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PLAN

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

COMMISSION

RE: ICON STUDIO - 3375 NORTH ARLINGTON HEIGHTS ROAD, UNITS A, B, G & H -
PC #24-014
LAND USE VARIATION FOR A BEAUTY SALON IN THE M-1 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 8th day of January, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

GEORGE DROST, Acting Chairperson
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
RACHEL HITZEMANN, Development Planner II
DARKO BOJIN, Assistant Planner

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ACTING CHAIRPERSON DROST: I'm going to call the Plan Commission meeting to order. So, if you would rise please, and we're going to say the Pledge of Allegiance to the flag.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON DROST: Thanks.

Call of the roll, please, Ms. Rachel.

MS. HITZEMANN: Yes.

Dawson.

(No response.)

MS. HITZEMANN: Drost.

ACTING CHAIRPERSON DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen.

(No response.)

MS. HITZEMANN: Lorenzini.

(No response.)

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

(No response.)

ACTING CHAIRPERSON DROST: Yes.

We'll note that there is not a quorum, but --

COMMISSIONER GREEN: But Joe is on the way.

ACTING CHAIRPERSON DROST: -- we have one on the way.

COMMISSIONER GREEN: Commissioner Lorenzini will be here, and there he is.

ACTING CHAIRPERSON DROST: Okay.

COMMISSIONER GREEN: Hey, Joe, say here. Joe, say here.

COMMISSIONER LORENZINI: Here.

COMMISSIONER GREEN: Easier.

ACTING CHAIRPERSON DROST: Okay, we've got a quorum. Sorry for the lack of continuity here. We're going to get down to business.

First item is the approval of the minutes, and we'll do both of those: The Cherepovich Tattoo at 417 South Arlington Heights Road, and the Annual Review of the Comprehensive Plan.

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

ACTING CHAIRPERSON DROST: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON DROST: Any comment?

COMMISSIONER LORENZINI: I have to abstain.

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ACTING CHAIRPERSON DROST: All those in favor, say aye.
(Chorus of ayes.)

COMMISSIONER GREEN: I have to abstain; I was not there.

ACTING CHAIRPERSON DROST: Any opposed, same sign.
(No response.)

ACTING CHAIRPERSON DROST: Hearing none, the motion passes to
approve the minutes.

MR. LYSICATOS: So, through the Chair, just a point of --

ACTING CHAIRPERSON DROST: Yes, order?

MR. LYSICATOS: Yes. Do we want to appoint, vote on a chair?

ACTING CHAIRPERSON DROST: Oh, yes.

COMMISSIONER GREEN: I would like to recommend George to take over
for tonight.

ACTING CHAIRPERSON DROST: Effective as of 7:30 this evening.

COMMISSIONER GREEN: Right.

ACTING CHAIRPERSON DROST: It's retroactive.

COMMISSIONER ENNES: I'll second that.

COMMISSIONER GREEN: All those in favor say aye.
(Chorus of ayes.)

MR. LYSICATOS: Thank you. And for the record, also on the minutes,
Commissioner Lorenzini and Commissioner Green abstained, correct?

COMMISSIONER LORENZINI: Correct.

COMMISSIONER GREEN: Correct, yes.

MR. LYSICATOS: Thank you, appreciate that.

ACTING CHAIRPERSON DROST: You've got it. We're going to get
organized.

All right, the first matter before us is the ICON Studio. Is the
Petitioner here? Come forward, please.

MR. NOVIK: Good evening.

ACTING CHAIRPERSON DROST: Good. You are here a second time?

MR. NOVIK: Yes.

ACTING CHAIRPERSON DROST: But I'm still going to swear you in.
Would you raise your right hand?

(Witness sworn.)

ACTING CHAIRPERSON DROST: Okay, and we have maybe a little
summary of what you're expecting. Oh, one other item, have you read this sheet which is the
conditions of approval should you approve them?

MR. LYSICATOS: Well, we sent an e-mail of the modified conditions.

MR. NOVIK: Oh, yes, yes. Yes, yes.

ACTING CHAIRPERSON DROST: So, are there any items that you have
any concerns about or objections to?

MR. NOVIK: No.

ACTING CHAIRPERSON DROST: Okay, then please continue. Your
name and spelling?

MR. NOVIK: Yes. My name is Artemiy, so I'm founder of ICON Studio.
We're planning to open our beauty salon; it's going to be like a beauty salon for a person who

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wants to get like a change in image and get hairstyles. My wife, actually she's a nail technician. She's going to be working with me, so she's going to be controlling like other parts of my studio. So, we're trying to open there like a good hair salon in Arlington Heights, making good services for people.

Actually, one more thing, I have another type of business. It's like transplantation of the hair, it's like a consultation to, you know, people can come in and get like a consultation for hair transplant. So, this is, yes.

ACTING CHAIRPERSON DROST: Yes, and so you were here before.

MR. NOVIK: Yes.

ACTING CHAIRPERSON DROST: What was the reason that you're here the second time?

MR. NOVIK: Today?

ACTING CHAIRPERSON DROST: Yes.

MR. NOVIK: To get like a zoning change.

ACTING CHAIRPERSON DROST: A zoning change, all right. Okay, and we'll hear that. Anything else to add to the record?

MR. NOVIK: No.

ACTING CHAIRPERSON DROST: So, I'll call upon the Staff to provide us with the Staff report.

MS. HITZEMANN: Just to clarify, I'm not sure that he has been in front of the Plan Commission before.

ACTING CHAIRPERSON DROST: Oh, I see, okay.

MS. HITZEMANN: It was the Conceptual.

ACTING CHAIRPERSON DROST: Oh, Conceptual, all right. Sorry about that, but we'll clear it up. It will look good when we get done.

MR. NOVIK: Sorry, for me it's like something new. I'm the artist, and for me it's something new.

ACTING CHAIRPERSON DROST: Yes.

MS. HITZEMANN: Oh, we also need to certify that the public notice has been done.

ACTING CHAIRPERSON DROST: Oh, yes. Was public notice given?

MR. NOVIK: Yes, yes.

ACTING CHAIRPERSON DROST: Okay, in what form?

MR. NOVIK: Letters, yes.

ACTING CHAIRPERSON DROST: Okay, thank you. Letters and the sign?

MS. HITZEMANN: And it was also posted in the Herald.

MR. NOVIK: Yes, yes, and the two signs.

ACTING CHAIRPERSON DROST: And the signs, okay.

MR. NOVIK: Two signs, yes.

ACTING CHAIRPERSON DROST: So, we're in compliance with that and we can proceed now with the Staff report.

MS. HITZEMANN: Yes.

Good evening, Commissioners. So, the property in question for this petition is located at 3375 North Arlington Heights Road within a multi-tenant office building. The property is zoned M-1 Research Development and Light Manufacturing District, and is classified as R&D, Manufacturing and Warehousing within the Comprehensive Plan Land Use Map. The

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property is also located within the Arlington Office Complex PUD.

Petitioner intends to lease and remodel Units A, B, G and H of the building to outfit them for a beauty salon. The units have a combined area of approximately 2,557 square feet. Beauty salons are not permitted within the M-1 District or the PUD, and as such, a PUD amendment to allow a land use variation is requested with this petition for this business to operate at this location.

The property shown here in red is located off East Country Lane between North Arlington Heights Road and Old Arlington Heights Road and is south of Dundee Road which is a few blocks to the north.

ICON intends to lease approximately 2,557 square feet of space that will include four facial rooms, one nail salon, one hair salon, and a makeup counter. There will be an estimated 14 employees, and the hours will be Monday through Friday, 9:00 a.m. to 7:00 p.m., and Saturday, 8:00 a.m. to 6:00 p.m.

So, with the new use, parking for this complex will be at a deficit of 30 spaces or 12 percent. Staff had the Petitioner conduct a parking study or analysis that show the existing peak capacity on Thursdays with 59 spaces occupied, which is about 25 percent capacity of the parking lot. At the owner's request, and due to the recent decline in office uses, Staff calculated what the parking demand would be if the current vacant spaces were occupied as office and if the current non-general office spaces were utilized as medical. Even with full occupancy and non-general office spaces being used as medical, the parking demand would be 84 spaces or 35 percent capacity of the lot. With this, Staff is recommending a condition that there will be no more than 16,807 square feet of medical or non-general office uses within the complex. This allows the owner some leeway in future uses.

The Staff Development Committee recommends approval of the PUD amendment for land use variation for a beauty salon within the M-1 District and parking variation subject to the conditions included in the Staff report and listed on the slide. With that, that concludes my presentation.

ACTING CHAIRPERSON DROST: Okay.

COMMISSIONER GREEN: I'd like to make a motion to enter the Staff report into the record.

ACTING CHAIRPERSON DROST: Is there a second?

COMMISSIONER LORENZINI: I'll second.

ACTING CHAIRPERSON DROST: Any comment, further comment?

(No response.)

ACTING CHAIRPERSON DROST: Okay, those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed, same sign?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, the Staff report is entered. We'll start with any comments from the Commissioners.

(No response.)

ACTING CHAIRPERSON DROST: None? So, I'll go to the audience. Is there anybody in the audience that has any comments?

(No response.)

ACTING CHAIRPERSON DROST: All right, so I'll come back to the Commissioners and we can start with Commissioner Sigalos.

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John?

COMMISSIONER SIGALOS: No, I really don't. I was at the Conceptual Plan Review and I understand your business there. So, no, I really don't have any questions at this point.

COMMISSIONER ENNES: I have a couple of questions. As a tenant in an office building like that, the tenants over there have little signs identifying their business.

MR. NOVIK: Yes, there's going to be.

COMMISSIONER ENNES: Part of the PUD?

MR. NOVIK: Yes.

COMMISSIONER ENNES: As a salon, will you have, what kind of signage will you need?

MR. NOVIK: It's going to be like the name of the salon.

COMMISSIONER ENNES: Will this be a lighted sign?

MR. NOVIK: Oh, I think no, you know, because we have like a little more private studio. It's not like, it's going to be like only by appointments. So, it's not like for public, so yes.

COMMISSIONER ENNES: Okay, I have a question for Staff. When we have a tenant, a proposed tenant -- you have a signed lease already?

MR. NOVIK: Yes.

COMMISSIONER ENNES: When we have a tenant looking for a variance, why isn't this the responsibility of the property owner to come and request a variance on their property?

MS. HITZEMANN: So, I mean, in a perfect world, I think that would be the case, that the owner would request it.

COMMISSIONER ENNES: Arlington Heights is in a perfect world.

MS. HITZEMANN: I think that it typically falls on the person requesting it in terms of, you know, the owner could find somebody else who has a business that would be permitted already and not needing to go through this extra process. So, I think in their eyes, maybe they don't want to take on the potential work and cost of doing that and really placed it on the future tenant if they really want to be in that location.

COMMISSIONER ENNES: But as the Village, if we're going to grant a variance to somebody's property, that's a legal definition, it's something that affects --

MS. HITZEMANN: So, we do require that the owner sign off that they know that this petition is happening and that they are okay with it. So, they are --

COMMISSIONER ENNES: So, they have approved it, but --

MS. HITZEMANN: Yes.

COMMISSIONER ENNES: -- we haven't gotten it. Did I miss that? Is that something we got in the record?

MS. HITZEMANN: So, that is included as part of their Plan Commission application. I don't believe that we typically include it with the packet, but it is --

MR. LYSICATOS: We don't typically include the affidavit of ownerships, and we've -- I'm sorry, I didn't mean to --

MS. HITZEMANN: Go ahead.

MR. LYSICATOS: We received an affidavit of ownership from both property owners. There's two property owners within the PUD. We received that affidavit from both property owners and actually have been coordinating with Mr. Novik as well as representatives of

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the ownership group of the building as well. So, we have a clear understanding that they've seen the recommendations and know that this is moving forward. So, we've had coordination from the owner as well as the lessee, and that is the actual lead Petitioner on this.

COMMISSIONER ENNES: So, this prospective tenant ends up paying for parking studies and everything?

MS. HITZEMANN: So, in this case, the parking study was waived. It was more of a parking survey, so depending on the project and Staff's analysis of if that needs to be done or not. Typically, the bigger projects that are done by kind of those bigger developers will require a full parking study. In this case, we usually deal with like a parking survey where they just kind of go out and survey how many cars are out there at a certain point of time. So, it's not as cost and labor intensive.

MR. LYSICATOS: It's essentially at the discretion of the owner. If the owner, you know, wants the Petitioner to handle that part of it, that's up to them. If they feel that it's not going to burden their ability to fill the space, they may do that. They may decide they want to be the lead applicant. It's quite common to have the petitioners that will be operating the businesses be the lead petitioner even within a PUD, but we see it different ways, and that's a good question.

COMMISSIONER ENNES: I'm certainly okay with the landlord pushing that expense, that responsibility down to the tenant if he's got so many tenants banging on the doors to try to get in in these days of high vacancy, but I do think it's good to know that we have requested and gotten the property owner's approval.

MS. HITZEMANN: Yes, and that's required for any application.

COMMISSIONER ENNES: I'm not going to worry then; that's good to know.

MR. LYSICATOS: Yes.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON DROST: Yes, adding to that, many times it's like Jack and the Beanstalk, you know, where you come back with beans in your hand and, you know, the owner says what the heck are you doing, where you have these perhaps costly improvements in landscape and improvement on the driveway because part of the Plan Commission's opportunities are to, or the Planning Department is to remedy items that may have been neglected over a period of time, and especially on order projects.

So, that's a good question. So, if we recommend more cost-related items to this petition, we just, you know, don't want your landlord to yell at you, what did you do, what were you thinking, but you have a good relationship?

MR. NOVIK: Yes, yes. Absolutely.

ACTING CHAIRPERSON DROST: Is the landlord here? Okay, so you are there. Yes, that's the other question, and so you're supportive of the project, okay.

MR. NOVIK: So, yes, we're going to be good. Yes, definitely.

ACTING CHAIRPERSON DROST: All right, great.

COMMISSIONER ENNES: I should have started with a different question.

MR. LYSICATOS: No bad questions.

ACTING CHAIRPERSON DROST: My question is, yes, asked and answered.

Commissioner Green?

COMMISSIONER GREEN: Well, now seeing that the landlords are here, I don't have any questions. Terry took care of all those. I think it's a great project. I think it's a

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good fit.

MR. NOVIK: Thanks so much. Thanks.

COMMISSIONER LORENZINI: Yes, Mr. Novik, have you done or run another business similar to this?

MR. NOVIK: No, not in the United States. I was running the same business in Moscow in Russia. So, I have the experience. In the United States, for me it's something a little bit new one, but I'm going to be good with it.

COMMISSIONER LORENZINI: You know, I compliment you. It seems like a pretty ambitious plan.

MR. NOVIK: Yes, yes. I have a huge experience in this, you know, in this business. How it works, you know, how to work with people and how to, you know, create like a good team and, you know, a good salon.

COMMISSIONER LORENZINI: Do you have any clients lined up or any --

MR. NOVIK: Yes, I have like a lot. A lot, yes, a lot. They're waiting, they're waiting.

COMMISSIONER LORENZINI: Okay, well, it sounds good.

MR. NOVIK: I promised them I'm going to open somewhere before the New Year, but we're still in, you know --

COMMISSIONER LORENZINI: I'd say it's pretty ambitious and I wish you luck.

MR. NOVIK: Yes, thank you so much. Thanks.

ACTING CHAIRPERSON DROST: And were you in the community before to develop or to introduce your talents to our Arlington Heights community?

MR. NOVIK: Not in Arlington Heights. I worked before in Buffalo Grove.

ACTING CHAIRPERSON DROST: Oh, well, that's close.

MR. NOVIK: Yes, yes, yes. I want to move to --

ACTING CHAIRPERSON DROST: I'd say that you aren't a stranger per se to the northwest suburbs because we have businesses that do attract people from outside Arlington Heights, believe it or not.

MR. NOVIK: Yes.

ACTING CHAIRPERSON DROST: So, it's good to, you know, have that traffic. What kind of licensing or what kind of special certificates do you need to do what you do?

MR. NOVIK: I need a certificate for a business like, I have not worked with that yet so I'm in the process, so I think it's like a Village --

ACTING CHAIRPERSON DROST: The Village business license?

MR. NOVIK: Yes, business license, yes. I have my license like a barber license. My wife, she has the license. So, it's going to be, yes, just the license from the Village for our business.

ACTING CHAIRPERSON DROST: Yes, what about in the hair restoration business?

MR. NOVIK: It's going to be like more a consultation business. So, it's not like, nothing --

ACTING CHAIRPERSON DROST: Just consultation, you don't actually do the --

MR. NOVIK: Yes, yes. Yes, I work with a few good clinics in Milwaukee and I consult, make the consultation for people here and send them to Milwaukee.

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ACTING CHAIRPERSON DROST: I see, so you're like a finder.

MR. NOVIK: Yes, yes.

ACTING CHAIRPERSON DROST: Sort of a referral, or you refer them to the --

MR. NOVIK: Yes. I worked with, you know, with the transplant before, and you know, here it's a pretty long process for me to start another, you know, to start again to do this. So, for me, it's much easier to send the people to, you know, to the specialists.

ACTING CHAIRPERSON DROST: You see the signs on the tollway, Brian Urlacher, you know, had the --

MR. NOVIK: Yes.

ACTING CHAIRPERSON DROST: Is that what you're --

MR. NOVIK: No.

ACTING CHAIRPERSON DROST: All right, well, good. I don't have any further questions and we closed the public. So, anybody want to come up with the --

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of an amendment to Planned Unit Development (PUD) Ordinances #79-166, #80-105, #81-028, #81-035 and #19-002.

This recommendation is subject to the following variations:

- 1. A Land Use Variation to allow a barber/beauty salon in the M-1 Research, Development and Light Manufacturing District.**
- 2. A Variation to Chapter 28, Section 10.4-2, *Schedule of Parking Requirements*, to reduce the required off-street parking from 273 to 238 spaces.**

This recommendation is 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. Within six months following receipt of a notice that the Village has determined in its discretion that the on-site parking on the property is insufficient to meet the parking demand for all uses on the property, the Applicant must take all practicable steps necessary to provide additional on-site parking, provide off-site parking spaces in proximity to the property, or reduce the demand for parking by modifying the nature or intensity of the uses on the property, all 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:**
 - a. The following are required to be in conformance with Village Code:**
 - i. Provide four-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.**
 - ii. Per Chapter 28, Section 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.**

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- b. The following are required as part of conformance with the originally approved landscape plan:
 - i. Infill along the foundation for each building where landscaping 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.

COMMISSIONER ENNES: I'll second that.

ACTING CHAIRPERSON DROST: Okay, any comments or further discussion?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, I'll put it to a vote, and we'll do an individual vote on the Commissioners.

MS. HITZEMANN: Yes.

Dawson.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Jensen.

(No response.)

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

(No response.)

MS. HITZEMANN: And Drost.

ACTING CHAIRPERSON DROST: Ave.

So, you have our approval as the Plan Commission, and now you'll have to go before our Village Board of Trustees.

Is there a date that you have for the Petitioner?

MR. LYSICATOS: We have not set a date yet, but we'll work with them going forward.

ACTING CHAIRPERSON DROST: You'll work on it, yes. Well, good luck.

MR. NOVIK: Thank you so much.

ACTING CHAIRPERSON DROST: All right.

Okay, any other business that we have?

COMMISSIONER GREEN: There's the public comment that's next.

ACTING CHAIRPERSON DROST: Yes, that's next. All right, hearing no other business, public comments? Anybody from the audience? Mr. Moens?

(No response.)

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ACTING CHAIRPERSON DROST: None, okay. I'm done.

COMMISSIONER GREEN: I'd like to make a motion to adjourn.

ACTING CHAIRPERSON DROST: Okay. Second?

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER ENNES: I'll second that, or triple it.

ACTING CHAIRPERSON DROST: Okay, all those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed?

(No response.)

ACTING CHAIRPERSON DROST: The motion has been carried; the meeting is adjourned. Thank you all.

(Whereupon, at 7:55 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, JR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC