



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
January 8, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 1515 S. Douglas Ave. Subdivision - 12/18/24
 - B. 3350 W. Salt Creek Ln. - 12/18/24
 - C. 318 E. Emerson St. Subdivision - 12/18/24
 - D. Omni Arcade - 121 W. Campbell St. - 12/18/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Mr. B's Antiques - 1112 E. Central Rd. - T1866
Land Use Variation for a Secondhand Shop in the B-1 District
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

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

A MEETING HELD ON:

December 18, 2024

Project Title: 1515 S Douglas Subdivision

Address: 1515 S Douglas Ave.

Petitioner: Robert Obrzut, Realty Champions, Inc.

Address: 675 Irving Park Road
Roselle, IL 60172

Requested Action:

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision

Variations Required:

1. Variation to Section 5.1-3.2 to permit a lot width of 70-feet where a 75-foot width is required.
2. Variation to Section 29-307(b)(2) to permit a lot width of less than 75-feet when the lot contains an area of 10,000 square-feet or more, but less than 15,000 square feet.

Attendees:	Robert Obrzut, Project Coordinator Kris Jurgielewicz, Architect Jay Cherwin, Plan Commissioner John Sigalos, Plan Commissioner Lynn Jensen, Plan Commissioner	Krystian Ustupski, Civil Engineer Mark Serafin, Owner Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Dan Osoba, Planning Department Darko Bojin, Planning Department
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Project Summary:

The subject property is located approximately 210-feet south of the intersection of S. Douglas Avenue and E. Haven Street and is currently occupied by an existing single-family home built in 1965 that is centrally located on the property. The property is approximately 38,500 square-feet and within the R-1 One Family Dwelling District and Single-Family Detached designation on the Comprehensive Plan Future Land Use Map. The surrounding development context is single-family detached homes, although the lot sizes and zoning designations vary.

The applicant is proposing to rezone the property from R-1 One Family Dwelling District to R-3 One Family Dwelling District, which allows smaller lot sizes and lot widths and allows increased density. The adjacent zoning designations for properties within Arlington Heights are R-3 with the exception of 1514 S Douglas Avenue. Properties to the north and to the east of the subject site are within Mount Prospect. The applicant is also proposing to subdivide the existing property into three residential lots. The lot lines are proposed to allow the existing home to remain while still providing for the required side setbacks.

Meeting Discussion:

Mr. Obrzut – explained that there is currently a single-family home on the property and would like to subdivide the property, and rezone to R-3. Would like to build two new homes and rehabbing the existing home.

Mr. Ustupski – added that the street would be widened, with new curbs and gutters. Utility connections to the sanitary and sewer system, water connections, and storm sewer. This work is being coordinated with Mt. Prospect, per the recommendation of the Village.

Mr. Osoba – summarized the above project summary above. The existing home on the property built in 1965, which the

petitioner intends to keep, and 2 additional homes are proposed with a garage addition. The proposed is consistent with lot widths and lot sizes in the surrounding area, and other properties in the area have been rezoned to R-3. There are variances needed for lot width that is required for 75 feet and only 70 feet is shown in the plans for lot three. This will have to be a written request in the Plan Commission application for approval. It is also necessary to have a neighborhood meeting to allow the property owners surrounding the area the request for variation. A Design Commission application is necessary for each of the new homes proposed. Public improvements are required on the east side of South Douglas Avenue, including curb & gutter, public sidewalks, street lighting and storm & sewer improvements. The Village staff have indicated cash in lieu of detention would be acceptable for this proposal. Staff is generally supportive of this project moving forward, subject to the issues outlined.

Commissioner Jensen – no question, looks good to move forward.

Commissioner Cherwin – is a neighborhood meeting necessary, this seems pretty straight forward. Also, this is an established neighborhood, so to widen the street and add costs to the tax payer, is it necessary in a dead end cul-da-sac. Supportive of project, don't think it is necessary to have a neighborhood meeting prior to public hearing, and I would not go to the expense of widening the street.

Mr. Osoba – the neighborhood meeting notifies the neighborhood of what is to come with a public hearing and gives the opportunity for feedback from the neighbors.

Commissioner Sigalos – asked about sidewalks, curbs and gutters.

Mr. Osoba – currently the improvements are inconsistent. The petitioner would be required to add them as required by the subdivision ordinance.

Mr. Lysicatos – the subdivision regulations trigger the public improvements, specifically in this neighborhood, a portion of this area was annexed before the standard improvements were done. This is the process to get us to where the standards are met. We can review with the Engineering Dept in the application process.

Commissioner Cherwin – does not agree that this should fall on the petitioner. This should be done comprehensively.

Commissioner Jensen – agreed that this should be done by the Village comprehensively.

Commissioner Sigalos – agreed with Cherwin & Sigalos. Asked about how the process with Mt. Prospect was going.

Mr. Ustupski – explained that Mt. Prospect's main request was to slow down the runoff, and therefore we are planning a bioswale in the southeast corner of the third lot. Some will drain into a ditch to the west and other to the storm sewer.

Commissioner Sigalos – please review with our Engineering Department regarding the water runoff. Otherwise, please proceed with your formal application.

Public Comment – None

RECOMMENDATION

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

John Sigalos, 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:

December 18, 2024

Project Title: Roast 808
Address: 3350 W. Salt Creek Ln.
Petitioner: Anna Parker
Address: 3350 W. Salt Creek Ln.
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow Bakery Products, Wholesale and Production (Coffee Roaster) in the B-3 District.

Variations Required: None at this time.

Attendees:	Anna Parker, Petitioner	Michael Lysicatos, Planning Department
	John Sigalos, Plan Commissioner	Rachael Hitzemann, Planning Department
	Jay Cherwin, Plan Commissioner	Dan Osoba, Planning Department
	Lynn Jensen, Plan Commissioner	Darko Bojin, Planning Department

Project Summary:

The subject property is located within the multi-tenant office building at 3350 W. Salt Creek Ln. The building is approximately 39,212 sf with 11 units. Access to the building comes from two driveways off of Salt Creek Lane.

The petitioner, Anna Parker, is looking to open a Coffee Roaster (Roast 808) business, where she will produce and sell coffee grounds. Additionally, small events and classes will be conducted within the unit. Ms. Parker has signed a lease for a 3,008 sq unit within the building. The proposed floor plan consists of a retail shelving area, barista/ brewing counter with café seating for 20 people and a coffee roaster area.

Roast 808 will offer local pickup between 8am and 4pm on Wednesdays. The petitioner expects to have only one employee.

Meeting Discussion:

Ms. Parker – is a specialty coffee roaster, looking to open a new unit to roast coffee in. I am looking to roast and package the coffee. After leasing the unit, I have now learned that the zoning for this location does not allow this.

Ms. Hitzemann – summarized the project, sharing that the petitioner is looking for a LUV to allow for bakery products and also production for coffee roasting in the B-3 district. The surrounding zoning is B-3, however north of this property is the old race track property and this could be developed into multi-family homes and other developments. The concern is the odors and fumes from the roasting. We will be looking to better understand how the space would be ventilated. This is located in an office park. Petitioner would like to hold classes in the space so we will be requesting a schedule of such along with capacity so that parking needs can be reviewed.

Commissioner Cherwin – inquired about location in Rolling Meadows and if there were any complaints in Rolling Meadows about odor.

Ms. Parker – explained that she only roasts 15 pounds at a time, that she is not a big business that would cause what you are describing. Maple Leaf in Roselle is a similar business.

Ms. Hitzemann – shared that the Health Department did not have concerns, and the Building Department would like it to be

a certified machine.

Commissioner Cherwin – the area for this business/retail would be ok, if we crafting a new description, perhaps a standard for mitigation be put in place for the future.

Commissioner Jensen – asked about the petitioners cliental.

Ms. Parker – online customers, restaurants, cafes, wedding venues, subscriptions for local delivery. Some local pick at previous location. Has also taught Harper college students all that goes into owning your own business.

Commissioner Sigalos – how many locations do you have? Are you open to the public?

Ms. Parker – this will be the only location. Rolling Meadows has closed. Would love to be open to the public, however not based on current zoning.

Ms. Hitzemann – that would be different, and it would not be at this location.

Commissioner Sigalos – are you bringing the equipment from the Rolling Meadows location?

Ms. Parker – all new equipment has been purchased. A new machine has an even bigger filter for odor.

Commissioner Sigalos – good luck, sound like a good project.

Public Comment - None

RECOMMENDATION

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

John Sigalos, 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:

December 18, 2024

Project Title: 318 E. Emerson St. Subdivision

Address: 318 E. Emerson St.

Petitioner: Chris Walsh

Address: 1040 W. Huron St. Suite 300
Chicago, IL 60642

Requested Action:

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision.

Variations Required:

1. A Variation from Chapter 28, Section 5.1-3.1, to allow a 110.69' wide lot where 75' width is required.
2. A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 110.69' wide lot where 75' width is required.

Attendees:

Chris Walsh, Petitioner
Fred Georgekos, Petitioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner

Ted Karabatsos, Petitioner
Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
Dan Osoba, Planning Department
Darko Bojin, Planning Department

Project Summary:

The subject property is located on the north side of E. Emerson St., near the intersection of E Emerson St. and S. Belmont Ave. There is currently a single-family home on the east side of the site, with a pool and a shed. Access to the property comes from a single curb cut along E Emerson Street to the existing home and the attached garage. The property is 38,909 square feet (0.8932 acres) in size. The property was annexed into the Village in 1985.

The petitioner is proposing to rezone the property from the existing R-1 zone to the R-3 district. In addition, the petitioner is proposing to subdivide the site to create three code-compliant lots and a fourth lot on the west side of the site that is 21 feet over the code required maximum lot width size of 75-89 feet. Three homes would be constructed on the three new lots. The current home would remain on the fourth lot, but the pool and shed would be demolished.

Meeting Discussion:

Mr. Walsh – the property is approximately one acre, would like to subdivide into four lots. Rezoning from R-1 to R-3. The back of the property borders R-3 and other R-3 areas near this property. Square footages conform, and would like to keep the original 1974 home and remodel. Three single family homes are proposed, two – two-story homes and a ranch home on the larger lot.

Ms. Hitzemann – the petitioner is requesting the rezoning to R-3 which is consistent to the neighborhood, and preliminary & final plat of subdivision, two variances will be needed for the fourth lot width. Staff is generally supportive of the re-subdivision and rezoning, however we recommend it be a three-lot subdivision, because it would better align with the neighborhood and because it is a four-lot subdivision one of the lots would need to be on-site detention.

Engineering is requiring improvements, sidewalks, gutter & curbs, etc. As part of the Full Circle Development a cul-da-sac will be required at the end of this lot. Full Circle is required to put that in; however, they have not received their final approvals. The new homes would need to go before the Design Commission, and linkage fees would be required for the new homes, and providing the fee-in-lieu for the street improvements. Staff is generally supportive, but would like to see the reduction to a three-lot subdivision. Would also recommend a neighborhood meeting.

Commissioner Jensen – clarity that if the subdivision goes from four lots to three lots a detention is not required.

Ms. Hitzemann – will need to be reviewed by Engineering, with a three-lot subdivision, the petitioner can do a fee-in-lieu for detention.

Mr. Walsh – we have not checked with Engineering at this point, but we are confident that we can achieve detention with four homes.

Commissioner Cherwin – asked staff to review for the committee the fees involved.

Ms. Hitzemann – Inclusionary housing fee, impact fees for the new lots, and fee-in-lieu for the gutters, sidewalks, etc.

Commissioner Cherwin – is the petitioner being asked to allocate any of the property to the Village?

Ms. Hitzemann – no they are not.

Commissioner Cherwin – so if Full Circle does not get approved, would there still be a need to build the cul-da-sac?

Ms. Hitzemann – it will depend on the plat being approved for Full Circle. Full Circle is to dedicate that land, but if they do not subdivide then Engineering will have to decide. Impact fees will be involved if that cul-da-sac is built at some point.

Mr. Georgekos – the Village should just pay my business to put in the gutters and curbs, this is my business.

Commissioner Sigalos – does not see any issues, we encourage you to move forward.

Public Comment - None

RECOMMENDATION

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

John Sigalos, 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:

December 18, 2024

Project Title: Omni Arcade
Address: 121 W. Campbell St
Petitioner: Milton Molina
Address: 121 W. Campbell St.
 Arlington Heights, IL 60005

Requested Action:

1. Amendment to Planned Unit Development for a Land Use Variation to allow an Amusement Facility, Small in the B-5 District.

Variations Required: None at this time.

Attendees:	Milton Molina, Petitioner John Sigalos, Plan Commissioner Jay Cherwin, Plan Commissioner Lynn Jensen, Plan Commissioner	Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Dan Osoba, Planning Department Darko Bojin, Planning Department
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Project Summary:

The subject property is located within the multi-tenant commercial building at 121 W. Campbell St. The building is 168,296 sf and was constructed as part of a Planned Unit Development (PUD) (Ord. 98-061). The subject tenant space is approximately 2,900 sf. Access to the storefront comes from Highland Ave. and Campbell St. The building has no on-site parking, only street parking and the nearby Vail Parking Garage.

The petitioner, Milton Molina, is looking to open a new virtual reality and racing simulator entertainment space in Arlington Heights. They are interested in the 2,900 square foot tenant space currently occupied by Runner's High n' Tri. The proposed floor plan consists of four racing gaming simulators, a room for orientations, a virtual reality gaming room, and a front desk.

Their business aims to provide high-tech virtual gaming experiences for all ages, although it will focus on adults. No food or drink will be served. They plan to have 1-2 employees on staff during business hours. Their hours of operation would be Monday-Friday, 3:00pm-9:00pm and weekends 10:00am-7:00pm, with exceptions for private events.

Meeting Discussion:

Mr. Milton – would like to bring a virtual reality gaming site under 3500 square feet. Car simulators makes it feel as you feel as if you are driving, the other side is a virtual reality room 18' x 24' with 4 pods that you wear eye wear and play games with 360 degrees. He reported that he lives here in Arlington Heights and would like to bring this to the Village.

Mr. Bojin – summarized the project summary. Code defines this use as small amusement facility, which is not allowed in the B-5 district. A PUD amendment and LUV would both be needed to allow this type of use in the downtown district. Petitioner will be required to complete a market study, parking analysis, and business operation explanation. Staff is generally supportive of this proposal.

Commissioner Jensen – asked is this was a franchise, and questioned the market study and parking analysis of this location.

Mr. Milton – no franchise, but spoke of two other similar businesses in the suburbs like this.

Mr. Bojin – we are asking if the current retail space will convert to the needs of the population for this type of business. Looking at other amusement businesses in the area and to see if this fits the area. Using the square footage of the tenant space, we will calculate based on the number of employees, guests and hours of operation.

Commissioner Cherwin – asked about the safety near the windows of the active participant.

Mr. Milton – explained that the patron is harnessed securely to the machine. Also, reservations will be taken and not a lot of walk-up business will occur. He has researched this business model, simple installation, with a new concept that he believes will be successful. He believes that this concept will be attractive to gamers to get out of the house in a social atmosphere.

Commissioner Cherwin – downtown parking is hard to come by. A parking study with a parking garage and multiple businesses it will be hard to record parking data. Perhaps this parking study does not supply here.

Mr. Lysicatos - clarified that as part of the code we require a market analysis and parking study.

Commissioner Jensen – we should fix the code for the downtown businesses, neither of these studies apply here.

Mr. Lysicatos – a market analysis answers your questions about how much will it cost to use this business, hours of operation, etc. Parking by code will indicate the garage space necessary. We will clarify in the Plan Commission process.

Public Comment – None

RECOMMENDATION

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

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



1/8/2025

Item: Mr. B's Antiques - 1112 E. Central Rd. - T1866
Land Use Variation for a Secondhand Shop in the B-1 District
Department: Planning & Community Development

Item Description:

Requested Action

Land Use Variation to allow a Secondhand Store in the B-1 District.

Variations Required

No variations are identified at this time; however, variations may be identified upon full submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Secondhand Store in the B-1, Business District, Limited Retail, 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. Information regarding hours of operation, staff peak hours, peak staff, delivery/donation hours, delivery/donation procedures etc. shall be submitted with a formal Plan Commission application.
3. A market analysis is required with a formal Plan Commission application submission.

4. As the proposed use is located on a major arterial (Central Rd.), a detailed parking analysis is required as part of the Plan Commission application. This analysis shall include a survey of parking and consider hours of operation, delivery operations/schedule, and number employees and customers.
5. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
6. A full, to-scale floor plan is required with dimensions showing the individual spaces within the overall tenant space.
7. Full interior build-out and remodeling plans will be required, if applicable.
8. 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:

1. Staff Report__Mr. B's Antiques
2. Aerial
3. Business Narrative
4. Floor Plan



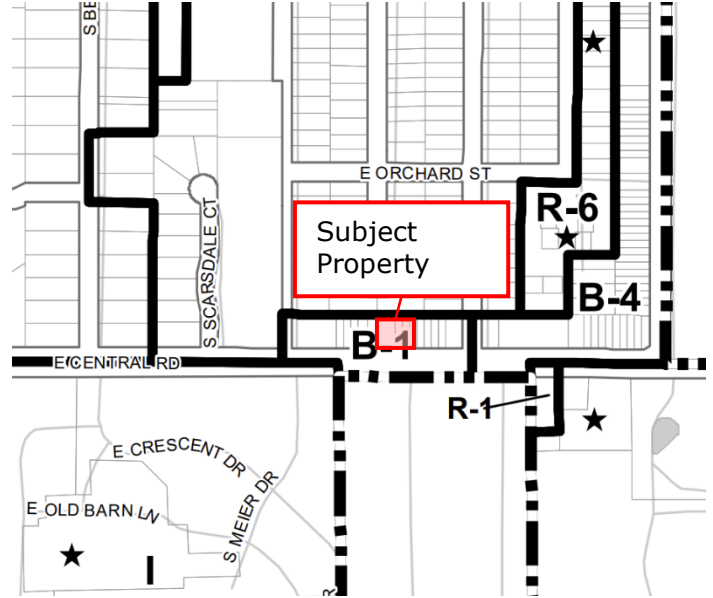
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T#1866
Project Title: Mr. B's Antiques
Address: 1112 E Central Rd. Unit B
PIN: 03-32-419-020-0000

To: Conceptual Plan Review Committee
Prepared By: Darko Bojin, Assistant Planner
Meeting Date: January 8, 2025
Date Prepared: January 2, 2024

Petitioner: Brian Rendon
Address: 1112 E Central Rd Unit B
Arlington Heights, IL 60005

Existing Zoning: B-1, Business District, Limited Retail
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	Mount Prospect	Single-Family Homes	Mount Prospect
East	B-1 Business District, Limited Retail	Prospect Dental Office	Offices Only
West	B-1 Business District, Limited Retail	Linda Z's Sewing Center	Commercial

Requested Action

1. Land Use Variation to allow a Secondhand Store in the B-1 District.

Variations Required

1. No variations are identified at this time; however, variations may be identified upon full submittal.

Project Background

The subject property is located within the multi-tenant office building at 1112 E Central Rd. The building is approximately 4,200 sf and the subject tenant space is approximately 2,100 sf. Access to the building comes from Central Rd. The building has 22 surface parking lots.

The petitioner, Brian Rendon, is looking to open a new secondhand store. He is interested in a 2,100 sf tenant space (Unit B) in 1112 E Central Rd. Unit A is occupied by Maczko and Associates dental office. The proposed floor plan consists of an open sales floor, four rooms, and two bathrooms. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application.

The business aims to sell antiques, used furniture, and other donated secondhand items. They plan to have 1 employee working in the store, with another employee potentially being hired at a later date. The proposed hours of operation are Tuesday-Thursday 11:00am-6:00pm, Saturday-Sunday 11:00am-6:00pm, and closed Monday & Friday.

Zoning and Comprehensive Plan

The property is located in the B-1, Business District, Limited Retail. The proposed use is classified as a Secondhand Store, which are not permitted in this zoning district. As such, a Land Use Variation is required. As part of their application, the petitioner 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 "Office" uses. Compatibility with this designation is undetermined at this time, and is contingent upon meeting Land Use Variation criteria as described above. The petitioner must justify that this use is appropriate in an Office district. If this use can not be justified as appropriate in an Office district, the Comprehensive Plan must be amended to allow for Commercial uses in this location.

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.

Parking and Traffic

Business Name	Use	Area (SF)	Ratio	Parking Required
Mr. B's Antiques	Secondhand Store	2,100	$(1/300)*0.5$	7 spaces
Maczko and Associates Ltd. (Dental office)	Office, dental	2,100	$(1/200)*0.5$	11
Total Required				18
Total Provided				22
Surplus / (Deficit)				4

These calculations are based on approximated dimensions. A floor plan with dimensions must be submitted with a formal Plan Commission application. In addition, the petitioner must provide a detailed explanation of delivery/donation procedures, including how, when, and where deliveries will take place.

The proposed change of use does not result in an increase in required parking stalls and the addition of bicycle parking spaces is not required as part of this petition.

RECOMMENDATION

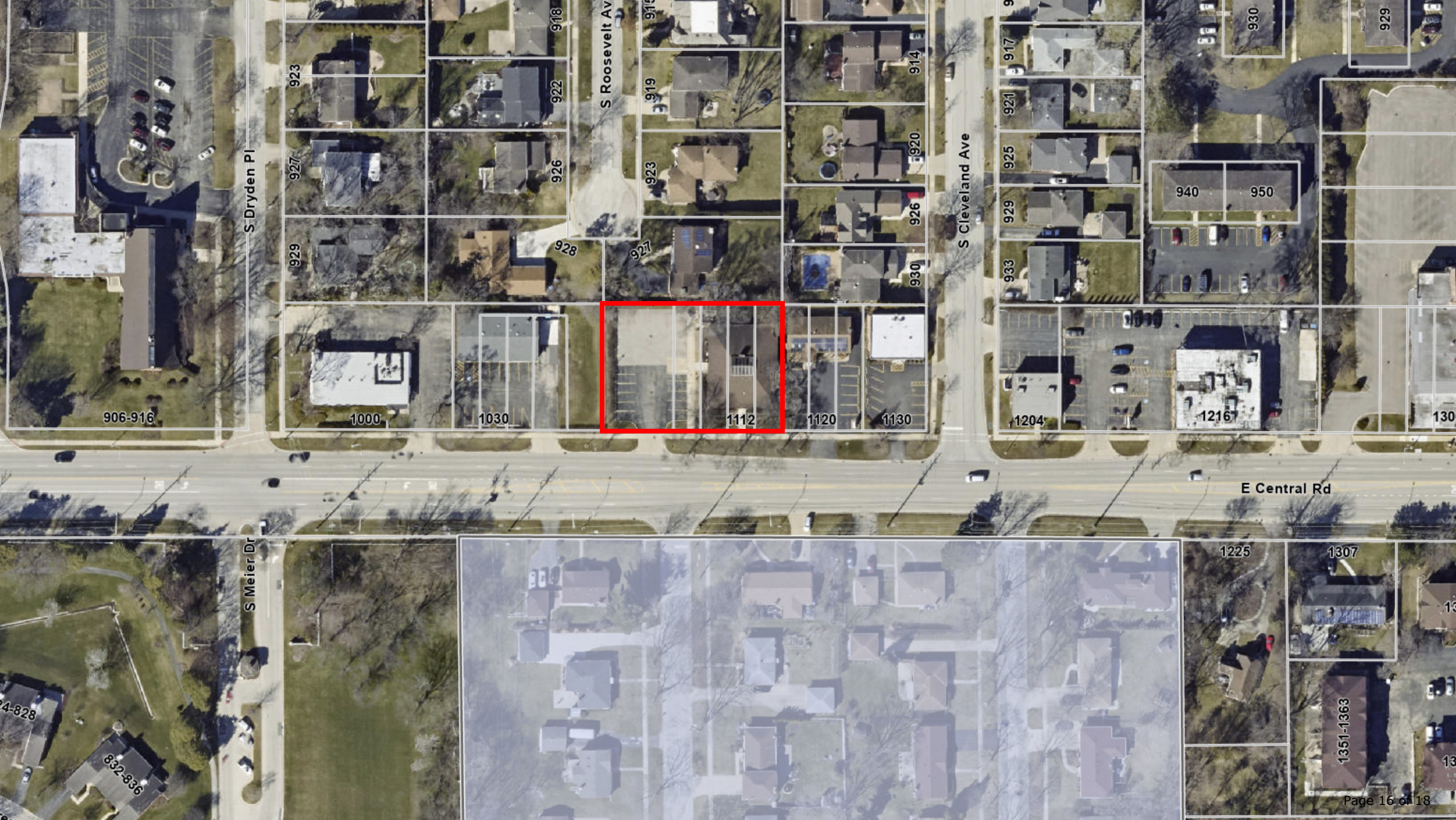
The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Secondhand Store in the B-1, Business District, Limited Retail, and is generally supportive of the application subject to resolution of the following:

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. Information regarding hours of operation, staff peak hours, peak staff, delivery/donation hours, delivery/donation procedures etc. shall be submitted with a formal Plan Commission application.
3. A market analysis is required with a formal Plan Commission application submission.
4. As the proposed use is located on a major arterial (Central Rd.), a detailed parking analysis is required as part of the Plan Commission application. This analysis shall include a survey of parking and consider hours of operation, delivery operations/schedule, and number employees and customers.
5. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
6. A full, to-scale floor plan is required with dimensions showing the individual spaces within the overall tenant space.
7. Full interior build-out and remodeling plans will be required, if applicable.

8. 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.

January 2, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1866



S Dryden Pl

S Roosevelt Av

S Cleveland Ave

E Central Rd

S Meier Dr

906-916

923

927

929

1000

1030

928

922

918

927

919

914

1112

1120

1130

1204

940

950

933

921

925

929

917

930

929

1307

1351-1363

1225

1307

84-828

832-836

Mr. B's Antiques and Resale Shop

Business Plan Narrative / Summary

October 30, 2024

It is my intent to open an antique and resale shop utilizing the 2100 sq. feet of store space. The shop will consist of antiques and used furniture as well as and including, bric-a-brac items. Selling repurposed items and furniture is economically beneficial to the community as well as being environmentally friendly. Instead of the landfill, where they would most likely end up, the merchandise will end up in a home that needs and appreciates finding affordable and nice things. Many of the items in our store are from the community of Arlington Heights and nearby townships. I am asked to pick up cherished items that are no longer needed or wanted by their families. These citizens are given some comfort that their past items will go to a new home to be appreciated and cherished and will be used for years to come. I sell items that are useful, needed and appreciated by the next owners.

As of now there will only be myself working in the shop. I am hopeful, that once established as a business in the community, my shop will flourish, and I will be able to hire someone to work in the store.

The business days and hours are as follows:

- Tuesday – Thursday 11am - 6pm
- Mondays and Fridays – Closed
- Saturday and Sunday – 11am – 6pm

With the Village approvals, I may be able to open within 2 to 3 months. If at all possible, I would like to open my shop for the holidays.

Respectfully submitted,

Brian R. Rendon

City sidewalk

10/11/24

Brian Rendon 847
636-9672

Floor Plan
1112 E. Central Ave
Unit B

