we make that a condition of the approval or not depends on what the deficiency of the landscaping is. There's probably an original landscaping plan for the property. Again, we can also pursue that through code enforcement. It doesn't necessarily have to be part of the Planning Commission application, but we do that review when we're looking at a site, so that we can be aware of just what those deficiencies are. But if it's something relatively minor, it can be handled in their portion of the site we might make it part of the Planning Commission application, but otherwise it might be something that goes through code enforcement and be the landlord's responsibility.

Commissioner Jensen – recommend to the petitioner before they come to the Planning Commission, that they have a good discussion with your landlord and if there are deficiencies, work with the staff to determine ahead of time how much that is going to entail. Last question, parking, do they have to take a survey of the entire parking lot for all 7? Otherwise, in favor of the project.

Ms. Nicholas – yes, they would, yeah, because it's shared parking for the entire site so.

Commissioner Cherwin – does the bike parking make sense here?

Mr. Novik – we are planning to install bike parking.

Commissioner Cherwin – when you come to the Planning Commission for approval, I think it would be good to have any licensing needed by the state. You are a quasi-medical type of business.

Mr. Novik – it is not actually medical, it is more consulting, we will not be doing medical. We will consult and then the person will travel to Europe for treatment.

Commissioner Cherwin – they come back to the United States and you help them like through the post procedure. How long did that process take generally?

Mr. Novik – the whole healing process is going to take six months. We have infrared lamps to help heal the skin for better restoration.

Commissioner Cherwin – is there any licensing required to operate this equipment?

Mr. Novik – No. 100% cosmetic.

Commissioner Cherwin – then the ancillary uses, you also mentioned nail services.

Mr. Novik – normal nail services like in a salon. We know that by the new by the new codes we should install an exhaust/ventilation.

Commissioner Cherwin – a good project.

Commissioner Sigalos - would anyone who wants normal cosmetic or beauty attention in that sense, would they come to you as well or are you only going to consult with these patients.

Mr. Novik – all people can come in for a basic haircut and very competitive prices.

Commissioner Sigalos - just wanted to be clear, you are not going to be doing any medical procedures?

Mr. Novik – consultation only. In the future, I may get a license for tattoo.

Mr. Lysicatos – Yes, that would require a separate application and permit.

Commissioner Sigalos – I think it is a good project, please move forward with your project.

Public Comment

None.

RECOMMENDATION

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

John Sigolas, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder