



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
January 8, 2025
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Cherepovich Tattoo - 417 S. Arlington Heights Rd. - 12/18/24
 - B. Annual Review of Comprehensive Plan - 12/18/24
- IV. PUBLIC HEARINGS
 - A. ICON Studio - 3375 N. Arlington Heights Rd, Units A, B, G & H - PC#24-014
Land Use Variation for a Beauty Salon in the M-1 District
- V. OTHER BUSINESS
- VI. 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.

VII. 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.

PLAN

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

COMMISSION

RE: CHEREPOVICH TATTOO - 417 SOUTH ARLINGTON HEIGHTS ROAD - PC #24-011
 LAND USE VARIATION TO ALLOW A TATTOO PARLOR IN THE B-2 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 18th day of December, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 LYNN JENSEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner
 DARKO BOJIN, Assistant Planner

CHAIRPERSON CHERWIN: Let's go ahead. We're going to call the meeting to order please.

If we could have a roll call of the members?

MR. OSOBA: Commissioner Dawson.

(No response.)

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Commissioner Green.

(No response.)

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. OSOBA: Commissioner Lorenzini.

(No response.)

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we do have a quorum for this meeting, so we will proceed on the agenda. We have an approval of minutes for --

COMMISSIONER JENSEN: We've got to do the Flag.

CHAIRPERSON CHERWIN: Oh, yes, what the heck am I thinking? Yes, sorry about that, the most important part, sorry. Pledge allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you for the reminder, Lynn. I should have known better. Usually George reminds me.

All right, so we'll do a voice vote approval of minutes for: (a) Doctor's Subdivision, and (b) Chapter 28 Text Amendments.

Do we have a motion?

COMMISSIONER DROST: I'll make a motion to approve the minutes.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, minutes approved.

The next item on the agenda is the public hearing for Cherepovich Tattoo at 417 South Arlington Heights Road.

Dan, are you handling this one for the Staff?

MR. OSOBA: Yes, I am.

CHAIRPERSON CHERWIN: All right, so have all public notices been given on this?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, do we have the Petitioner here then to present? Okay, if you could please state your name and spell it into the microphone for our

reporter, that would be helpful.

MS. TKHOSTOVA: Hello, my name is Inga, it's I-n-g-a, and this is Artsiom, the Petitioner. I'm going to be --

CHAIRPERSON CHERWIN: Can I have your last names, too, please?

MS. TKHOSTOVA: Sorry, what was it?

CHAIRPERSON CHERWIN: Your last names.

MS. TKHOSTOVA: Mine is T-k-h-o-s-t-o-v-a, and his is C-h-e-r-e-p-o-v-i-c-h.

CHAIRPERSON CHERWIN: Okay, and I just have to swear you in real quick because you're going to be speaking on behalf. So, if you could just raise your right hand? (Witness sworn.)

CHAIRPERSON CHERWIN: Okay, thank you.

Really quick, there is a Staff report that you probably received from Dan.

MS. TKHOSTOVA: Yes.

CHAIRPERSON CHERWIN: Were you able to read this?

MS. TKHOSTOVA: Yes.

CHAIRPERSON CHERWIN: Okay, and there were some conditions of approval in there. Do you agree to those conditions?

MS. TKHOSTOVA: Yes.

CHAIRPERSON CHERWIN: Okay, good, thank you. So, go ahead, please proceed. Thank you.

MS. TKHOSTOVA: Okay, hello, everyone. We wanted to talk a little bit about our plans for the tattoo parlor.

COMMISSIONER DROST: Can you come closer to the mic?

MS. TKHOSTOVA: Oh, yes.

CHAIRPERSON CHERWIN: You can turn it up a little bit, too.

COMMISSIONER DROST: Yes, turn it up so that we can get the full --

MS. TKHOSTOVA: Is it working?

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Yes, that's better.

COMMISSIONER DROST: Yes, thank you.

MS. TKHOSTOVA: So, we wanted to talk a little bit about our plans for the tattoo parlor and why we're applying for the land use variation. So, the goal behind the tattoo parlor is pretty simple. We just wanted to create a welcoming space for people to come and get their tattoos done and express themselves in whatever way they want. We believe that our main priorities are safety and so we really want to focus on that.

So, just to tell you a little bit about the space, it's an 800 square feet space. It's located on the first floor of 417 South Arlington Heights Road. It has three rooms, each of them has a separate working station. It has a reception area and a small room behind the reception area as well. All of them are equipped with professional equipment and also all the materials are disposable because, as I said before, our main priority is to keep everyone safe.

Based on some research data, the demand for tattoo services is pretty high right now, especially among millennials and the Gen Z. So, since there is no competition in the area, we believe that we can be a great choice for people and like a top destination for people to come and get their tattoos done. Also, we're planning to engage with the

community by posting on social media and also hosting some events, and maybe offering some discounts on special occasions. So, that maybe will influence people to advertise for us as well.

Also, in terms of the work hours, we're planning to be open from Tuesday to Sunday, from 11:00 a.m. to 7:00 p.m., and we want to introduce the online appointment booking system, as well as take some walk-in clients. Yes, so we're going to be hiring two or three full-time tattoo artists, so we believe that it's not going to be a problem to find a time spot for walk-in clients.

When I was reviewing the comments from round one and round two reviews, I noticed that there has been a concern about the parking. So, there's 11 on-site parking spaces for visitors, but we talked to our landlord as well and he provided us with some agreement for, like a parking agreement with the church that is located across the road at 401 South Evergreen Avenue. So, they are offering 20 additional parking spaces for us as well, so we'll be notifying clients that they can use those parking spaces as well. We also are planning to put signs outside to let them know as well so they can park there.

Yes, so that's pretty much what we have for today. If you have any questions, we will be happy to answer them. Thank you.

CHAIRPERSON CHERWIN: Thanks. Well, what we'll do now is we'll turn to the Staff and ask for their report.

MS. TKHOSTOVA: Yes.

CHAIRPERSON CHERWIN: You can go ahead and sit down. We may have some questions for you in a little bit --

MS. TKHOSTOVA: Okay.

CHAIRPERSON CHERWIN: -- and then we'll turn our attention to the public and ask if they have any questions.

MS. TKHOSTOVA: Okay.

CHAIRPERSON CHERWIN: Thank you.

Dan?

MR. OSOBA: Good evening, Commissioners. The property in question for this petition is located at 417 South Arlington Heights Road within a multi-tenant commercial building. The property is zoned B-2 General Business District, and classified as commercial within the Comprehensive Plan Land Use Map. The Petitioner intends to lease a 1,000 square-foot tenant space for a tattoo parlor which is not permitted within any zone districts within the Village, and as such a land use variation is requested with this petition for this business to operate within the B-2 District.

The subject property is shown in red on this slide, on the east side of South Arlington Heights Road, a couple of blocks just south of the downtown. The Shree Swaminarayan Gurukul property is highlighted in blue shown on the west side of the subject property. The subject property owner, 417, LLC, and the property to the west have entered into a parking agreement which is included in the Plan Commission agenda packet, and further details on this agreement will be discussed later on in this presentation.

The Petitioner has provided this attached floor plan showing four tattoo studios and a reception area in the 1,000 square-foot unit. The tenant space is on the ground floor of the existing building, and those double doors on the slide face South Arlington Heights Road just to kind of reference you. The Petitioner has also provided business hours from 11:00 a.m. to 7:00 p.m., with tattooing services occurring between 12:00 p.m. and 6:00 p.m. The estimated number of employees is going to be three or four.

The Petitioner is not proposing any business signage at this time. However, any signage would require a separate permit from the Village.

This slide shows the current site parking layout which was resealed and striped during the Plan Commission review process. During review, Staff found that adding signage, striping, and removing one parking space would ensure that traffic circulation flows efficiently and safely through the site. The SDC is recommending conditions of approval to add one-way striping to the site, add 'Entry Only' and 'Exit Only' signage facing South Arlington Heights Road, remove the one parallel parking space highlighted on the slide here, and add signage indicating off-site parking availability at the property to the west.

Then, as an added note on this, the Faith Lutheran Church to the south of the subject property has provided a letter indicating their concerns regarding parking on the site. The full letter from the church was received after this Plan Commission packet was published, but it's been provided along with the motion sheet for this petition so you should all have a copy of that letter at this point. Staff coordinated with the church to discuss these concerns last week, and the SDC recommended a condition of approval to provide notice to the Village if the parking agreement that's been signed is modified or terminated to ensure that parking is accommodated for all uses on the site and the Petitioner intends to ensure that the customers that they have to their business are parking within the proper spaces on the subject property or across the street. If you have any questions related to that added letter from the Faith Lutheran Church, I'd be happy to answer them, or I believe we have several members of the public from the church as well.

This shows the existing parking requirements for the uses within the subject property. The parking requirement is 17 spaces overall, while 11 spaces are provided on site. Tattoo parlors are not identified specifically in code; however, previous applications have used the beauty salon ratio of one space per 250 square feet to calculate parking. As mentioned previously, the site property owner and the property owner to the west entered into the agreement for 20 additional spaces within their surface lot facing South Arlington Heights Road. That property owner requires 63 parking spaces on the west based on their seating occupancy of the sanctuary, and 72 parking spaces are provided on their site. Staff reviewed the overall parking including the agreement between the two owners and found adequate parking to accommodate these users who are provided by the Petitioner based on that parking survey included and the difference of operating hours between the place of worship and the tattoo parlor.

The Staff Development Committee recommends approval of the land use variation for a tattoo parlor within the B-2 district subject to the conditions included in the Staff report and listed on the slide. That concludes my presentation.

CHAIRPERSON CHERWIN: Thanks, Dan, appreciate it.

Is there a motion to include the Staff report?

COMMISSIONER JENSEN: So moved.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: And a second. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion carries, Staff report entered. Thank you, Dan.

As far as questions, we'll start with the Plan Commissioners, if you

have any questions before we open it up to the public.

Lynn, we can start with you.

COMMISSIONER JENSEN: Just one. Do we have other tattoo parlors now in Arlington Heights? Isn't there one over on New Wilke Road?

MR. OSOBA: There was one on New Wilke Road. I don't believe that is currently in operation. The one that I know is currently in operation is on Golf Road.

COMMISSIONER JENSEN: Okay.

CHAIRPERSON CHERWIN: That's a relatively new one, isn't it, Dan?

MR. OSOBA: I believe so.

COMMISSIONER JENSEN: Do we know what happened? It didn't have enough business with the one on New Wilke?

MR. OSOBA: I don't know exactly what happened with the one on Wilke.

COMMISSIONER JENSEN: I think I'll reserve questions for after the public.

CHAIRPERSON CHERWIN: Do you want to suggest a market study?

COMMISSIONER JENSEN: No.

CHAIRPERSON CHERWIN: Inside joke.

John?

COMMISSIONER SIGALOS: You know, I had this question, too, but I didn't realize the one on Wilke Road is closed, because they came before us here not too long ago. They were open because I've driven by there occasionally, I haven't driven by there recently so I didn't realize it was closed. So, right now we clearly have one tattoo parlor in Arlington Heights?

MR. OSOBA: To my knowledge, yes. We have the one on Golf Road.

COMMISSIONER SIGALOS: Okay, and I really don't have any other questions. This letter here from Faith Lutheran Church which will not allow them to park there, this won't cause any problems though that they have a written agreement with the, I don't know how you say that, Shree Swaminarayan Gurukul, so that will provide sufficient parking?

MR. OSOBA: Yes. The overall parking between the two sites with the parking provided on 417 and the parking to the west is adequate to supply the demand and the requirement for the uses on 417.

COMMISSIONER SIGALOS: Okay, thank you. No, I have no other questions.

CHAIRPERSON CHERWIN: Go ahead, Terry, yes.

COMMISSIONER ENNES: Do tattoo parlors require a special permit?

MR. OSOBA: They require a special permit from the state, but not from the Village.

COMMISSIONER ENNES: Okay, I believe there is an additional one that is a tenant at JC Salon in North Point Shopping Center. I get my hair cut there, I've noticed one there for four or five months.

Can you go to the site and parking exhibit that you have? Can you show me where the ingress and egress to the site will be?

MR. OSOBA: I can't show you with my notes but, so on the slide on the bottom left is going to be the ingress from South Arlington Heights Road.

COMMISSIONER ENNES: What is the wide square, that's not a building, right?

MR. OSOBA: That is a building. So, the building is essentially skinny in the middle, and the white part of the building that faces Arlington Heights Road has a drive that goes

underneath that portion. That white portion is the second story, so there is a drive that goes underneath and loops around clockwise from the bottom left to the bottom right of the slide.

CHAIRPERSON CHERWIN: It's kind of like a portico on both sides but there's structure over it.

COMMISSIONER ENNES: Oh, okay, okay. So, okay, it's a portico, okay. That's all I have.

COMMISSIONER DROST: Yes, I'm going to wait for public comment.

CHAIRPERSON CHERWIN: Yes, I'll wait for public comment, too.

So, I guess at this point, we can go ahead and open it up for public comments. The way we're going to do this is if you want to comment from the public, we'll ask you to come up to the podium, state your name, if you want to say where you live, that's fine, too, although not required, but if you could maybe just spell your name for the record.

We'll start on this end of the room. Sir, we're starting here and kind of just going this way, if you'd like to speak. Please make your way up and let us know your name.

PUBLIC COMMENTARY FOR PC #24-011

MR. PEABODY: Good evening. Thank you for entertaining my comments. My name is Joseph Peabody. I live on Pine Street just behind the proposed parlor. I've been a resident of the community for 20 years, raised my sons here, and proud of our community.

I definitely respect the artistry of the tattoo. I definitely respect promoting diversity in art and safety, and I applaud the Petitioners for that. I just don't think this neighborhood is the proper place for a tattoo parlor. I think that tattoos have an underground type element associated with them. You saw the photos that were displayed by the Petitioner with skulls, with books about sorcery and wizardry and witches, and they just attract an element that's kind of that underground element.

It's cool, but in this community, it's a family-friendly community. There's a church right next door. There is a middle school just a couple of blocks west. There's a driver's ed facility right in the building with impressionable younger teenagers. I just think it sends the wrong message. I think it undermines the family-friendly community that we've worked hard to build here in this area.

I think it sounds like a great shop. I think they should get a shot in town. I don't think this location is the right one for the reasons I've stated, and I would be strongly opposed to seeing it there. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, if we can kind of just make our way down if we'd like to speak? Same thing, if you would please state your name?

MS. DYER: Hello, my name is Kim Dyer. I live at 425 South Pine Avenue where I've lived for 39 years. I have a very, very strong disagreement with the idea of putting a tattoo parlor in that location.

I have no qualms about the idea of somebody wanting to have a tattoo, and I don't think that I want to say that you can classify any one specific personality to people who have tattoos. But what I can say is that if it becomes, some of the people who want to have body art all over, it is scary to young children who would be playing on the little pre-school playground right next to the church. If you go over there, you will see they have a lovely little playground area.

I also would say that we have already added a driver's ed facility which causes huge problems when they decide to practice three-point turns on the 400 block of Pine going in and out of all of our driveways. I've already had to make multiple calls to the national owners of that property to explain that we are not a driver's ed street, that that needs to be done elsewhere.

The building has already had phone calls from residents for parties that they've thrown on Saturday evenings causing loud noise. The building next to them that houses Northwest Metalcraft, both the owners of the Northwest Metalcraft and a neighbor of ours, I represent a few of us tonight because, unfortunately, this meeting was announced at a late date and it's the time of year when some of the residents have already gone for their winter vacations somewhere else. We have been told that there has been prostitution in that building at times and that the police are aware of it. I didn't ask the police personally, but I can tell you that I have a neighbor I represent who was told that, and the people at Northwest Metalcraft told me that again today.

So, if we already mix a building that has questionable things going on in it with people who are both really well bred and make great decisions and people who may not be making great decisions and maybe scaring children just by their looks, I think it's not the time and place to put something like that. I think we need to look at the safety of our citizens. I know for a fact that the church did not get a notification. So, to say that they notified the church is not correct. The church's letter which I have a copy of stated that they did not get notified and also stated that they will not share their parking lot with the tattoo parlor.

So, thank you.

CHAIRPERSON CHERWIN: Thank you.

Before I move to the next one, I just want to clarify a few things. Do we have confirmation that the appropriate notices were sent?

MR. OSOBA: The Petitioner provided a PIN list that included the church and all properties that are required to be noticed. The Petitioner indicated that they submitted and mailed those notices on the correct date.

CHAIRPERSON CHERWIN: Okay, do we have evidence that appropriate signage was posted?

MR. OSOBA: Yes, we do.

CHAIRPERSON CHERWIN: There were questions about the timeframe of those notices going out. Did they provide evidence that they went out in the code-required timeframe?

MR. OSOBA: Yes, they were sent prior to 15 calendar days ahead of this meeting.

CHAIRPERSON CHERWIN: There were issues that were raised about criminal conduct on the property. Is there any evidence that we have of that from the Police Department?

MR. OSOBA: I don't have any specific evidence, and the Police Department did not add an additional comment regarding any criminal concerns with the property.

CHAIRPERSON CHERWIN: Did the Police Department see this petition come about?

MR. OSOBA: Yes, they did.

CHAIRPERSON CHERWIN: And they provided no comment?

MR. OSOBA: No additional comment other than their typical comments,

yes.

CHAIRPERSON CHERWIN: Okay, maybe that's just something we could clarify for the record, if you wouldn't mind looking into it since it was brought up?

MR. OSOBA: Sure thing.

CHAIRPERSON CHERWIN: Thank you.

We will continue. If there's anyone in the same row that would like to speak, you're welcome to.

Okay, so why don't we, in the back of the room, sir? No, okay. We can move on to this side of the room. Gentlemen on this second row, we want to start here on the end. Why don't we go on the far, why don't we, yes, go ahead, that's fine. Come up and please state your name for the record please and spell it.

MR. COATES: My name is John Coates, C-o-a-t-e-s. I am the President of Faith Lutheran Church, who is also getting over a cold so I apologize for my voice.

CHAIRPERSON CHERWIN: No problem.

MR. COATES: I'm here to convey a sense of the letter that I sent to the Commission dated December 13th. I believe you've all received a copy of that letter. In it I state how Faith Lutheran Church, despite proper protocol addressed by the Commission, no letter was sent to Faith Lutheran Church. It came to our attention from a neighbor on Pine Street who I happen to know because I live in the Scarsdale Subdivision approximately three blocks away from the church. He shared it with me, and of course I was quite alarmed to read everything.

So, if there has been representation by the Petitioner for the zoning variance claiming that they mailed it, that is either an incorrect statement or the post office lost it. What we did receive was a stamped envelope delivered to our church subsequent to my December 13th letter to the Commission, and it was not sent via postal service. It was just put in on a mail slot. So, again there is culpability or credibility regarding delivery of the letter to Faith Lutheran Church. We also own a parsonage which is a home residence for our minister that resides on Pine Street, that was also a PIN number that should have received a notice. Nothing was sent there.

Having said that, the issue we have is we have been at that location for 75 years. We just recently celebrated our 75th anniversary. If I could ask for the photograph of the property again to be displayed? It will make it easier to point out where.

If you see the, no, no, if you could go up to, advance two slides please? There you go. If you see on the picture to the left, it says Faith Lutheran Church, and immediately to the left of it is the playground that we have for our preschool students.

Our objection is twofold. We know outside of this Commission, signage will not be addressed, or signage will be addressed, but it's not part of this Commission. But in the event any movement of this at least forward by the tenant is approved, we specifically object to any type of signage, be it painted on the windows or hung or whatever that appears on the south side of the building because this is where three, four, and five-year-olds will play, and it's also two of the five entrances we have into our church on Sunday that we find objectionable to be in a Christian environment.

Again, we have, you know, we are good citizens. We've provided good relations to the community. We support businesses in the community. We just believe that the presence of a tattoo salon conveys the wrong message to those that are going to be part of and that are a part of our church and growing church. As some of you may know, we went through some rather difficult times recently with a new pastor that came in, and without going into

the details, we suffered a sustained blow to a number of our congregants who exited because of his presence. We are in the process of rebuilding and have done tremendous things since then.

One of the things that we've done in the community is during the summer months we host the Kiwanis Club of Arlington Heights of which I'm president. We host the Meals at Night once a month for people who are either in need or without homes or find a need for a hearty meal during the summer. We open our doors and offer that community service through the Kiwanis Club of Arlington Heights. In addition, we have a ministry that also once a month provides dinners to our homeless and needy. So, we are an active part of this community.

We feel that a tattoo signage anywhere on the south side of that building will be a detriment to those that visit our church for ministry and/or for coming to service.

With respect to parking, in the course of conversation, there's been an implication that our parking spaces adjacent to 417, which you can notice in that diagram, it's the gray area that's striped, we just spent \$6,000 or \$7,000 this fall to resurface that area largely due to parking elements that were abusive to our road surface, I mean, you know, cutouts, dig-outs, et cetera. In exchange for that, the lease that we've held with the, it's really a use agreement with the owner of 417, has been nothing but a nightmare for us to receive fair compensation in order to cover normal wear and tear.

We're not doing this as a money maker. We are not a, we're a 503(c) corporation. We're not in business to rent things out for profit. What we asked for was a stipend in donating towards offsetting our cost of maintenance and operation in good condition of the parking lot. Those numbers were substandard of what the owner of the property, which is outside of the lease, but the owner of the lot, and as a result in October of this year, an agreement we had in place beginning in August of 2022 was canceled on October 10th.

What I have is a letter to that effect which is dated yesterday because since October 10th I believe the date was, yes, October 10th of 2024 when we terminated the agreement, the owner has not only continued to allow his tenants to park on our property, but when myself and our trustee chairman, who is with us tonight who oversees our physical property, went in to the tenants and spoke to them and said we'd like to speak to the manager, is there one here we can talk to, we were told no, there is no manager, and if the concern is parking, we'd have to talk to the landlord who owns the building at 417. Well, this abdication of responsibility to problems just compounded the issue that gave us a sense that the owner of the property did not convey notice to his tenants that no one can park in our lot any longer. This continued throughout October-November up until the middle of this month. He owes us two-and-a-half months of parking considerations for which he has not paid us and intends not to pay us.

The point I'm making is if there is a variance provided where increased traffic will take place into this building at 417, I want to make it clear that there is no agreement, and I have a letter that I can introduce into evidence I'd like you to put in the record, I'm not sure who will receive it, but it was a letter that was authored and signed by our chairman of the trustees. His name is Mr. John Schnittker. He is two seats over from where I'm seated. He will probably have something to offer as well. But the point is there is no agreement, period, black and white, so that anybody that finds increased traffic going into 417 for whatever purpose needs to follow whatever agreements the landlord has made or the tenants themselves have made, but the property of Faith Lutheran Church for parking is specifically excluded.

As I've shared my concerns about the tattoo parlor, we personally don't believe, from a common-sense perspective as well as from a religious perspective, that tattooing is something that is not supported by the Book of Passages and by our Lutheran Church

Missouri Synod. I'm not here to speak about the finality of that. I'm simply saying that when you have children and you have people coming in to worship in God's house, the sign of a tattoo facing the south side of our property is not a welcome event. Again, we realize that is probably discussion at a later date should this approval be advanced, but I want it to be known in the record.

That's all I have. If there's any questions, I'll answer them. If not, I'll be seated.

CHAIRPERSON CHERWIN: For now, that's good. Thank you, Mr. Coates. We may have follow-up for you.

MR. COATES: Thank you.

CHAIRPERSON CHERWIN: I'll just make a note here for the record that the letter that was presented is a letter to Mr. Mehta, the property owner of 417, LLC, from John Schnittker, Faith Lutheran Church Trustee Chairman, essentially confirming termination of the agreement for permitting tenants and guests to park on the property. There is more to it, but we can pass this down if anybody would like to see the contents further.

Thank you, Mr. Coates.

We'll make our way down the aisle here. Gentlemen, if you have anything to add or say? One at a time would be good, and please, again, state your name for the record.

MR. SCHNITTKER: My name is John Schnittker; I am the Trustee Chairman at Faith Lutheran Church.

CHAIRPERSON CHERWIN: And the author of said letter that was presented?

MR. SCHNITTKER: Correct, correct. So, I just want to add a few things besides what John has said. I'm going to start with the fact that we received this, I e-mailed Dan a copy, I took a picture of this. Yes, we received this on Monday. It is not postmarked. It's not 15 days before this meeting, and it was illegally placed in our mailbox because I don't believe the post office would like somebody just placing anything in a mailbox.

CHAIRPERSON CHERWIN: Noted.

MR. SCHNITTKER: So, this is what we got in our parsonage and in our church.

The other thing I wanted to touch on is the history we've had with the landowner. We've had issues with homeless people that were staying in, he has a patio area out there. This has occurred approximately two years ago over the summer where, it was when the building was vacant and he had some patio furniture around in that patio area. We found, our pastor complained about homeless people walking through the backyard and then actually staying in that area at night. So, I had called/texted Vik and I mentioned to him that, you know, could you do something about that because the furniture was there for quite a while, plus the perimeter was broken, the fence was broken in so these people are able to come and go as they pleased.

So, I didn't get any response from him. Finally, I talked to him and I said can you do this. He didn't really, he says no, I don't have time for it. I said is it all right if we clean up that area? So, basically what happened, myself and Tom which is another board member with me on the trustees, we removed all the old furniture back there. Then, at the time, our treasurer repaired the fence closer to us so nobody could come and go as they pleased. That seemed to rectify that problem.

The other thing that we had to do was put a fence on the north side in the backyard. I don't know if you can see it in that picture, but we put a fence because it was a major thoroughfare for people walking through that parking lot from Northwest Metalcraft through our parsonage into that area that I just discussed. Then, not only in that area, then sitting around our picnic tables that are right on the, just east of that playground we have some picnic tables there.

So, that's about all I had to add. John really touched on the major points that we've, you know, it's just the history of, and we don't have any cooperation with this man that owns that building. It's just real troublesome working with him and that's the main reason we terminated the agreement with him. That's basically all I have.

CHAIRPERSON CHERWIN: Thank you, sir.

MR. SCHNITTKER: Yes.

CHAIRPERSON CHERWIN: Sir, do you have any comments? You're good, okay, so there are no more members of the public here, the Petitioner is still here. So, at this time, we will close the public comments and we will come back to the Plan Commissioners which I know we had some comments before.

I personally, you know, I just kind of gave my comments earlier, so I guess I could --

COMMISSIONER DROST: You're the Chairman.

CHAIRPERSON CHERWIN: Yes, I forgot about that, thanks.

So, you know, when I look at the land use variation, it's kind of a weird creature of how we do things, right. It's not a permitted use. We have these permitted uses in certain districts where they're, just by right they can do this because it's zoned for something. Special use, where it's been determined that it is compatible and everything else, but maybe because it needs a drive-through or something like that, you need to go through an extra process. Land use variation is very specific. It's like very much a case-by-case basis where kind of if we were to approve a land use variation, thank you, Dan, for the support up here, you can see the standard by which we would have to do it, and it's very specific to location in my opinion.

So, I think, you know, the parking issue here is one I have a question about really quick. So, thank you for the variation approval, I had talked to that, but I'm going to jump back real quick. Could you put up the parking thing really quick? Then we can go back to the variation criteria. The table, if you don't mind, Dan.

Okay, so we've got the surplus except the 20 shared parking spaces, but the 20 shared parking spaces are located across Arlington Heights Road, right?

MR. OSOBA: That's right.

CHAIRPERSON CHERWIN: We're going to have like freshly tattooed people running across the street after they get tattooed to get to their cars?

MR. OSOBA: They would have to cross Arlington Heights Road, yes.

CHAIRPERSON CHERWIN: That's a little bit of a concern for me. Usually I'm not a stickler on parking, but this is a really tight spot. Obviously, the church isn't going to be changing their position any time soon for this property.

So, and then if you could, Dan, really quick, go back to the criteria? From my perspective, I just don't see that this particular use in this location justifies the land use variation given all things considered and kind of the parking arrangement and, you know, what's going on there and how this property is set up compared to its neighboring specific properties, and after hearing from the neighbors as well. So, that's just my personal opinion. I thought I'd

share that with the folks up here.

Why don't we continue on? George, why don't you start?

COMMISSIONER DROST: Yes, and that's where I was going to go, too, with the criteria on the variation approval. But I think what I'd like to hear the Petitioner come back up and tell us is a little bit more of the experience background, what kind of artists that you will be hiring, basically more about your business than, you know, what kind of an environment are you going to set. I saw some of the, you know, description, the pictures of the ambience of the tattoo parlor, but we need a little bit more to, you know, get a sense of where you guys are coming from, what you've been doing in the past, and trying to at least lay a foundation here for we know what we're doing and we'd be good neighbors.

MS. TKHOSTOVA: Yes. So, he moved here like about two years ago I would think, and he has about eight years of experience in the tattoo field.

COMMISSIONER DROST: Yes, from where?

MS. TKHOSTOVA: From Belarus.

COMMISSIONER DROST: Where?

MS. TKHOSTOVA: Belarus.

COMMISSIONER DROST: Belarus, okay. Thanks.

MS. TKHOSTOVA: Yes. So, I heard some comments about that people are concerned about like symbolic, like different skulls that we had on the pictures, but I know he has some inside the building, but they are not visible to the outside, so I don't think that children would be scared. He also, like this large room that he has which is all covered, like which is all surrounded by windows, that is like the inside of it is visible to the outside, it has like a starry night painting inside of it, like on the walls. So, it catches a lot of attention from the people, but in a good way I would say.

So, yes, he has a lot of experience in this. I would say he is a professional.

COMMISSIONER DROST: Oh, so he is the artist then?

MS. TKHOSTOVA: Yes, he is also an artist. I also have a lot of tattoos that he made for me as well so I can say it on my own. Also, the tattoo artists that he is planning to hire, they are also experienced artists. Yes, he's known them for a while so he can trust them as well. So, I don't think that it's going to be a concern in terms of the professionalism.

What was the other question, sorry?

COMMISSIONER DROST: Well, what your experience was and how you are, have you sought other locations? This basic approval criterion is pretty specific as it was stated. The whole point is, you know, how did you find this location? What have you been doing? Belarus is where the basic skill sets were --

MS. TKHOSTOVA: Yes.

COMMISSIONER DROST: And do you do that, too? Are you a tattoo artist?

MS. TKHOSTOVA: No.

COMMISSIONER DROST: What's your role there? Sort of like the --

MS. TKHOSTOVA: Oh, he's just my friend. I'm helping him because he doesn't speak English really well.

COMMISSIONER DROST: Oh, okay.

MS. TKHOSTOVA: So, I'm just helping him to communicate all this.

COMMISSIONER DROST: I see, okay. I just wanted to get that

relationship. So, you're not really involved.

MS. TKHOSTOVA: No.

COMMISSIONER DROST: You're here as sort of a translator?

MS. TKHOSTOVA: Yes, I'm really like a translator, yes.

COMMISSIONER DROST: Trying to get used to the system that we have here.

MS. TKHOSTOVA: Yes.

COMMISSIONER DROST: I mean, you know, as far as, so that there would be a little bit of support or comfort level.

MS. TKHOSTOVA: Yes.

COMMISSIONER DROST: Yes, so okay. I'm looking, you know --

CHAIRPERSON CHERWIN: Do you have any more questions?

COMMISSIONER DROST: I'm just curious, you know, what I'm going after is the hardship, you know, not getting a return, and it doesn't make sense to me.

CHAIRPERSON CHERWIN: Well, I mean, you know, that's why I'm not supporting it.

COMMISSIONER DROST: Because it just is sort out of the blue.

CHAIRPERSON CHERWIN: Yes, the business itself, there's nothing really wrong. It's really more the location.

COMMISSIONER DROST: Exactly.

CHAIRPERSON CHERWIN: It's this business in this location is causing issues because we really have to look at specific locations when we're talking about land use variations. It's like, okay, is this a particular one, and obviously, we've had some issues. It's not really designed easily for, you know, people, you know, swinging in and out on a regular basis. You've got the weekend issue with the church traffic, and you've got the parking across the street potentially. So, all those things kind of equate for me --

COMMISSIONER DROST: And the reality is there's always going to be some problem with any kind of development, whether it's tattoos or whether it's a six-story high-rise/mid-rise. The idea is the compatibility and meeting that criterion.

CHAIRPERSON CHERWIN: Yes, this would be like, I could see this at like North Point or something like that making sense.

Anything else, George?

COMMISSIONER DROST: No.

CHAIRPERSON CHERWIN: Mr. Terry?

COMMISSIONER ENNES: I think I know the answer to this, but the property owner, your proposed landlord, he's not here, right?

MS. TKHOSTOVA: Oh, no.

COMMISSIONER ENNES: Okay, there were some comments made by the church group that it appears notice was just stuck with a stamped envelope in their mailbox.

MS. TKHOSTOVA: So, I can explain that. So, basically, their address and I think three more addresses, it didn't have the name on it, so when we received an e-mail that they didn't receive the notice, we just decided to make sure and we just put the notices in their mailboxes so they would have a notice just in case. It's just their address and three more addresses that didn't have an addressee name on it in the PIN list that was provided to us.

CHAIRPERSON CHERWIN: So, Terry, I would say from a notice perspective, I mean, that could be a question for Hart if someone wants to challenge the validity

of the public hearing. The fact is these people are here, so everybody that's here has essentially somehow one way or another been notified. So, in my opinion, I think we'll just continue with the public hearing. If somebody wants to challenge the validity of it, they can do that, and Hart would probably be the guy to say yes or no.

George, do you have any other questions?

COMMISSIONER DROST: No, and that's the point, you know, the fact that the neighbor showed up and the neighbor is here, it equates to waiving notice, but --

CHAIRPERSON CHERWIN: That's how we typically handle it.

COMMISSIONER DROST: -- it's the others, too. If there's other --

CHAIRPERSON CHERWIN: Yes, if there's somebody else out there that didn't get noticed, then they could challenge it potentially, but --

COMMISSIONER ENNES: Right.

CHAIRPERSON CHERWIN: -- that's not what we have right now, so we'll just continue on and note that it could be an issue for validity of public hearing if that's the case.

COMMISSIONER ENNES: That's what I'm thinking. I have no problem with tattoo parlors. I believe this isn't necessarily the right location for it. That's all I've got.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: I agree. I don't have a problem with a tattoo parlor, but this is not the right location. I share the comments. I agree with the comments by Mr. Peabody, Ms. Dyer, Mr. Coates, Mr. Schnittker. This is just not the right location.

We mentioned about the tattoo parlor that was on New Wilke Road, it closed. Did you look into maybe locating there? That was approved. I don't know if there was any comments from any of the surrounding neighbors there, but that is not next to a church. I just don't feel this is the right location at all, and I would suggest maybe looking to the one on North Wilke Road.

MS. TKHOSTOVA: Okay.

COMMISSIONER SIGALOS: I don't know what caused it to close.

CHAIRPERSON CHERWIN: Lynn?

COMMISSIONER JENSEN: I was going to go to the same place that John did. That particular strip mall that we did approve that, I don't remember if there was even much discussion or public comment on that one.

COMMISSIONER SIGALOS: No, because --

CHAIRPERSON CHERWIN: No.

COMMISSIONER SIGALOS: -- of the location.

COMMISSIONER JENSEN: We eventually approved that. So, I have the same concerns, given what the neighbors have said, especially that you have two churches there, and part of the parking is across the street. So, I don't think this is a very good location, but I think there are locations in Arlington Heights that would work. Clearly, this Commission and the Board have approved other tattoo parlors.

So, I think I have to agree with my fellow Commissioners that probably you need to seek out a different location.

CHAIRPERSON CHERWIN: All right. thank you for your comments.

Would anybody like to --

COMMISSIONER DROST: Yes, and another comment is I think there has to be a dialogue that's developed with the property owner of the proposed location and the neighbors. I mean, I kind of sense that there isn't, you know, that support. The Village, you

know, has for a long time had on their decals and its logo a Village of Good Neighbors. We try to be inclusive, we try to bring people together, and the way that it's done is through balance. You know, there's a lot of opportunity here and sometimes you just have to kind of shop around a little bit, but we're very conscious of being part of the world and how things evolve, and there's a dynamic going on all the time.

CHAIRPERSON CHERWIN: Well said, George.

Would anybody like to make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees denial of PC #24-011, a Land Use Variation to allow a tattoo parlor in the B-2 General Business District.

CHAIRPERSON CHERWIN: And just to clarify, with a denial, it would not be subject to anything. It would just be a straight up denial, correct?

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: Okay, and is there a second to that motion?

COMMISSIONER SIGALOS: I'll second it.

CHAIRPERSON CHERWIN: Okay, can we take a roll call for the motion on the floor right now which is a denial of the Petitioner's request for the land use variation?

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Aye.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the record can show that the motion has passed to deny the request for a land use variation. To the Petitioner, this is a recommendation, so we are not the final decision maker. The Village Board of Trustees will make the decision. We're just giving them a recommendation that we're denying your variation. So, Dan will shepherd you to the next step of the process. Please reach out to him so that you can understand the next steps involved. Thank you for coming in. Thank you for sharing your petition. Good luck.

MS. TKHOSTOVA: Thank you.

(Whereupon, at 8:18 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: ANNUAL REVIEW OF THE COMPREHENSIVE PLAN

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 18th day of December, 2024 at the hour of 8:18 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner
DARKO BOJIN, Assistant Planner

CHAIRPERSON CHERWIN: All right, next we have on the agenda is no more public hearings, but we do have an Annual Review of the Comprehensive Plan.

So, Michael, would you like to proceed?

MR. LYSICATOS: Yes, thank you, Chair. Good evening, everyone.

As per our Code, Section 6-201(e), we are providing our annual report on the Comprehensive Plan and the Official Map. I'd like to start just with a brief summary with the Comprehensive Plan amendments that were made this year. There were three of them. Probably the least noteworthy of them was 2201 North Chestnut Avenue. This was a townhome development that was approved with an auto repair shop to the north of it, and you had approved some new townhomes.

The two probably more substantive and very thorough pieces that the Board reviewed earlier this year, the first one is Recreation Park, the Comp Plan amendment that was associated with the renovation of the Phase I of the park. This one followed a really robust public outreach element that the Park District led in determining how the park was to be used, led into their master plan, and ultimately Staff agreed with the recommendations that they had made for the park and actually corresponded with some of the long-range planning that we had done for the frontages along Northwest Highway.

The second piece was the Red Flag Resolution which was a significant undertaking by the Staff that was recommended by resolution from the Village Board to the Plan Commission over a several-month period. We made a number of amendments to the Comprehensive Plan that were put through just a couple, I think I believe a month ago, by this board and ultimately it was endorsed by the Village Board.

Both of these were very robust public processes that we don't regularly undertake. We feel that this is probably the largest undertaking that we've done in considering the Comprehensive Plan and amending it. So, to that end, we do not recommend any additional amendments at this time, but we will be spending the next year revisiting some of the topics that you've seen that seem to be recurring to see if there is an additional topic that we should approach at some point next year for further amendments at next year's report.

CHAIRPERSON CHERWIN: Thank you, Michael.

Just so that the members of the audience know, the public hearing on the other matter is over. Feel free to stay, but you won't offend us if you want to take off at this point. So, thank you, but of course you're welcome to stay.

All right, so Michael, on this Comprehensive Plan, thank you.

Why don't we, I guess since there's no real, there's no public hearing here I guess, so we'll just have members of the board provide any comment. What they ask of us is to recommend approval of the Comprehensive Plan change and if we are to recommend it, then it would go to the Board for final approval, is that the process?

MR. LYSICATOS: At this point, we're not recommending any additional amendments to the Comprehensive Plan.

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: So, I believe it would just be a motion to accept the report and recommend no additional changes to the Comp Plan or the Official Map.

CHAIRPERSON CHERWIN: Okay, yes, and the only comment I would have is, as I think I've made clear, I'm not a huge fan of the red flag thing because I think it's a little bit very particular and inconsistent with the overall plan. I don't think it's a good process but, you know, I essentially don't really matter in that process. So, I don't know if anybody cares, but

that's just my only thought.

John, Terry, any thoughts? Anything?

COMMISSIONER ENNES: No.

COMMISSIONER SIGALOS: No.

COMMISSIONER DROST: Just echoing the same sense, it's almost like you need an algorithm to figure out --

CHAIRPERSON CHERWIN: Yes, I'm --

COMMISSIONER DROST: -- and then it just confuses.

CHAIRPERSON CHERWIN: -- not sure who gets the red flag and why and what you have to do to get one, but --

COMMISSIONER DROST: But notwithstanding the effort to try to find some, you know, the positivity of it was to try to get some harmony in those spot locations.

CHAIRPERSON CHERWIN: Yes, and that's not a dig on Staff at all.

COMMISSIONER DROST: No, no, not at all.

CHAIRPERSON CHERWIN: You guys did a great job with it, trust me.

MR. LYSICATOS: None taken.

CHAIRPERSON CHERWIN: Mr. Jensen?

COMMISSIONER JENSEN: I have exactly the same feelings. I never understood the red flag process at all, but that's beside the point. I mean, we're basically, you need a motion that we accept this report and have no further recommendations --

CHAIRPERSON CHERWIN: Well, is there a motion?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: -- to make on the Comprehensive Plan, so I'd make that motion.

CHAIRPERSON CHERWIN: Oh, George --

COMMISSIONER DROST: I'll second it then. You were talking and I interrupted you.

CHAIRPERSON CHERWIN: Awesome. Yes, he was anxious. So, a motion by Mr. Jensen on the floor, seconded by George Drost to accept the report.

I think we can do a voice vote on that, or do we have to do roll call?

MR. LYSICATOS: Either way is fine.

CHAIRPERSON CHERWIN: Why don't we do a roll call? We'll make it fun.

A motion to accept the report that, pursuant to Chapter 6, Section 6-201(e) of the Municipal Code, the Plan Commission has conducted an Annual Review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no additional amendments at this time.

MR. LYSICATOS: Great, give me one second. Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes, thank you.

For the record, the motion passes. So, we accept the report, and thank you, Staff, for your work on it.

All right, so that gets us through other business. The last thing we have is public comment. So, we'll open up the floor if there's anybody else --

COMMISSIONER DROST: Well, other business?

CHAIRPERSON CHERWIN: Isn't that it?

COMMISSIONER DROST: Oh, I thought we had any new business, I'm sorry.

CHAIRPERSON CHERWIN: No. Usually you got me though, but I think on this one I got it right for once.

COMMISSIONER DROST: Yes, okay.

CHAIRPERSON CHERWIN: All right, so public comment, is there any public comment? Members of the public, Mr. Keith back there, do you have anything?

GENERAL PUBLIC COMMENTARY

AUDIENCE MEMBER: No, thank you.

CHAIRPERSON CHERWIN: Okay, all right, thank you. Oh, yes, ma'am?

MS. MCCULLOUGH: Can I?

CHAIRPERSON CHERWIN: Absolutely.

MS. MCCULLOUGH: I have a cramp on my leg so excuse me. We were under the impression that there was going to be a discussion on the master plan by Barry Vogelmaster, are you familiar with that? I've spoken with you several times, Eileen McCullough.

MR. LYSICATOS: Oh, hi, yes.

MS. MCCULLOUGH: 2100 North Chestnut.

MR. LYSICATOS: Yes.

MS. MCCULLOUGH: And he is proposing a plan for the existing property at 2020 and 2100, and do you know the other addresses, Sheila?

AUDIENCE MEMBER: No, that's it.

MS. MCCULLOUGH: Okay.

MR. LYSICATOS: Right. So, we are working with the gentleman, the Petitioner at this time, on how he wants to develop those properties. I know there has been a couple of different proposals that have come forward. We are working with, there's two individuals, correct?

MR. OSOBA: There's a 2201 North Chestnut, that's a different one.

MR. LYSICATOS: I believe so. This is the larger one, the larger redevelopment one.

MR. OSOBA: It's not the one that I'm working on.

MR. LYSICATOS: Okay, that gentleman has just been in a few times today.

COMMISSIONER ENNES: Wait, just so I understand, what street are these properties on?

MS. MCCULLOUGH: Chestnut.

MR. LYSICATOS: On Chestnut.

MS. MCCULLOUGH: Ridge, it would be between Ridge and Chestnut.

COMMISSIONER ENNES: Okay.

MR. LYSICATOS: So, we've received interest in these areas for potential subdivisions and future development. We've gotten a couple of different recommendations that have come forward by a couple of different petitioners, spoken with both of them, just making substantive comments on how they wanted to move forward. I don't know if they reached back out to you about interest in your properties. So, I mean, we are talking to a couple of individuals at this point that are looking to do projects. We're making recommendations based on the code, the subdivision code, and also the zoning code, to bring any kind of projects that they're recommending into conformance with those standards.

So, at this point, it's early in the process where we consider the Staff Development Committee process. This is before we get to Conceptual Plan Review. So, we're working through that at this point to find out what would be feasible according to code to redevelop that neighborhood and bring a number of elements into conformance similar to what we've talked about earlier today which is a lot of the infrastructure issues, things of that nature, which is a challenge. It's one of the later annexed neighborhoods in Arlington Heights, and thus came after some of the large public improvements happened. So, I think that's been the largest probably dynamic in that.

MS. MCCULLOUGH: So, there's no timeline that you can give us when any of this would --

MR. LYSICATOS: No, at this point, I know you've been working with them a little bit.

MR. OSOBA: Tentatively, January for Conceptual Plan Review Committee meeting, and then that would have to go through the Plan Commission process and ultimately end up at a Plan Commission meeting here. That has not been formally scheduled yet, but that is still tentatively what we're aiming for.

MS. MCCULLOUGH: Okay, the homeowners in question, will they be notified in any way about this?

MR. OSOBA: The Conceptual Plan Review Committee meeting is not a notification meeting, that is just a meeting. Then anything that would go to this body, the Plan Commission, would require public notice.

CHAIRPERSON CHERWIN: So, ma'am, would you state your name just for the court reporter?

MS. MCCULLOUGH: Eileen McCullough, M-c-C-u-l-l-o-u-g-h.

CHAIRPERSON CHERWIN: Okay, yes, and so I think as Dan mentioned, the room you're in, next door would be where we have the Conceptual Review Committee which isn't a public hearing, but the public is welcome to show up.

MR. LYSICATOS: And it is noticed through the Village website.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: So, it is noticed in that regard according to the Public Meetings Act, and it is a public meeting, but --

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: -- it wouldn't be the mailing, the mailing is only for the public hearing.

CHAIRPERSON CHERWIN: Yes.

MS. MCCULLOUGH: You would specify what area you're meeting on or is it just, you know, general?

MR. LYSICATOS: Yes, it would have an agenda. It would have all the submissions, right. It would have all the submissions that the Conceptual Plan Review Committee would be considering, so any of the site plans or designs or potential subdivision. Usually those will be all part of, whatever the board sees would be part of the public record and would be in the agenda online.

CHAIRPERSON CHERWIN: That's like a preliminary stage, and then once they get comment and feedback from the members of that committee, then they may adjust their plans or whatever, and then there would be the official, as Michael said, there would be the official notice. You would receive a mailing, there would be a sign posted, and then that would be the public hearing.

Yes, but you know, if you're interested in attending the Conceptual Review, those are posted typically every Friday, is that right, Dan, on the website? Do you have access to the Arlington Heights website? Yes, so on Friday, they'll post what's going to happen at the Conceptual Review meetings which are typically on Wednesdays, Wednesday evenings before our meetings here. So, that's how that process works.

MS. MCCULLOUGH: So, at this point, you have no idea how you're going to move forward with this.

MR. LYSICATOS: We haven't gotten into the detailed review as of yet. We're approaching that point, but not yet.

MS. MCCULLOUGH: Okay, thank you.

MR. LYSICATOS: You're very welcome.

CHAIRPERSON CHERWIN: Thank you.

Anybody else from the public would like to comment?

(No response.)

CHAIRPERSON CHERWIN: All right, at this time, we will close the public comment unless there's anything else? Is there one?

COMMISSIONER DROST: No, just one question. We have a new Executive Director of the Planning Department?

CHAIRPERSON CHERWIN: We do.

COMMISSIONER DROST: Any announcement there?

MR. LYSICATOS: Well, we do have Emily Rodman who is our new Planning Director. She does intend to attend a future meeting. She didn't have availability tonight to join us, she apologizes, but she does plan to visit all the different boards and commissions to introduce herself, but this is her second full week and it's been a great start. I think Staff is excited to have a full platoon if you will of planners now and moving forward.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: I would just also, Darko is new to us, if you want to introduce yourself, Darko?

COMMISSIONER DROST: Yes, Darko.

CHAIRPERSON CHERWIN: And then I think everybody has met Rachel, but Darko, why don't you just, if you go and like just let them know --

MR. BOJIN: Yes. I'm Darko Bojin; nice to meet you all. I'm the new Assistant Planner with the Planning Department and I have a couple years now of experience in municipal planning, both at the Village of Wheeling and the Village of Hanover Park. Glad to be part of the team.

COMMISSIONER DROST: Where did you get your education?

Chicago.
MR. BOJIN: I have a Master's in Planning from the University of Illinois-

CHAIRPERSON CHERWIN: All right, well, welcome, Darko, we're happy to have you. And Rachel, has everybody met Rachel?

COMMISSIONER DROST: Yes. Hitzemann, correct?

MS. HITZEMANN: Correct.

CHAIRPERSON CHERWIN: We're also glad to have Rachel, and now Dan is a grizzled veteran --

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: -- and there's Michael of course.

MR. LYSICATOS: Yes, that's it, I'm an old guy.

CHAIRPERSON CHERWIN: With your years of doing it, I guess.

MR. LYSICATOS: Now, I don't just feel like the old guy, I am the old guy.

CHAIRPERSON CHERWIN: Yes, you don't look like the old guy though, let me tell you.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: All right.

COMMISSIONER ENNES: Does the new Executive Director know what she's getting into?

MR. LYSICATOS: I think she's well versed.

CHAIRPERSON CHERWIN: Well, she's got a great team, so that's a good start.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: There's a motion to adjourn. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

(Gavel pounded.)

CHAIRPERSON CHERWIN: We're adjourned.

(Whereupon, at 8:31 p.m., the public hearing on the above-mentioned petition was adjourned.)



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

**Plan Commission
1/8/2025**

Item: ICON Studio - 3375 N. Arlington Heights Rd, Units A, B, G & H
- PC#24-014
Land Use Variation for a Beauty Salon in the M-1 District
Department: Planning & Community Development

Item Description:

REQUESTED ACTION

Amendment to Planned Unit Development (PUD) Ordinances; #79-166, #80-105, #81-028, #81-035, and #19-002.

VARIATIONS REQUIRED

1. Land Use Variation for a Barber, Beauty Salon in the M-1 District.
2. Variation to Chapter 28, Section 10.4-2 "Schedule of Parking Requirements", to reduce the required off-street parking from 273 to 238 spaces.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Amendment to Planned Unit Development (PUD) Ordinances; #79-166, #80-105, #81-028, #81-035, and #19-002, along with the following variations to Chapter 28 of the Municipal Code.

1. Land Use Variation to allow a Barber, Beauty Salon in the M-1 District Research, Development, and Light Manufacturing District.
2. Variation to Chapter 28, Section 10.4-2 "Schedule of Parking Requirements", to reduce the required off-street parking from 273 to 238 spaces.

The Staff Development Committee recommends APPROVAL of the application subject to the following conditions:

1. There shall be no more than 16,807 square feet of medical office or non-general office uses within the subject property.
2. If a parking problem exists after compliance with Condition #1, which shall be determined at the discretion of the Village, the property owner shall

reduce the amount of medical office space and/or non-general office occupancy or provide additional parking to the satisfaction of the Village.

3. The Petitioner, being an agent of the property owner, shall install landscaping in accordance with the approved site plan, dated November 5, 1980, no later than May 15, 2025. Should installation of landscaping not take place, the Village will enforce landscape installation requirements separate via the code enforcement process.

4. The existing sidewalk from the entrance to the parking lot and the pavement for the accessible stall nearest to the entrance shall be replaced. Plans for these improvements shall be submitted at time of permit.

5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report
2. Aerial
3. CPRC Minutes 8-14-24
4. Project Narrative
5. Plat of Survey
6. Land Use Justification
7. Bike Parking
8. Floor Plan
9. Operation Description
10. Parking Study
11. Ord. 19-002
12. AEP - Tenant List Origin
13. Round 1 Comments
14. Round 2 Comments
15. Public Notice Certification
16. 3395 Ownership Affidavit
17. 3375 Ownership Affidavit



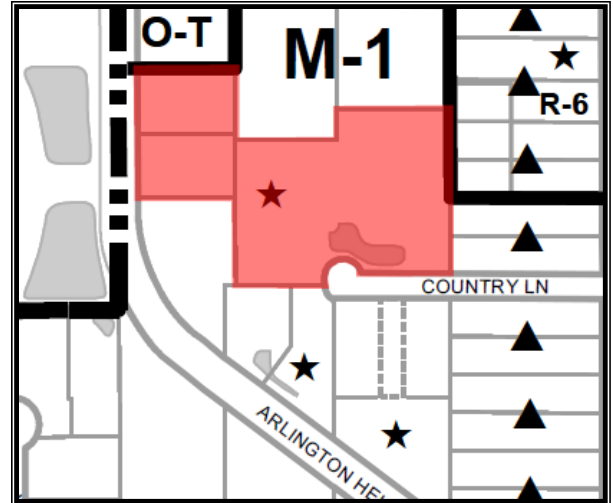
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: PC 24-014
Project Title: ICON Studio
Address: 3375 N. Arlington Heights Rd, Units A, B, G, & H
PIN: 03-08-100-035, 03-08-100-03
 03-08-100-040

To: Plan Commission
Prepared By: Rachel Hitzemann, Dev. Planner II
Meeting Date: January 8, 2025
Date Prepared: October 29, 2024

Petitioner: Artemiy Novik
Address: 3375 N. Arlington Heights Rd, 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	Multi-Tenant Flex Office/Industrial Center	RD, Mfg, Warehouse
South	M-1: Research, Development, and Light Manufacturing District	Signature Square North Office Complex	RD, Mfg, Warehouse
East	M-1: Research, Development, and Light Manufacturing District; R-6: Multiple Family Dwelling District	Graycon Office Center; Timber Court Condominiums	RD, Mfg, Warehouse; Moderate Density Multi-Family
West	M-1: Research, Development, and Light Manufacturing District	Multi-Tenant Flex Office/Industrial Center	RD, Mfg, Warehouse

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinances; #79-166, #80-105, #81-028, #81-035, and #19-002.

Variations Required

1. Land Use Variation for a Barber, Beauty Salon in the M-1 District
2. Variation to Chapter 28, Section 10.4-2 "Schedule of Parking Requirements", to reduce the required off-street parking from 273 to 238 spaces.

Project Background

The subject property is approximately 7.60 acres and is located south of the intersection of North Arlington Heights Road and Boeger Dr. 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, 1981, and 2019. 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 proposed 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.

In 2019 the Village Board passed Ordinance 19-002, which approved a variance to reduce the required off-street parking requirement from 266 to 238. Additionally, the ordinance provided conditions that required the property owner to install a 15-space bicycle rack and receive a PUD Amendment and parking variation for any future medical office uses exceeding 14,419 square feet in the complex.

Zoning and Comprehensive Plan

The subject property is zoned M-1 Research, Development and Light Manufacturing District. The proposed Beauty Salon use is not permitted in the M-1 District. Therefore, a Land Use Variation to allow a Beauty Salon required. The petitioner has provided a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference and which response has been included in the packet transmitted to the Plan Commissioners and placed online as part of the record for this application:

- **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 has reviewed the petitioner's response to the approval criteria and believe that the necessary standards for approval have been met.

The Comprehensive Plan designates this site as "Research & Development, Manufacturing and Warehousing", which corresponds with the current M-1 zoning. However, the property layout, single-story architecture and the absence of loading docks within this complex does not compare to typical manufacturing buildings. Instead, the design of this property is more

closely related to an office or business park/ complex. This is evident in the type of uses the complex attracts. So, while the proposed use is more similar to a commercial use, a beauty salon is compatible with other permitted uses within this office complex, including medical spas and wellness centers. These commercial uses would not be suitable for a complex geared toward manufacturing and distributing, but are suitable in this particular location.

Building, Site and Landscaping

The Petitioner has received a permit for interior demolition, but cannot receive their interior build out permit until they receive zoning approval through a Land Use Variation.

During review of this application, the Planning and Community Development Department inspected the site and observed areas where landscaping has fallen out of compliance with the approved PUD landscape plan. The Village has notified the property owner that of landscaping deficiencies that will be handled as part of Code Enforcement.

The Engineering Department noted that the existing sidewalk from the entrance to the parking lot and the pavement for the accessible stall nearest to the entrance is in disrepair. It was recommended that both be addressed at the time of building permit.

Parking and Traffic:

The following parking table shows the code required off-street parking for the property based on the land use classification of the existing tenants as well as the proposed Beauty Salon. The table indicates a requirement for 268 parking spaces with a parking deficit of 30 spaces, which is two additional spaces from the 2019 PUD amendment.

Table I: Office Complex Parking Requirements

Tenant	Use	Building SF	Parking ratio	Stalls Required	Medical SF	Comm. SF	Office / Vacant SF
Vacant	Vacant	1,724	300	6			1,724
Northwest Suburban Pediatrics	Medical Office	1,878	200	9	1,878		
Ruta Naturals - Spa Studio	Beauty Salon	730	250	3		730	
Dr. Jeena Jacob, Psychotherapy	Office	850	300	3			850
Central Family Care	Medical Office	2,060	200	10	2,060		
Weight Loss Clinic Janusz Mejer MD	Medical Office	1,570	200	8	1,570		
Arlington Insurance Services	Office	1,620	300	5			1,620
Dr. McEvers, Psychotherapy	Office	660	300	2			660
Bact Process Systems, Inc.	Office	2,816	300	9			2,816
Family Medical Supply	Office	756	300	3			756
Sassack Family Acupuncture	Medical Office	1,018	200	5	1,018		
Lake Cook Behavioral Health	Office	1,600	300	5			1,600
Vacant	Vacant	800	300	3			800

Vacant	Vacant	1,015	300	3			1,015
Family Tree Holistic Health	Medical Office	1,015	200	5	1,015		
Breathe Easy Wellness LLC	Massage Parlor (Beauty Salon)	715	250	3		715	
Amicus Home Health, LLC	Office	800	300	3			800
Dawe's, LLC	Office	4,832	300	16			4,832
Cooperative Computer Services	Office	5,518	300	18			5,518
Ak exteriors, Inc	Office	800	300	3			800
Geoses Corporation	Office	440	300	1			440
O&E Consulting	Vacant	1,422	300	5			1,422
Primelite Equipment, LLC	Office	968	300	3			968
The Perfect Workout	Personal Trainer	800	250	3		800	
Vacant	Office	800	300	3			800
Vacant	Office	1,600	300	5			1,600
Murray Grishaber, LLC (accountant)	Office	1,005	300	3			1,005
Biztegy Analytics, Inc.	Office	1,025	300	3			1,025
Authentic Self Psychological	Office	795	300	3			795
WestSky Inc.	Contactor Office	800	300	3			800
ICON Studio	Beauty Salon	2,983	250	12		2,983	
Skinovatio Medical Spa	Medical Office	2,455	200	12	2,455		
Arlington Counseling Associates	Office	3,200	300	11			3,200
Counseling Center of Arlington Heights LLC	Office	757	300	3			757
Neuropsychological Services PC	Office	1,045	300	3			1,045
Rejuvii (IV Therapy)	Medical Office	1,583	200	8	1,583		
Vacant	Vacant	1,617	300	5			1,617
Autism Care Therapy (office/counseling)	Office	7,180	300	24			7,180
Verinon Tech Services	Office	10,360	300	35			10,360
Total Required (Per Code)		73,612 SF		268 Spaces	11,579 SF	5,228 SF	56,805 SF
Total Provided				238 Spaces			
SURPLUS/ (DEFICIT)				(-30) 12%			

As noted above, the petitioner has requested the following parking variation:

- **Chapter 28, Section 10.4-2, to allow 238 parking spaces where code requires 268 parking spaces (12% Deficit).**

To ensure that the 238 shared parking spaces located on the site are suitable for the existing parking demand within the multi-tenant complex, staff required the petitioner conduct a parking survey over three days (one of which was a Saturday) to identify existing parking demand of the office complex. The survey found that the parking demand peaked at 59 spaces (25% capacity) at 6:00pm on a Thursday in September. On Saturdays the parking demand was less than 20%. This is lower than the utilization during the 2018 review which indicated peak parking of 126 vehicles with a similar mix of uses. If the vacant office spaces were occupied, they would add 19 vehicles based on code. Adding that potential demand with the existing utilization equals a potential for 78 spaces utilized. If the 5,228 square feet of non-general office was further developed into medical offices, it would add another 6 vehicles, for a total of 84 spaces utilized. Staff has reviewed the parking survey and found that the analysis indicates the parking supply on the property is adequate for the parking demand with the proposed use.

Table II: Parking Demand

Parking Demand	Existing	Vacant Spaces Occupied	Non-General Office to Medical
Peak Times (Thursday)	59 spaces (25% Capacity)	78 spaces (33% Capacity)	84 spaces (35% Capacity)
Saturday	37 spaces (16% Capacity)	56 spaces (24 % Capacity)	62 spaces (26% Capacity)

In addition to approving a parking variation, Ordinance 19-002 also required the following: The square footage of all medical uses within the planned unit development shall be limited to 14,419 square feet. Any future expansion of medical uses beyond the total 14,419 square feet shall require a planned unit development amendment and parking variation. According to the latest survey, medical office space accounts for 11,579 square feet and non-general office space, such as salons, accounts for 5,228 square feet. While the office space is below the 14,419 square feet of medical office limit set by the 2019 PUD Amendment, the additional non-office space may potentially create a larger parking demand in the future. For this reason, staff would recommend modifying the 2019 PUD amendment condition to limit the square footage of all medical uses and non-general office within the planned unit development to 16,807 square feet. Any future expansion of medical and non-general office uses beyond the total 16,807 square feet shall require a planned unit development amendment and parking variation.

The current proposed mix of uses creates a code requirement of 268 spaces. Leading to a variation of 30 spaces. If the proposed 16,807 square feet of non-general office space were utilized as purely medical office, the required parking requirement would be 273 spaces. Based on the parking study above, staff would recommend for the additional parking variation to allow flexibility in tenanting the 16,807 square feet of non-general office.

The table below demonstrates the parking requirements for three items: (1) the existing parking requirements with vacant spaces calculated at 1 space per 300 square feet (professional office); (2) the petitioners request to allow a beauty salon; and (3) the SDC Recommendation to limit medical office and non-general office to 16,807 square-feet. The

chart illustrates how a limit on non-general office space would mitigate the variation and potential parking demand as the intensity and demand of such uses varies.

Table III: Potential Parking Variations

	Existing		Petitioner Request		SDC Recommended	
	Total Area	Spaces	Total Area	Spaces	Total Area	Spaces
Professional Office 1 space/300 s.f.	59,788 s.f.	199	56,805 s.f.	189	56,805 s.f.	189
Medical Office 1 space/200 s.f.	11,579 s.f.	58	11,579 s.f.	58	-	-
Commercial 1 space/ 250 s.f.	2,245 s.f.	9	5,228 s.f.	21	-	-
Combined Medical Office and Commercial 1 space/ 200 s.f.	-	-	-	-	16,807 s.f	84
Provided Parking	238		238		238	
Required Parking	266		268		273	
SURPLUS/(DEFICIT)	(28) 10.5%		(30) 11%		(35) 13%	

The proposed use increases the parking demand on the subject property, so compliance with the bicycle parking regulations is required. For a beauty salon, bicycle parking is required at one space for every 5,000 square feet of floor area, with a minimum of 2 bicycle parking spaces required. Therefore, 2 bicycle parking spaces are required. Per the previous 2019 Amendment, the property owner installed a 15-space bicycle rack. The installed rack can accommodate the increased requirement and no new spaces are required at this time.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Amendment to Planned Unit Development (PUD) Ordinances; #79-166, #80-105, #81-028, #81-035, and #19-002, along with the following variations to Chapter 28 of the Municipal Code.

1. Land Use Variation to allow a Barber, Beauty Salon in the M-1 District Research, Development, and Light Manufacturing District.
2. Variation to Chapter 28, Section 10.4-2 "Schedule of Parking Requirements", to reduce the required off-street parking from 273 to 238 spaces.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. There shall be no more than 16,807 square feet of medical office or non-general office uses within the subject property.
2. If a parking problem exists after compliance with Condition #1, which shall be determined at the discretion of the Village, the property owner shall reduce the amount of medical office space and/or non-general office occupancy or provide additional parking to the satisfaction of the Village.
3. The Petitioner, being an agent of the property owner, shall address the following landscaping conditions no later than May 15, 2025. Should installation of landscaping

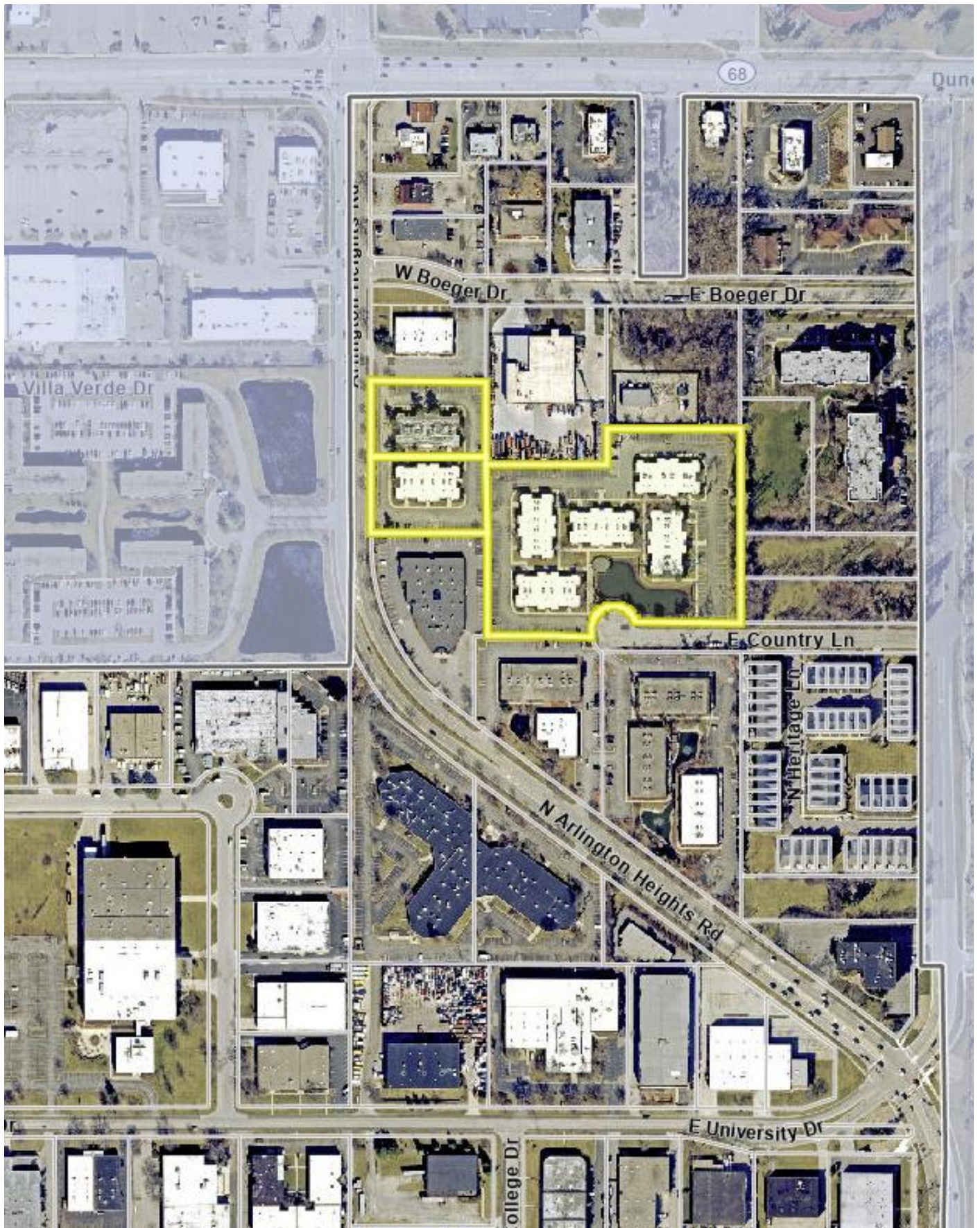
not take place, the Village will enforce landscape installation requirements separate via the code enforcement process. :

- a. Provide 4-inch caliper shade trees at the ends of all parking rows (Chapter 28, Section 6.15b). There are islands where the tree is absent and must be replaced.
 - b. Infill along the foundation for each building where landscaping is absent.
 - c. Per Chapter 28, section 6.15a, all paved areas adjoining the right of way shall be effectively screened with landscaping that is three feet tall. Please infill with landscaping where the screen is absent.
4. The existing sidewalk from the entrance to the parking lot and the pavement for the accessible stall nearest to the entrance shall be replaced. Plans for these improvements shall be submitted at time of permit.
 5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

January 2, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads



**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



ICON BEAUTY STUDIO WILL NOT BE A STANDARD BEAUTY SALON. WE WILL HAVE A COMBINATION OF BEAUTY SERVICES WITH A COSMETIC-MEDICAL BIAS. OUR STUDIO WILL CONSIST OF SEVERAL HALLS, ONE WILL PROVIDE A RANGE OF HAIRDRESSING SERVICES FOR MEN'S AND WOMEN'S, AS WELL AS THERE WILL BE A STAND FOR MAKEUP ARTISTS. NEXT ROOM FOR MANICURE AND PEDICURE. ALSO 4 ROOMS FOR BEAUTICIANS. CONSULTATION ROOM AND PREPARATION OF CLIENTS FOR HAIR TRANSPLANTATION TOURS IN TURKEY AND GEORGIA. OUR STUDIO WILL BE THE OFFICIAL DISTRIBUTOR OF EUROPEAN COSMETICS UNDER THE BRAND SULSENA, AGAINST PSORIASIS AND SEBORRHEA.

LIST OF SERVICES : MEN'S AND WOMEN'S HAIRCUTS, HAIR CARE AND COLORING, RESTORATION OF DAMAGED HAIR, CEREMONIAL HAIRSTYLES AND EVENING STYLING, MAKEUP, MANICURE, PEDICURE, HAND SKIN CARE, FACIAL, EYELASH EXTENSIONS, EYEBROW LAMINATION.

EMPLOYEES : 7 HAIRDRESSERS, 3 NAILS TECHNICIANS,
4 BEAUTICIANS, 4 COSMETOLOGISTS.
TOTAL : 14 EMPLOYEES.

OPENING HOURS : MON - FRI 9 AM - 7 PM
SAT 8 AM - 6 AM
SUN DAY OFF



ICON Beauty Studio will not be a standard beauty salon. We will have a combination of beauty services with a cosmetic-medical bias. Our studio will consist of several halls, one will provide a range of hairdressing services for men's and women's, as well as there will be a stand for makeup artists. Next room for manicure and pedicure. Also 4 rooms for beauticians. Consultation room and preparation of clients for hair transplantation tours in Turkey and Georgia. Our studio will be the official distributor of European cosmetics under the brand Sulsena, against psoriasis and seborrhea.

List of services : men's and women's haircuts, hair care and coloring, restoration of damaged hair, ceremonial hairstyles and evening styling, makeup, manicure, pedicure, hand skin care, facial, eyelash extensions, eyebrow lamination.

Employees : 7 hairdressers, 3 nails technicians, 4 beauticians, 4 cosmetologists.

Total : 14 employees.

Opening hours : MON - FRI 9 am - 7 pm

SAT 8 am - 6 am

SUN day off

... from good to better ...

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE NO. 08-005532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

PARCEL 1:
LOT 3 IN NORTH RIDGE SUBDIVISION IN ARLINGTON HEIGHTS BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 3 IN TSCHURTZ'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 2 AND 3 IN NORTH RIDGE SUBDIVISION IN ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, OVER THAT PART OF LOT 1 IN SAID SUBDIVISION AS SHOWN IN EXHIBIT B OF AN AGREEMENT RECORDED DECEMBER 29, 1981 AS DOCUMENT 26096810 AND LABELED "OLD FRONTAGE ROAD" AND "NORTHERN ACCESS TO OLD FRONTAGE ROAD".

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN AND CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 7, 2005 AS DOCUMENT NUMBER 0509719072.

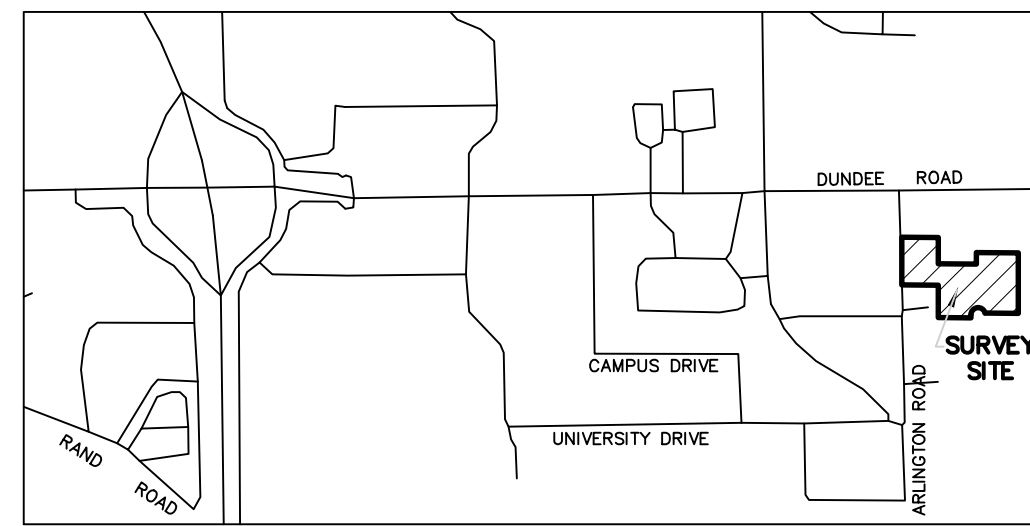
TOTAL AREA OF PARCELS 1 AND 2: 269,967 SQ.FT. OR 6.198 ACRES.

GRAPHIC SCALE

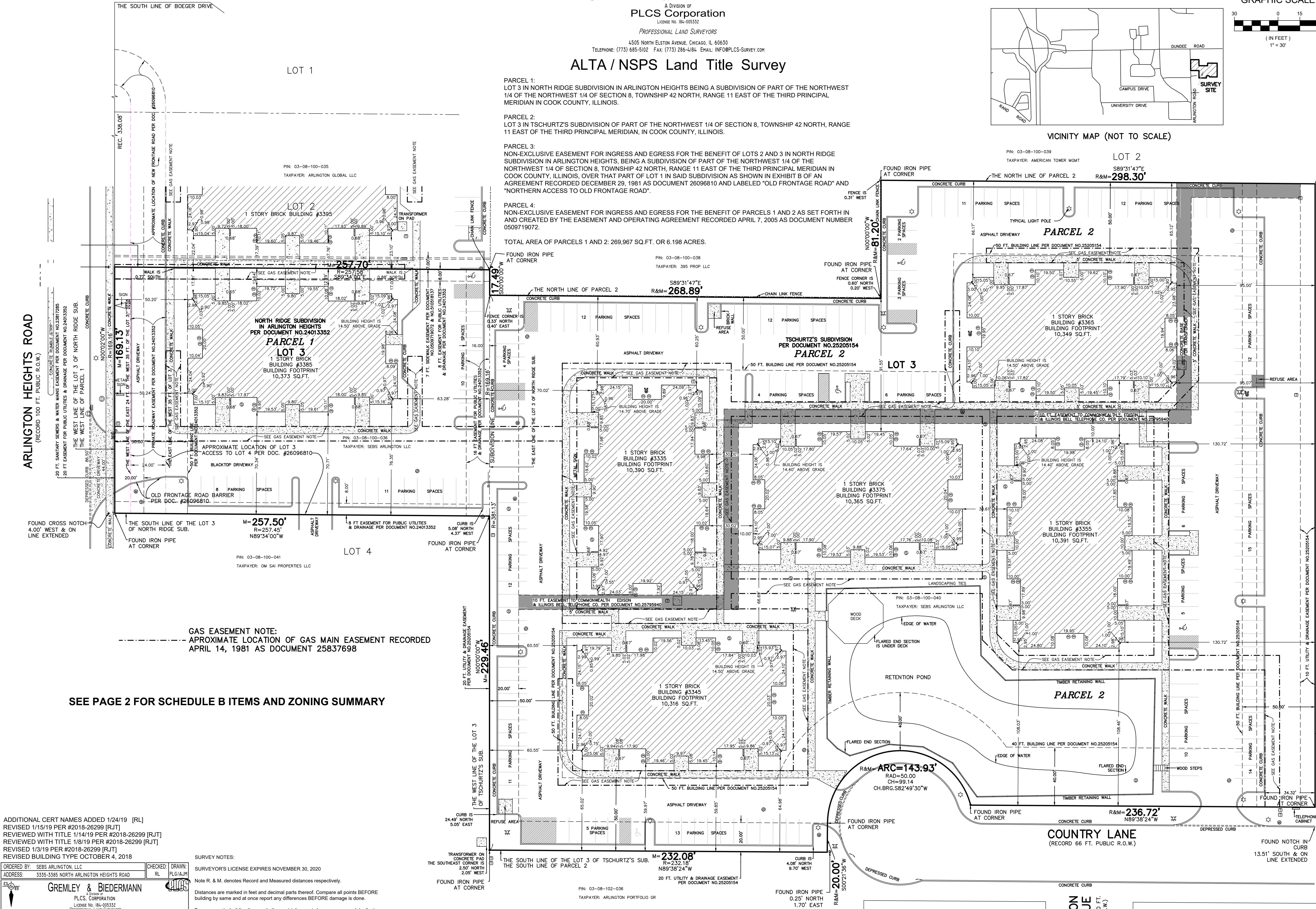
(IN FEET)
1" = 30'

Legend:

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Sprinkler Control Valve
- Hose Connection
- Fire Alarm
- Flag Pole
- Handicapped Parking



VICINITY MAP (NOT TO SCALE)

ARLINGTON HEIGHTS ROAD
(RECORD 100 FT. PUBLIC R.O.W.)

GAS EASEMENT NOTE:
APPROXIMATE LOCATION OF GAS MAIN EASEMENT RECORDED
APRIL 14, 1981 AS DOCUMENT 25837698

SEE PAGE 2 FOR SCHEDULE B ITEMS AND ZONING SUMMARY

ADDITIONAL CERT NAMES ADDED 1/24/19 [RL]
REVISED 1/15/19 PER #2018-26299 [RJT]
REVIEWED WITH TITLE 1/14/19 PER #2018-26299 [RJT]
REVIEWED WITH TITLE 1/8/19 PER #2018-26299 [RJT]
REVISED 1/31/19 PER #2018-28239 [RLT]
REVISED BUILDING TYPE OCTOBER 4, 2018

ORDERED BY: SEBS ARLINGTON, LLC
ADDRESS: 3335-3345 NORTH ARLINGTON HEIGHTS ROAD
GREGORY & BIEDERMANN
PLCS CORPORATION
LICENSE NO. 08-005532
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

DATE: SEPTEMBER 27, 2018
SCALE: 1" = 30' FEET
PAGE NO.: 1 OF 2
ORDER NO.: 2018-25946-001

G:\CAD\2018\2018-25946\2018-25946-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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To:
Wintrust Bank, an Illinois banking corporation, its successors and/or assigns
NRF IX - Arlington Heights, LLC, a Delaware limited liability company
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 19, 20 and 21 of Table A thereof.

The field work was completed on SEPTEMBER 27, 2018.

Date of Plat: JANUARY 29, 2019

By: Wm E. Biedermann

Wm E. Biedermann

Professional Illinois Land Surveyor No. 018885

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

SURVEY NOTE:

THE EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 7, 2005 AS DOCUMENT NUMBER 0509719072 AFFECTS THE SUBJECT PROPERTY AND LOT 2 IN NORTH RIDGE SUBDIVISION, WHICH IS NORTH AND ADJOINING THE SUBJECT PROPERTY.

SAID AGREEMENT CONTAINS NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PARKING AND OTHER EASEMENTS OVER THE CIRCULATION AISLES, ENTRY DRIVES AND DRIVEWAYS ON THE SUBJECT PROPERTY AS WELL AS ON SAID LOT 2.

ADDITIONAL EASEMENT RIGHTS WERE GRANTED OVER THE SIDEWALK PARCEL WHICH IS DESCRIBED AS THE SOUTH 7 FEET OF SAID LOT 2.

REGARDING TABLE A ITEM 3, THE PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0063J, EFFECTIVE DATE AUGUST 19, 2008.

REGARDING TABLE A ITEM 9 THERE ARE 197 REGULAR PARKING SPACES AND 6 HANDICAPPED.

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

REGARDING TABLE A ITEM 21 THERE IS NO OBSERVED EVIDENCE OF RAILROAD SPURS, TRACKS OR SIDINGS EXISTING ON OR SERVING THE SURVEYED PROPERTY.

SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 18015327LFE REVISION 2, COMMITMENT DATE: DECEMBER 20, 2018 AS TO MATTERS OF RECORD. SCHEDULE B ITEMS:

H 15. A 50 FOOT BUILDING LINE ALONG THE WEST LINE OF THE LAND AS CREATED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 24013352. (AFFECTS PARCEL 1) PLOTTED

I 16. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. PLOTTED APPROXIMATELY

J 17. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 3 OF SCHEDULE A. PLOTTED APPROXIMATELY

K 18. GRANT OF EASEMENT RECORDED FEBRUARY 10, 1977 AS DOCUMENT 23817285, MADE BY MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1974 AND KNOWN AS TRUST NUMBER 438, GRANTS TO THE VILLAGE OF ARLINGTON HEIGHTS, A PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN ON THE LAND SANITARY SEWERS, WATER MAINS AND APPURTENANCES THERETO, WITH RIGHT TO CONSTRUCT, MAINTAIN, AND PERMIT THE CONSTRUCTION AND MAINTENANCE OF CONNECTIONS WITH SAID SANITARY SEWERS AND WATER MAINS, IN AND OVER THE STRIPS OF LAND THEREIN DESCRIBED, (AFFECTS THE WESTERLY 20 FEET OF PARCEL 1) PLOTTED

L 19. A 40 FOOT AND 50 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 23, 1979 AS DOCUMENT 25205154. (AFFECTS THE SOUTHERLY 40 FEET OF PARCEL 2 (EXCEPT THE WEST 232.18 FEET THEREOF) AND ALSO AFFECTS THE NORTHERLY, EAST AND WEST 50 FEET OF PARCEL 2 AND ALSO AFFECTS THE WEST 232.18 FEET OF THE SOUTH 50 FEET OF PARCEL 2) PLOTTED

M 20. A 20 FOOT UTILITY AND DRAINAGE EASEMENT ON THE SOUTH AND WEST LINES OF LAND, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 23, 1979 AS DOCUMENT 25205154, AND A 10 FOOT UTILITY AND DRAINAGE EASEMENT ON THE EAST. (AFFECTS THE WEST 232.18 FEET OF THE SOUTH 20 FEET OF PARCEL 2, THE WEST 20 FEET OF PARCEL 2 AND THE EAST 10 FEET OF PARCEL 1) PLOTTED. DOCUMENT DOES NOT APPEAR TO INVOLVE PARCEL 1.

Q 22. PRIVATE ROADWAY, AS CREATED BY PLAT OF SUBDIVISION RECORDED JULY 14, 1977 AS DOCUMENT 24013352, ACROSS THE EAST 24 FEET OF THE WEST 35 FEET OF LOT 3 AND OTHER PROPERTY, FOR THE USE OF THE OWNERS OF LOTS 1 TO 4 IN SAID SUBDIVISION. (AFFECTS PARCEL 1) PLOTTED

P 23. EASEMENT FOR PROVIDING THE SUBDIVISION AND OTHER LAND WITH ELECTRIC AND COMMUNICATIONS SERVICE, CREATED BY THE PLAT OF SUBDIVISION RECORDED JULY 14, 1977 AS DOCUMENT 24013352, TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE LAND TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERETO GIVEN, AND THE RIGHT TO ENTER UPON THE LAND FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER SAID FACILITIES OR IN, UPON OR OVER THE FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE LAND SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. (AFFECTS THE WESTERLY 20 FEET OF PARCEL 1) PLOTTED

Q 24. EASEMENT RESERVED FOR, AND GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES, FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THE PLAT. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH EASEMENT AREA, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY, AS CREATED BY THE PLAT OF SUBDIVISION RECORDED JULY 14, 1977 AS DOCUMENT 24013352. (AFFECTS THE WESTERLY 20 FEET OF PARCEL 1) PLOTTED

R 25. EASEMENT, IN, UPON, UNDER, OVER AND ALONG LOT 3 IN NORTH RIDGE SUBDIVISION OF THE LAND, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED MARCH 5, 1981 AS DOCUMENT 25795940. (AFFECTS THAT PART OF PARCEL 2 AS SHOWN ON EXHIBIT A TO DOCUMENT NO. 25795940) PLOTTED

S 26. GRANT RECORDED APRIL 14, 1981 AS DOCUMENT 25837698 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 50809, TO THE NORTHERN ILLINOIS GAS COMPANY, FOR AN EASEMENT 10 FEET IN WIDTH, 5 FEET ON EITHER SIDE OF THE GAS MAIN, OVER THE LAND AND OTHER PROPERTY, A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PURPOSES OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH RIGHT OF ACCESS IN, UPON, ALONG AND ACROSS THE LAND. PLOTTED

AA 32. TERMS AND CONDITIONS OF THE EASEMENT AND OPERATING AGREEMENT PURPOSE OF INGRESS AND EGRESS RECORDED APRIL 7, 2005 AS DOCUMENT NO. 0509719072 TOGETHER WITH FURTHER COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS THEREIN CONTAINED AS SHOWN ON SCHEDULE A OF THIS POLICY.

REMAINING SCHEDULE B ITEMS ARE NOT MATTERS OF SURVEY.

 THE PLANNING & ZONING RESOURCE COMPANY 1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108 Telephone (405) 840-4344 • Fax (405) 840-2608 ZONING AND SITE REQUIREMENTS SUMMARY PZR REPORT® FOR: ARLINGTON EXECUTIVE PLAZA 3335 TO 3385 NORTH ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, ILLINOIS Prepared For: TO BE DETERMINED Date: Final -- 10/30/2018 PZR SITE NUMBER: 124182-1 NATIONAL PLANNING & ZONING CONSULTING SERVICE Page 1 of 5 - © 10/10/2018 PZR - \source\apps\PZR\2\Final\Final_10/10/2018\Report\124182-1 Arlington Heights, IL.doc	IV. Property Specification <table><tr><td>1. Building Set-Back Lines</td><td>Required</td><td>Existing</td></tr><tr><td>a. Front</td><td>50 Feet for yards located on a major or secondary arterial and 40 feet for all others</td><td>Arlington Heights Road: 50.26 Feet (Per Survey)</td></tr><tr><td>b. Side</td><td>10% of lot width or 25 feet whichever is greater, not to exceed 50 feet</td><td>Northern Most Property Line: 50 Feet (Per Survey) Southern Most Property Line: 59.85 Feet (Per Survey)</td></tr><tr><td>c. Rear</td><td>30 Feet, except when adjacent to residential districts, in which case a 50 foot minimum rear yard shall be required</td><td>Eastern Most Property Line: 56 Feet (Per Survey)</td></tr></table> Is The Existing Building in Conformance? Yes (See Section 5.1-15.3 for Code reference) <table><tr><td>2. Building Size</td><td></td></tr><tr><td>a. Maximum Building Height or Stories:</td><td>None Required</td></tr><tr><td>b. Existing Building Height or Stories:</td><td>3 Stories (Per Survey)</td></tr><tr><td>c. Building Site Area Requirements:</td><td>Minimum Lot Size: 25,000 Square Feet Existing: 248,987 Square Feet (Per Survey) Minimum Frontage for Each Building: Existing: Exceeds 100 Feet for Each Building (Per Survey)</td></tr></table> Is The Existing Building in Conformance? Yes (See Section 5.1-15.1 for Code reference) <table><tr><td>3. Density</td><td></td></tr><tr><td>a. Building Density Formula:</td><td>Maximum Floor Area Ratio: 200% Existing: 22%; 62,537 / 298,987 = 0.223%</td></tr><tr><td>b. Approximate Gross Floor Area:</td><td>62,537 Square Feet (Per Floor Roll)</td></tr></table> Is The Building Coverage in Conformance? Yes (See Section 5.1-15.2 for Code reference) Page 3 of 5 - © 10/10/2018 PZR - \source\apps\PZR\2\Final\Final_10/10/2018\Report\124182-1 Arlington Heights, IL.doc THE PLANNING & ZONING RESOURCE COMPANY 1300 SOUTH MERIDIAN AVENUE, SUITE 400 OKLAHOMA CITY, OKLAHOMA 73108 (405) 840-4344 (405) 840-2608 FAX ZONING AND SITE REQUIREMENTS SUMMARY I. Property Location and Size <table><tr><td>1. Jurisdiction:</td><td>The Village of Arlington Heights, Illinois</td></tr><tr><td>2. Name:</td><td>Arlington Executive Plaza</td></tr><tr><td>3. Address:</td><td>3335 to 3385 North Arlington Heights Road</td></tr><tr><td>4. Size:</td><td>6.198 Acres / 269,987 Square Feet +/- (Per Survey)</td></tr></table> II. Existing Land Use and Zoning <table><tr><td>1. Date of Existing Ordinance:</td><td>October 2, 2018</td></tr><tr><td>2. Existing Zoning Designation:</td><td>M-1* Research, Development, and Light Manufacturing District</td></tr><tr><td>3. Adjacent Zoning Designation and or Uses if Applicable:</td><td>North, South and West: "M-1" East: "M-1" and "R-6" Multiple Family Dwelling District</td></tr><tr><td>4. Existing Land Use:</td><td>Professional Office Buildings</td></tr></table> Is The Existing Use in Conformance? Yes, as a Permitted Use. (See Section 5.1-1 for Code reference) III. Zoning Regulations <table><tr><td>1. Are copies of zoning regulations available for this site?</td><td>Yes, Attached</td></tr><tr><td>2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?</td><td>Yes, Attached</td></tr></table> Page 2 of 5 - © 10/10/2018 PZR - \source\apps\PZR\2\Final\Final_10/10/2018\Report\124182-1 Arlington Heights, IL.doc	1. Building Set-Back Lines	Required	Existing	a. Front	50 Feet for yards located on a major or secondary arterial and 40 feet for all others	Arlington Heights Road: 50.26 Feet (Per Survey)	b. Side	10% of lot width or 25 feet whichever is greater, not to exceed 50 feet	Northern Most Property Line: 50 Feet (Per Survey) Southern Most Property Line: 59.85 Feet (Per Survey)	c. Rear	30 Feet, except when adjacent to residential districts, in which case a 50 foot minimum rear yard shall be required	Eastern Most Property Line: 56 Feet (Per Survey)	2. Building Size		a. Maximum Building Height or Stories:	None Required	b. Existing Building Height or Stories:	3 Stories (Per Survey)	c. Building Site Area Requirements:	Minimum Lot Size: 25,000 Square Feet Existing: 248,987 Square Feet (Per Survey) Minimum Frontage for Each Building: Existing: Exceeds 100 Feet for Each Building (Per Survey)	3. Density		a. Building Density Formula:	Maximum Floor Area Ratio: 200% Existing: 22%; 62,537 / 298,987 = 0.223%	b. Approximate Gross Floor Area:	62,537 Square Feet (Per Floor Roll)	1. Jurisdiction:	The Village of Arlington Heights, Illinois	2. Name:	Arlington Executive Plaza	3. Address:	3335 to 3385 North Arlington Heights Road	4. Size:	6.198 Acres / 269,987 Square Feet +/- (Per Survey)	1. Date of Existing Ordinance:	October 2, 2018	2. Existing Zoning Designation:	M-1* Research, Development, and Light Manufacturing District	3. Adjacent Zoning Designation and or Uses if Applicable:	North, South and West: "M-1" East: "M-1" and "R-6" Multiple Family Dwelling District	4. Existing Land Use:	Professional Office Buildings	1. Are copies of zoning regulations available for this site?	Yes, Attached	2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	Yes, Attached	The Planning & Zoning Resource Company has relied on information provided by the following: <table><tr><td>Municipal Officials</td><td>Surveyor</td></tr><tr><td>Planning Department 33 South Arlington Heights Road Arlington Heights, Illinois 60005 847.366.5200</td><td>Gremlay & Biedermann 4505 North Elston Avenue Chicago, Illinois 60630 773.685.5102</td></tr><tr><td></td><td>Survey Dated: 10/03/2018</td></tr></table> This report was prepared by Kelly Pasati. Questions may be directed to David Stoddart at 405.840.4344, Extension 3347 or by email to david.stoddart@pzs.com. Please reference PZR Site Number 124182-1. Page 5 of 5 - © 10/10/2018 PZR - \source\apps\PZR\2\Final\Final_10/10/2018\Report\124182-1 Arlington Heights, IL.doc 4. Parking <table><tr><td>a. Parking Space Formula:</td><td>1 Space for Every 300 Square Feet of Floor Area (62,537 / 300 = 209)</td></tr><tr><td>b. Parking Spaces Required:</td><td>209 Total Parking Spaces</td></tr><tr><td>c. Existing Parking Spaces:</td><td>203 Total Parking Spaces, Including 6 Handicap Spaces (Per Survey)</td></tr></table> Is The Existing Parking in Conformance? No. See Section "VI". (See Section 10.4.2 for Code reference) V. Site History <table><tr><td>1. Was special permitting or conditions applied to existing zoning?</td><td>Yes</td></tr><tr><td>a. Site Plan Approval or Planned Unit Development?</td><td>Site Plan Approval (Copy Attached)</td></tr><tr><td>b. Other?</td><td>Not Applicable</td></tr><tr><td>2. Are there any outstanding zoning or building code violations on file?</td><td>No. Per the attached Freedom of Information Act Request responses there are no zoning or building code violation records on file.</td></tr><tr><td>3. Is a Certificate of Compliance & Occupancy available for the site?</td><td>Attached are copies of all required Certificates of Compliance and Occupancy on file. The absence of a Certificate of Compliance and Occupancy is not considered a violation and will not result in any enforcement action.</td></tr></table> VI. Conclusions <table><tr><td>1. Conformance Status: Legal Conforming as to Use, Setbacks, Building Height, Site Area, and Density. Legal Nonconforming as to Parking. According to Jake Schmidt, Assistant Planner, "Property is currently (legal) non-conforming with respect to code required parking. A code-required deficit exists on this site." (See Attached Letter)</td><td></td></tr><tr><td>2. Nonconforming Characteristics of the Site: spaces to the current Code.</td><td>Parking is deficient 6</td></tr><tr><td>3. Recommended Action:</td><td>None</td></tr><tr><td>4. Repeatability Clause: Under Section 7.6 Damage or Destruction. A building or structure which contains a non-conforming use or is designed or intended for a use not permitted in the district in which it is located and which is damaged or destroyed by any means to the extent of 50% of its replacement value shall not be restored unless the building or structure and the use thereof shall conform to all the regulations of the district in which it is located.</td><td></td></tr></table> Other Comments: No additional comments. Page 4 of 5 - © 10/10/2018 PZR - \source\apps\PZR\2\Final\Final_10/10/2018\Report\124182-1 Arlington Heights, IL.doc	Municipal Officials	Surveyor	Planning Department 33 South Arlington Heights Road Arlington Heights, Illinois 60005 847.366.5200	Gremlay & Biedermann 4505 North Elston Avenue Chicago, Illinois 60630 773.685.5102		Survey Dated: 10/03/2018	a. Parking Space Formula:	1 Space for Every 300 Square Feet of Floor Area (62,537 / 300 = 209)	b. Parking Spaces Required:	209 Total Parking Spaces	c. Existing Parking Spaces:	203 Total Parking Spaces, Including 6 Handicap Spaces (Per Survey)	1. Was special permitting or conditions applied to existing zoning?	Yes	a. Site Plan Approval or Planned Unit Development?	Site Plan Approval (Copy Attached)	b. Other?	Not Applicable	2. Are there any outstanding zoning or building code violations on file?	No. Per the attached Freedom of Information Act Request responses there are no zoning or building code violation records on file.	3. 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A building or structure which contains a non-conforming use or is designed or intended for a use not permitted in the district in which it is located and which is damaged or destroyed by any means to the extent of 50% of its replacement value shall not be restored unless the building or structure and the use thereof shall conform to all the regulations of the district in which it is located.	
1. Building Set-Back Lines	Required	Existing																																																																												
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2. Building Size																																																																														
a. Maximum Building Height or Stories:	None Required																																																																													
b. Existing Building Height or Stories:	3 Stories (Per Survey)																																																																													
c. Building Site Area Requirements:	Minimum Lot Size: 25,000 Square Feet Existing: 248,987 Square Feet (Per Survey) Minimum Frontage for Each Building: Existing: Exceeds 100 Feet for Each Building (Per Survey)																																																																													
3. Density																																																																														
a. Building Density Formula:	Maximum Floor Area Ratio: 200% Existing: 22%; 62,537 / 298,987 = 0.223%																																																																													
b. Approximate Gross Floor Area:	62,537 Square Feet (Per Floor Roll)																																																																													
1. Jurisdiction:	The Village of Arlington Heights, Illinois																																																																													
2. Name:	Arlington Executive Plaza																																																																													
3. Address:	3335 to 3385 North Arlington Heights Road																																																																													
4. Size:	6.198 Acres / 269,987 Square Feet +/- (Per Survey)																																																																													
1. Date of Existing Ordinance:	October 2, 2018																																																																													
2. Existing Zoning Designation:	M-1* Research, Development, and Light Manufacturing District																																																																													
3. Adjacent Zoning Designation and or Uses if Applicable:	North, South and West: "M-1" East: "M-1" and "R-6" Multiple Family Dwelling District																																																																													
4. Existing Land Use:	Professional Office Buildings																																																																													
1. Are copies of zoning regulations available for this site?	Yes, Attached																																																																													
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	Yes, Attached																																																																													
Municipal Officials	Surveyor																																																																													
Planning Department 33 South Arlington Heights Road Arlington Heights, Illinois 60005 847.366.5200	Gremlay & Biedermann 4505 North Elston Avenue Chicago, Illinois 60630 773.685.5102																																																																													
	Survey Dated: 10/03/2018																																																																													
a. Parking Space Formula:	1 Space for Every 300 Square Feet of Floor Area (62,537 / 300 = 209)																																																																													
b. Parking Spaces Required:	209 Total Parking Spaces																																																																													
c. Existing Parking Spaces:	203 Total Parking Spaces, Including 6 Handicap Spaces (Per Survey)																																																																													
1. Was special permitting or conditions applied to existing zoning?	Yes																																																																													
a. Site Plan Approval or Planned Unit Development?	Site Plan Approval (Copy Attached)																																																																													
b. Other?	Not Applicable																																																																													
2. Are there any outstanding zoning or building code violations on file?	No. Per the attached Freedom of Information Act Request responses there are no zoning or building code violation records on file.																																																																													
3. Is a Certificate of Compliance & Occupancy available for the site?	Attached are copies of all required Certificates of Compliance and Occupancy on file. The absence of a Certificate of Compliance and Occupancy is not considered a violation and will not result in any enforcement action.																																																																													
1. Conformance Status: Legal Conforming as to Use, Setbacks, Building Height, Site Area, and Density. Legal Nonconforming as to Parking. According to Jake Schmidt, Assistant Planner, "Property is currently (legal) non-conforming with respect to code required parking. A code-required deficit exists on this site." (See Attached Letter)																																																																														
2. Nonconforming Characteristics of the Site: spaces to the current Code.	Parking is deficient 6																																																																													
3. Recommended Action:	None																																																																													
4. Repeatability Clause: Under Section 7.6 Damage or Destruction. A building or structure which contains a non-conforming use or is designed or intended for a use not permitted in the district in which it is located and which is damaged or destroyed by any means to the extent of 50% of its replacement value shall not be restored unless the building or structure and the use thereof shall conform to all the regulations of the district in which it is located.																																																																														

ZONING SUMMARY

REVISED SCHEDULE "B" 1/16/19
REVIEWED WITH TITLE 1/14/19 PER #2018-26299 [RJT]
REVIEWED WITH TITLE 1/8/19 PER #2018-26299 [RJT]

ORDERED BY: SEBS ARLINGTON, LLC	CHECKED: RL	DRAWN: PLG/AJM
ADDRESS: 3335-3385 NORTH ARLINGTON HEIGHTS ROAD		
 GREMLEY & BIEDERMANN A DIVISION OF PLCS CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		

ORDER NO. 2018-25946-001	DATE: SEPTEMBER 27, 2018 SCALE: 1 INCH = 30 FEET	PAGE NO. 2 OF 2
------------------------------------	---	---------------------------

Q:\CAD\2018\2018-25946\2018-25946-001.dwg

3375 N ARLINGTON HEIGHTS RD

Justification for Land Use Variation:

1. The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

There's a medical spa, wellness center, massage therapist and personal training businesses at the same property and more compatible businesses of nearby properties.

2. 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.

We are leasing total of 4 units that were vacant for 2 years plus, and there's more vacant units at the subject property.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

Yes, we offer quality services and affordable prices and the proposed variation is in harmony with the spirit and intent of this Chapter

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Yes, minimum variance needed to allow the remodeling process and to open a new business, so the property can be reasonably used.

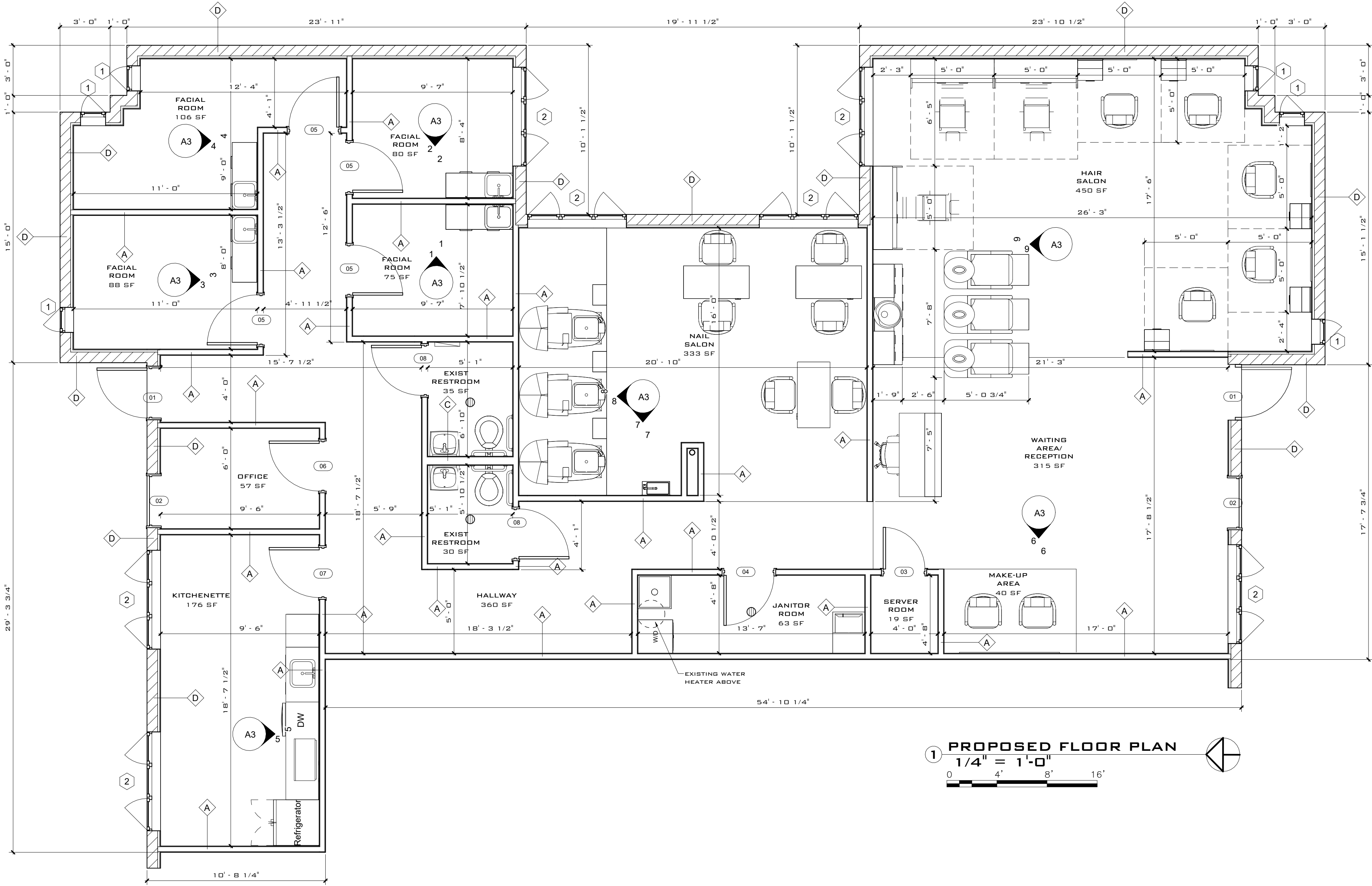
Artemiy Novik

09/04/2024

3385

3385-F

3385



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

WALL PARTITION SCHEDULE			
MARK	SYMBOL	SECTION/DETAIL	DESCRIPTION
A			EXISTING NON-BEARING PARTITION 2x4 METAL STUDS@ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE - PATCH AND PAINT
C			EXISTING PLUMBING PARTITION 2x6 METAL STUDS@ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE - PATCH AND PAINT
D			EXISTING EXTERIOR MASONRY WALL - PATCH AND PAINT ON THE INTERIOR

NOTE:
ALL INTERIOR WALL AND CEILING
FINISHES SHALL HAVE CLASS 'B'
FINISH CLASSIFICATION

DOOR SCHEDULE												
DOOR NUMBER	TYPE	DOOR SIZE		COUNT	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE	U-FACTOR	REMARKS
		WIDTH	HEIGHT									
01	SWING	3'-0"	7'-0"	2	1 3/4"	GLASS	CLEAR	ALUMINIUM	ANODIZED	1,2,3,4,9	0.3	A,B,C
02	SWING	3'-0"	7'-0"	2	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	1,2,3,4,9	0.3	A,C,D
03	SWING	2'-6"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
04	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
05	SWING	3'-0"	7'-0"	4	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
06	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
07	SWING	3'-0"	7'-0"	1	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	10	N/A	C
08	SWING	3'-0"	7'-0"	2	1 3/4"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	5,6,11	N/A	C

GENERAL DOOR NOTES:
• ALL REQUIRED EXIT DOORS SHALL NOT EXCEED 8.5 LBS PUSH PULL FORCE.
• ALL REQUIRED EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS.
• ALL REQUIRED EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.

A - TEMPERED GLASS
B - SELF CLOSING DEVICE
C - EXISTING DOOR
D - NON-OPERABLE DOOR

HARDWARE SCHEDULE:
FURNISH ALL ITEMS OF FINISH HARDWARE FOR THE DOORS AS HEREINAFTER SPECIFIED. TRIM DESIGN SHALL BE AS SELECTED BY THE OWNER FROM THE MANUFACTURER'S STANDARD RANGE. ALL LOCKS SHALL BE MASTER KEYED. ALL DOORS TO HAVE 1 1/2" PAIR HINGES TO MATCH FINISH LOCKSET. PROVIDE WALL OR FLOOR BUMPERS FOR ALL DOORS. PROVIDE THRESHOLD FOR ALL EXTERIOR DOORS, NEOPRENE WEATHER-STRIPPING, TYPICAL HEAD JAMB SEAL. THE FOLLOWING HARDWARE SHALL BE PROVIDED FOR DOORS WHERE INDICATED:

- KEY CYLINDER
- PUSH PADDLE HANDLE
- PULL PADDLE HANDLE
- CLOSER LCN 1070 ALUMINUM FINISH
- PUSH PLATE
- PULL PLATE
- PUSH BAR PANIC EXIT DEVICE
- KEY CYLINDER W/OUTSIDE TRIM
- PUSH BAR
- OFFICE LOCKSET
- PRIVACY LOCKSET

WINDOW SCHEDULE					
TYPE MARK	COUNT	ROUGH OPENING		TYPE	COMMENTS
		WIDTH	HEIGHT		
FLOOR LEVEL					
1	6	1'-6"	6'-0"	CASEMENT	EXISTING
2	7	5'-11"	5'-11"	CASEMENT	EXISTING

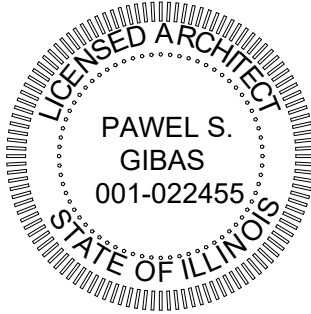
ALL NEW WINDOWS AND DOORS WITH GLAZING
SHALL HAVE A MAXIMUM 0.3 U-FACTOR.

NOTES:
ALL MATERIALS, OTHER THAN FOAM PLASTIC,
USED AS INTERIOR IN NEW AND EXISTING
BUILDINGS HAS A MINIMUM CLASS C FLAME
SPREAD AND SMOKE-DEVELOPED INDICES,
WHEN TESTED IN ACCORDANCE WITH ASTM E
84 OR UL 723

REVISIONS:		
No.	Date	Revision Description

3375 ARLINGTON HEIGHTS RD.,
UNIT A
ARLINGTON HEIGHTS IL 60004

info@studiogarchitectsllc.com
ph. 773.677.6655



3375 ARLINGTON HEIGHTS RD.,
UNIT A
ARLINGTON HEIGHTS IL 60004

JOB NAME:
24BT399

DATE:
23.05.2024

SCALE:
As indicated

DRAWING TITLE:
PROPOSED
FLOOR PLAN,
NOTES AND
SCHEDULES

SHEET NUMBER:
A1



ICON BEAUTY STUDIO WILL NOT BE A STANDARD BEAUTY SALON. WE WILL HAVE A COMBINATION OF BEAUTY SERVICES WITH A COSMETIC-MEDICAL BIAS. OUR STUDIO WILL CONSIST OF SEVERAL HALLS, ONE WILL PROVIDE A RANGE OF HAIRDRESSING SERVICES FOR MEN'S AND WOMEN'S, AS WELL AS THERE WILL BE A STAND FOR MAKEUP ARTISTS. NEXT ROOM FOR MANICURE AND PEDICURE. ALSO 4 ROOMS FOR BEAUTICIANS. CONSULTATION ROOM AND PREPARATION OF CLIENTS FOR HAIR TRANSPLANTATION TOURS IN TURKEY AND GEORGIA. OUR STUDIO WILL BE THE OFFICIAL DISTRIBUTOR OF EUROPEAN COSMETICS UNDER THE BRAND SULSENA, AGAINST PSORIASIS AND SEBORRHEA.

LIST OF SERVICES : MEN'S AND WOMEN'S HAIRCUTS, HAIR CARE AND COLORING, RESTORATION OF DAMAGED HAIR, CEREMONIAL HAIRSTYLES AND EVENING STYLING, MAKEUP, MANICURE, PEDICURE, HAND SKIN CARE, FACIAL, EYELASH EXTENSIONS, EYEBROW LAMINATION.

EMPLOYEES : 7 HAIRDRESSERS, 3 NAILS TECHNICIANS,
4 BEAUTICIANS, 4 COSMETOLOGISTS.
TOTAL : 14 EMPLOYEES.

OPENING HOURS : MON - FRI 9 AM - 7 PM
SAT 8 AM - 6 AM
SUN DAY OFF



ICON Beauty Studio will not be a standard beauty salon. We will have a combination of beauty services with a cosmetic-medical bias. Our studio will consist of several halls, one will provide a range of hairdressing services for men's and women's, as well as there will be a stand for makeup artists. Next room for manicure and pedicure. Also 4 rooms for beauticians. Consultation room and preparation of clients for hair transplantation tours in Turkey and Georgia. Our studio will be the official distributor of European cosmetics under the brand Sulsena, against psoriasis and seborrhea.

List of services : men's and women's haircuts, hair care and coloring, restoration of damaged hair, ceremonial hairstyles and evening styling, makeup, manicure, pedicure, hand skin care, facial, eyelash extensions, eyebrow lamination.

Employees : 7 hairdressers, 3 nails technicians, 4 beauticians, 4 cosmetologists.

Total : 14 employees.

Opening hours : MON - FRI 9 am - 7 pm

SAT 8 am - 6 am

SUN day off

... from good to better ...



Parking Survey.

238 parking spaces + 8 handicapped spaces. 3375 N Arlington Heights rd, Arlington Heights and surrounding area parking.

Time	Wednesday 9/4/2024	Thursday 9/5/2024	Saturday 9/7/2024
8:00 AM			18
9:00 AM	39	37	18
10:00 AM	42	41	23
11:00 AM	43	43	24
12:00 AM	40	43	29
1:00 PM	39	45	33
2:00 PM	47	46	35
3:00 PM	48	49	37
4:00 PM	48	51	36
5:00 PM	52	56	31
6:00 PM	55	59	28
7:00 PM	43	44	

The average weekday parking occupancy was no more than 25% of the total number of parking spaces. On Saturdays less than 20%.

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 79-166, 80-105, 81-028 AND 81-035 AND
GRANTING A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have approved Ordinance Numbers 79-166, 80-105, 81-028 and 81-035, approving and amending a planned unit development for the property located at 3335-3395 N Arlington Heights Rd, Arlington Heights, Illinois, commonly known as Arlington Executive Plaza; and

WHEREAS, on December 12, 2018, in Petition Number 18-022, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 and for a variation from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interest of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: The Planned Unit Development previously approved and amended by Ordinance Numbers 79-166, 80-105, 81-028 and 81-035, for the property legally described as:

Lots 2 and 3 in North Ridge Subdivision in Arlington Heights being a subdivision of part of the Northwest quarter of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

and

Lot 3 in Tschurtz's Subdivision of part of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

PIN 03-08-100-035, -036, -040

commonly known as 3335-3395 N Arlington Heights Rd, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans, dated June 7, 2018, have been prepared by Carlson Architecture:

Cover Sheet, consisting of sheet G101;

Demolition Plan, consisting of sheet D101;

Proposed Floor Plan, consisting of sheet A101;

Electrical Power and Lighting Plan, consisting of sheet A121;

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Section 10.4-2 Schedule of Parking Requirements – Retail, Commercial and Service Uses, in Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code is hereby granted to allow a reduction in the required number of off-street parking spaces from 266 spaces to 238 spaces.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 and the variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The property owner shall install a 15-space bicycle rack on the east side of the 3385 North Arlington Heights Road building, per the submitted documentation, by March 15, 2019.

2. The square footage of all medical uses within the planned unit development shall be limited to 14,419 square feet. Any future expansion of medical uses beyond the total 14,419 square feet shall require a planned unit development amendment and parking variation.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 shall remain in full force and effect.

SECTION FIVE: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: The Director of Building and Life Safety is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

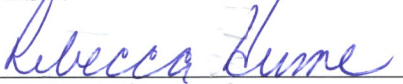
SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

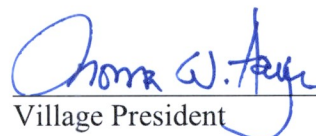
AYES: BALDINO, TINAGLIA, BLACKWOOD, ROSENBERG, LABEDZ, SIDOR, SCALETTA, HAYES

NAYS: NONE

PASSED AND APPROVED this 7th day of January, 2019.

ATTEST:


Village Clerk


Village President

PUD:Arlington Executive Plaza Amendment

Rent Roll

Property: 1000051 From Date: 07/31/2024 By Property

Property	Unit(s)	Lease	Lease Type
1000051 - 3335-3385 North Arlington Heights Road, Arling			
Current Leases			
1000051	3335C	Northwest Suburban Pediatrics, S.C.	Office
1000051	3335E	Ruta Zentikiene	Office
1000051	3335F	Jeena Jacob, Inc	Office
1000051	3335G, 3335JK	Central Family Care & Weight Loss Clinic, LLC	Office
1000051	3335M	Arlington Insurance Services, LLC	Office
1000051	3345A	Dr. Linda Paul & Dr Allison McEvers	Office
1000051	3345B, 3345J	Bact Process Systems, Inc.	Office
1000051	3345C	Family Medical Supply	Office
1000051	3345D	Sassack Family Accupuncture, Inc.	Office
1000051	3345E	LCPCA Partners, LLC	Office
1000051	3345K	Karissa McCallum	Office
1000051	3345L	Breathe Easy Wellness, LLC	Office
1000051	3345M	Amicus Home Health	Office
1000051	3355H	BPDG17	Office
1000051	3365A	AK Exteriors	Office
1000051	3365B	Olga Gedik	Office
1000051	3365D	Shaheer Hassan	Office
1000051	3365E	East PT Company, LLC	Office
1000051	3365J	Murray, Grishaber, LLC	Office
1000051	3365K	Biztegy Analytics, Inc	Office
1000051	3365L	Authentic Self Psychological Services	Office
1000051	3365M	Yeong Seo	Office
1000051	3375AB, 3375GH-	Artemiy Novik & Inha Stankevich	Office

Rent Roll

Property: 1000051 From Date: 07/31/2024 By Property

Property	Unit(s)	Lease	Lease Type
1000051	3375C	255 Medical PLLC	Office
1000051	3375E	Arlington Counseling Associates, LTD	Office
1000051	3375GH, 3375J	Counseling Center of Arlington Heights, LLC	Office
1000051	3385AB	REJUVII IV P.C.	Office
1000051	3385C, 3385D, 3385E, 3385F, 3385J, 3385K	Peak Behavior Health LLC	Office
1000051	3335A	VACANT	
1000051	3355J	VACANT	
1000051	3365C	VACANT	
1000051	3365F	VACANT	
1000051	3365G	VACANT	
1000051	3375K	VACANT	
1000051	3385G	VACANT	
Total Current			

	Total Units	Total Area	Percentage
Occupied	37	48,811.00	78.05
Vacant	7	13,726.00	21.94
Total	44	62,537.00	

Village of Arlington Heights

Interoffice Memorandum



To:

From: Michael Lysicatos

Department: Planning & Community Development

File Number: PC24-014

Project: ICON Studio/Arlington Executive Plaza – 3335 – 3385 N. Arlington Hts. Rd.

Review Round: Round 1

Date: September 26, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☐	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Variations

7. The proposal will require an amendment to Planned Unit Development (PUD) ordinances #79-166, #80-105, #81-028, #81-035, and #19-002.
8. The following variations are needed:
 - a. 29 space Parking Variation from Chapter 28, Section 10.4-2 Schedule of Parking Requirements to reduce the required off-street parking from 271 to 238 parking spaces.
 - b. Approval of the following zoning entitlements has been identified. Please verify that your application is requesting the following approvals:
9. The provided written justification to the land use variation hardship criteria is acceptable.
10. The parking survey provided parking totals every hour during hours of operation and it is not clear if all 7 units in the PUD were included as the ownership has sold one unit since the creation of the original PUD. The parking study should be updated to provide parking totals every 30 minutes during hours of operation and ensure that the parking for all 7 units is accounted for in the totals.

General

11. The property owner shall provide written acknowledgement of the existing PUD condition requiring Village notification when any space is proposed to be leased to a medical office tenant.
12. Staff recommends amending the existing PUD provision for notification when any space is proposed to be leased to a medical office tenant to extend to any other use outside of strictly office use.

Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works Department, Engineering Division
File Number: PCA00014-2024
Project: Icon Studio, 3375 N Arlington Heights Rd
Review Round: Round 1
Date: September 23, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☐	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00014-2024
Icon Studio
3375 N Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The existing sidewalk from the entrance to the parking lot and the pavement for the accessible stall nearest to the entrance is in disrepair. It is recommended that the sidewalk be removed and replaced at the entrance and the pavement repaired for the accessible parking stall. This can be addressed at permit.
13. The Public Works Department and Engineering Division have no further comments.



09-23-24

Michael L. Pagones, P.E.
Village Engineer

Date

Village of Arlington Heights
Interoffice Memorandum



To: Michael Lysicatos, Assistant Director of Planning & Community Development
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00014-2024
Project: 3375 N Arlington Heights Road
Review Round: Round 1 Review
Date: September 27, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

COMMENTS:

The landscaping must be consistent with the approved landscape plan (dated 11/5/80) pursuant to ordinance 79-166 and ordinance 81-028. The landscape deficiencies will be handled as part of Code Enforcement.



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: July 17th, 2024

To: Michael Lysicatos, Assistant Director Planning Department

From: Terese Biskner, Environmental Health Officer

Subject: 770 W. Dundee Rd.

Attachments: None

Health has no comments.

Village of Arlington Heights
Interoffice Memorandum



To: Michael Lysicatos
From: Officer Steven Dinov #358
Department: Police Department
File Number: PCA00014-2024
Project: ICON Studio / 3375 N Arlington Heights Rd
Review Round: Round 1 Review
Date: October, 22, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

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

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code. The interior and exterior of the add on should be illuminated especially during nighttime hours for safety, to deter unwanted access during and after hours to increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

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

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

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

B. Clark 585
Supervisor

Village of Arlington Heights

Interoffice Memorandum



To:

From: Michael Lysicatos

Department: Planning & Community Development

File Number: PC24-014

Project: ICON Studio/Arlington Executive Plaza – 3335 – 3385 N. Arlington Hts. Rd.

Review Round: Round 2

Date: November 6, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Variations

7. The proposal will require an amendment to Planned Unit Development (PUD) ordinances #79-166, #80-105, #81-028, #81-035, and #19-002.
 - a. Petitioner has acknowledged an amendment is needed. **Complete**
8. The following variations are needed:
 - a. 29 space Parking Variation from Chapter 28, Section 10.4-2 Schedule of Parking Requirements to reduce the required off-street parking from 271 to 238 parking spaces.
 - i. Petitioner has acknowledged the parking variation is needed and has requested one accordingly. **Complete**
 - b. Approval of the following zoning entitlements has been identified. Please verify that your application is requesting the following approvals:
 - i. Land Use Variation to allow a Barber, Beauty Salon in the M-1 District Research, Development, and Light Manufacturing District.
 1. Petitioner has acknowledged and submitted for the variation. **Complete**
9. The provided written justification to the land use variation hardship criteria is acceptable.

a. Submitted and received. **Complete**

10. The parking survey provided parking totals every hour during hours of operation and it is not clear if all 7 units in the PUD were included as the ownership has sold one unit since the creation of the original PUD. The parking study should be updated to provide parking totals every 30 minutes during hours of operation and ensure that the parking for all 7 units is accounted for in the totals.

a. An updated parking study was submitted and is acceptable. **Complete**

General

11. The property owner shall provide written acknowledgement of the existing PUD condition requiring Village notification when any space is proposed to be leased to a medical office tenant.

a. **Staff has modified this condition. Please refer to condition 13.**

12. Staff recommends amending the existing PUD provision for notification when any space is proposed to be leased to a medical office tenant to extend to any other use outside of strictly office use.

a. **Staff has modified this condition. Please refer to condition 13.**

13. Staff recommends amending the PUD approval to require not more than 16,807 square feet of medical office or non-general office uses within the subject property. Any future expansion of medical and non-general office uses beyond the total 16,807 square feet shall require a planned unit development amendment and parking variation.

14. Staff is recommending that the parking variation reduce the required off-street parking from 273 to 238 spaces to allow for the 16,807 square feet of medical office or non-general office uses flexibility in tenanting the 16,807 square feet as either use.

15. If a parking problem exists after compliance with Condition #1, which shall be determined at the discretion of the Village, the property owner shall reduce the amount of medical office space and/or non-general office occupancy or provide additional parking to the satisfaction of the Village.

Landscaping

16. The Petitioner, being an agent of the property owner, shall install landscaping in accordance with the approved site plan, dated November 5, 1980 (pursuant to ordinance 79-166 and ordinance 81-028), no later than May 15, 2025. Should installation of landscaping not take place, the Village will enforce landscape installation requirements separate via the code enforcement process.

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JANUARY 8, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-014, a request for approval of an amendment to Planned Unit Development ordinances #79-166, #80-105, #81-028, #81-035, and #19-002 for a Land Use Variation to allow for the operation of a commercial beauty salon in the M-1 District, to amend a previously approved parking variation, and other variations. The subject property is located at 3335 - 3395 N. Arlington Heights Road in Arlington Heights, Illinois. The PINs for the subject property are 03-08-100-035, 03-08-100-036 and 03-08-100-040. The subject property is legally described as follows:

LOTS 2 AND 3 IN NORTH RIDGE SUBDIVISION IN ARLINGTON HEIGHTS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND
LOT 3 IN TSCHURTZ'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Plan Commission will consider any zoning actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the [Health Department](#) at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald December 23, 2024 (273708)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 273708



AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
STATE OF ILLINOIS) SS

I, Rajashekar R. Ginne, under oath, state that I am

_____ the sole _____)
 _____ an _____) owner of the property
 x _____ an authorized officer of the _____)

commonly described as 3395 N. Arlington Heights Road, Arlington Heights, IL 60004

and that such property is owned by Arlington Global L.L.C

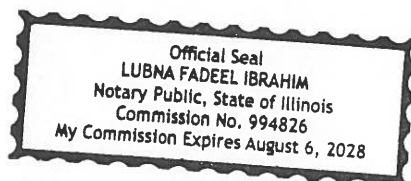
12/18/2024 as of this date.

Lyman

Signature

Subscribed and Sworn to before me
this 18 day of December, 2024.


Notary Public



Illinois
Limited Liability Company Act
Annual Report

FILE # 01948237

Due prior to: 08/01/2024

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.ilsos.gov

Filing Fee: 75.00
Series Fee, if required:
Penalty: 0.00
Total: 75.00

FILED

July 8, 2024

Alexi Giannoulis
Secretary of State1. Limited Liability Company Name: ARLINGTON GLOBAL, LLCRegistered Agent: TEWABE AYENNEW3395 N. ARLINGTON HEIGHTS RDARLINGTON HEIGHTS, IL 600042. State or Country of Organization: IL Date Organized in or Admitted to Illinois: 08/25/2006

3. Address of Principal Place of Business:

3395 N ARLINGTON HTS RD ARLINGTON HEIGHTS, IL 60004

4. Name and business address of all managers and any member having the authority of manager:

GINNE, RAJA SHEKAR REDDY
3395 N ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60004MANNEMELA, PRADEEP REDDY
3395 N ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60004AYENNEW, TEWABE
3395 N ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60004

5. Entity managers affirm their current existence.

6. Changes to the registered agent and/or registered office must be submitted on Form LLC-1.36/1.37.

7. I affirm, under penalties of perjury, having authority to sign thereto, that this Annual Report is to the best of my knowledge and belief, true, correct and complete.

Dated: July 8, 2024
Month/Day YearRAJ GINNE

Name

MEMBER

Title

GINNE, RAJA SHEKAR REDDYMANAGER

If applicant is a company or other entity, state Name of Company

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)

I, Marc Blum, under oath, state that I am

_____ the sole
_____ an
☒ an authorized officer of the) owner of the property

commonly described as 3375 ABGH

and that such property is owned by NRFIX- Arlington Heights, LLC.

_____ as of this date.

[Signature]
Signature

Subscribed and Sworn to before me
this 23 day of August, 2024.

Joelyn Donnelly
Notary Public

