

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

A MEETING HELD ON:

January 8, 2025

Project Title: Mr. B's Antiques
Address: 1112 E. Central Rd. Unit B
Petitioner: Brian Rendon
Address: 1112 E. Central Rd. Unit B
 Arlington Heights, IL 60005

Requested Action:

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

Variations Required: None at this time.

Attendees:	Brian Rendon, Petitioner John Sigalos, Plan Commissioner George Drost, Plan Commissioner Bruce Green, Plan Commissioner	Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Darko Bojin, Planning Department
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Project Summary:

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

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

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

Meeting Discussion:

Mr. Rendon – would like to bring an antique resale shop to 1112 E. Central Rd. Enjoys repurposing items, the foot traffic is a positive and believes it will be successful.

Mr. Bojin – The petitioner is seeking a land use variation to allow for a secondhand store in the B-1 business district limited retail, which the Comprehensive Plan currently designates as office only. The property is a multi-tenant office building, approximately 4200 square feet made up of two tenant spaces, each approximately 2100 sq. feet. The proposed use would be in Unit. B, Unit A is currently occupied by a dental office. The proposed floor plan has submitted consists of an open sales floor, four rooms, and two bathrooms. The formal application will require a professionally drawn plan to be submitted.

The business aims to sell antiques, used merchandise, donated secondhand items. One employee working at the store with a potential additional employee(s) being hybrid at a later date. The proposed hours of operation are Tuesday and Thursday 11 am to 6 pm, Saturday and Sunday 11 am to 6 pm, and closed on Monday and Friday.

The proposed use is a second-hand store which is not permitted in this district. They will need a land use variation to operate. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for a land use variation approval. In addition, because the Comprehensive Plan identifies the properties appropriate for office use, the applicant must justify that this use is appropriate for the office district. There are no proposed changes to the exterior of the building or the site. There is no signage proposed at this point, but that will require separate permit application.

The proposed use would have to have satisfactory parking based on the approximate dimensions that's been submitted, and would be used as part of the parking requirement calculation. In addition, we would need more detailed explanations as to the delivery procedures, including how, when and where deliveries take place in order for us to calculate the parking requirements.

The Staff Development Committee reviewed the proposed land use variation, and was generally supportive of the application, subject to the resolution of the following:

- The petitioner must provide a written response to the land use variation of hardship criteria.
- Submit additional information regarding hours of operation, staff peak hours, peak staff, delivery hours, delivery procedures along with more information on any donation procedures as part of the formal Planning Commission application.
- The petitioner will need to provide a market analysis as required in the Planning Commission application packet, which does not necessarily have to be a professionally conducted study, but one that contains an explanation as to why secondhand store would be appropriate in this district and also take into account the nearby second-hand stores that are operating by right.
- A detailed parking analysis would also be required that considers hours of operation, delivery times and schedules, and a number of employees and customers. This is required as the proposed use is located on a major arterial street which is Central Road.
- The subject unit must comply with all the applicable building code and fire life safety regulations.
- A full to scale floor plan will be required with dimensions and a full interior build out remodeling plan set would be required where work is to be done either inside or exterior of the site.

Commissioner Drost – asked about he picked this location, and if he was concerned about other similar businesses in the area.

Mr. Rendon – stated his dentist is next door and like the location for his business vision. He is familiar with other shops like this in the area that he frequents. He is a collector, would like to sell furniture, art work, vinyl records, Coke bottles, china dishes, and uranium glass.

Commissioner Drost – asked if this will be your own inventory or would it be consignment?

Mr. Rendon – has not done consignment, will probably just be a seller. Has lots of friends in the business that he can ask questions of. If he is looking for something specific this network is helpful.

Commissioner Drost – welcomed Mr. Rendon to the neighborhood, and felt it would be a good place for this type of business.

Commissioner Sigalos – asked about the inventory, do you purchase the items to resell or accept donated items.

Mr. Rendon – he would purchase items and resell. Furniture repairs or refurbished simply done at home or at the store.

Commissioner Sigalos – found this to be very interesting and looks forward to seeing his business open in Arlington Heights.

Commissioner Green – likes the idea, and would be interested in showing him some of his stuff. Three thumbs up to move forward.

Public Comment – None

RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder