

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS July 9, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
John Sigalos
Kristen Schurtz

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Darko Bojin

ALSO PRESENT: Inga Tkhostova and Artsiom Cherepovich

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes

The meeting minutes of May 14, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE May 14, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1886 – Cherepovich Tattoo, 1407 E. Palatine Road

The 866 square foot subject tenant space is located in Pal Win Plaza, which is southeast of the intersection of Palatine Road and Windsor Drive. The shopping center is approximately 35,000 square feet and contains 19 tenant spaces and 128 existing parking spaces. Access to the property comes from curb cuts off Palatine Frontage Road and Windsor Drive. There is also a private access drive that runs along the south and east side of the shopping center, connecting it to a lot with 28 parking spaces at 1601 E Palatine Road. The property is within the Sugarbrook Subdivision Planned Unit Development (PUD), along with the multifamily residential neighborhood immediately south of Pal Win Plaza.

The petitioner, Cherepovich Tattoo is proposing to occupy the tenant space and open a new Tattoo Parlor. In 2024, the petitioner sought a Land Use Variation to operate at 417 S. Arlington Heights Road. The Plan Commission recommended the Village Board deny this request because they felt it would have a negative impact on surrounding properties. The petitioner elected to withdraw their petition after this negative recommendation.

The petitioner feels that this new location has less street front exposure and would be more appropriate for a Tattoo Parlor. The proposed business is anticipated to employ 5-6 full-time tattoo artists and 1 receptionist. The floor plan includes 4 tattooing stations, a reception area, restroom, and kitchen. Hours of operation will be Tuesday through Sunday from 11:00 a.m. to 7:00 p.m.

Ms. Tkhostova was present to translate for Mr. Artsiom Cherepovich. Mr. Cherepovich would like to open a tattoo shop at 1407 E. Palatine Road. This tattoo parlor with four tattoo artists. Hours of operation would be Tuesday through Sunday from 11 am to 7 pm.

APPROVED

Mr. Bojin summarized the staff report, subject property is located at 1407 East Palatine Road in the B-2 zoning district. The 866 square foot tenant space located in Pal Win Plaza which is to the southeast of the intersection of Palatine Road and Windsor Drive. The petitioner is proposing to occupy the tenant space and open a new tattoo parlor. The petitioner feels that this new location has less street front exposure and would be more appropriate for a tattoo parlor. The proposed business has plans to employ 5 to 6 full-time tattoo artists and one receptionist. The floor plan includes 4 tattooing stations, a reception area, restroom and a kitchen. Hours of operation will be Tuesday through Sunday from 11:00 am to 7:00 pm.

The property is currently zoned B-2 general business district which does not permit the tattoo parlor land use. Therefore, the petitioner is requesting a land use variation to allow a tattoo parlor land use within the B-2 district. As part of this application the petitioner shall provide a written response to the 4 criteria for approval for the variations. The Comprehensive Plan designates this property as appropriate for commercial uses, and the proposed land use variation may be consistent with this part of the Comprehensive Plan it will be evaluated with the formal Plan Commission application. The petitioner has not proposed any changes to the exterior of the building or the site, but they will likely have some signage which will require separate permit, and we will recommend that they also include that proposed signage is part of their formal application. As for the parking, staff did an analysis which showed sufficient parking at Pal Win Plaza, however we do want the property owner to provide assurance that the lot at 1601 East Palatine Road which is to the southeast of the shopping center, will be available and remain part of the shopping center for employees and customers because without these additional 28 parking spaces at this location the parking code requirements for the shopping center may not be met and would require an additional variation. The staff development committee reviewed this proposal for an amendment to the PUD and land use variation permit a tattoo parlor within the B-2 general business district and is generally supportive of this application subject to the resolution of the items listed in our staff report.

Commissioner Sigalos inquired about the number of other tattoo parlors in Arlington Heights. Likes this location better than the previous location.

Mr. Bojin replied that there are two currently operating.

Commissioner Cherwin agreed that this is a much better location and the parking will not be an issue.

Commissioner Schurtz was in agreement that the use fits with the rest of the shopping center.

Commissioner Green agreed that this is a better location, four thumbs up! Please proceed.

PUBLIC COMMENT

None

Adjournment

CHERWIN MOVED AND SIGALOS SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:42 p.m.

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