

APPROVED

PLAN

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

COMMISSION

RE: 3125 NORTH WILKE ROAD-UNIT F - GOLD STAR MASSAGE - PC #25-009
PLANNED UNIT DEVELOPMENT AMENDMENT FOR A LAND USE VARIATION
TO ALLOW A MASSAGE ESTABLISHMENT IN 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 27th day of August, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

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

CHAIRPERSON CHERWIN: All right, we're going to get this meeting started. If we could stand and do a Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, why don't we have Staff do roll call for us?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, thank you. I note that we have a quorum and we can get underway.

Item III is Approval of Minutes from 8/13 of 2025.

Is there a motion?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER LORENZINI: Second.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: Okay, motion is on the floor to approve the minutes.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thank you. We'll start with our public hearings. We've got four public hearings today. The first one on the list is Gold Star Massage.

On this one, Staff, who do we have handling this one? Is this Darko?

MR. BOJIN: That's right.

CHAIRPERSON CHERWIN: Hi, Darko. Have all the notices been given on this?

MR. BOJIN: Yes, they have.

CHAIRPERSON CHERWIN: All right, great. So, if we could have the Petitioners from Gold Star Massage come up and speak to this, that would be great.

Can you step to the podium, please? Hi, how are you today? Good. If you step, and into the microphone if you could just state your name so we have it for the record and spell it perhaps?

MS. STASYUK: Spell it? My name is Kateryna Stasyuk, K-a-t-e-r-y-n-a, S-t-a-s-y-u-k.

CHAIRPERSON CHERWIN: That's exactly how I would have spelled it, nice.

MS. STASYUK: Yes.

CHAIRPERSON CHERWIN: All right, so if I could just have you raise your hand for me?

(Witness sworn.)

CHAIRPERSON CHERWIN: Good, thank you. So, there's a Staff report that the Staff would have given you on this. In that, they I think had a couple of conditions in there. Did you read those conditions, and are you okay with those conditions? Yes?

MS. STASYUK: Absolutely.

CHAIRPERSON CHERWIN: Okay, good, thank you. So, what we'll do here is you can go ahead and get started and present to us. We can see on our screens what you can see up there. So, we have it, and then we'll let you go ahead and present your application, and then we'll turn it over to the Staff when you're done, okay?

MS. STASYUK: Okay.

CHAIRPERSON CHERWIN: So, go ahead. Why don't you let us know what you're here for?

MS. STASYUK: I'm here, I don't have any pictures.

CHAIRPERSON CHERWIN: That's okay. Why don't you just walk us through just a summary, and then we can turn it over to Staff? That's fine.

MS. STASYUK: I don't have any summary, but --

CHAIRPERSON CHERWIN: Okay.

MS. STASYUK: -- I've been through the process for a year to change the zoning. I've been doing all the things you required. The last one was the architecture project, my architect, he did everything that you required. Everything was done properly and presented to Darko. So, Darko has all the requirements regarding the zoning, the parking.

My business is unique because I developed my own technique to help people. I'm not going to be a competition in my area. Then, also my people are very polite, nice.

Then, with the parking spot, there's not going to be any problems. I'm not going to affect anybody's business; that's 100 percent. I have my, I printed out a few words about my plan.

CHAIRPERSON CHERWIN: Thank you. All right.

MS. STASYUK: I don't know if I need to tell a story about myself because I've been presenting myself before. I've been a massage therapist for 20 years, and then 15 years of them I developed my own technique regarding the trigger points in the body, the liver detoxification. That's why I help people to live their life, pain-free life. This is like not invasive technique but uniquely mine.

Wherever the places I worked, people followed me and I'm unique. I never was a competition for anybody. I always was working only for myself and by myself. I never caused any problems to anybody. This was to me an issue then if I would be competition

or anything like that.

All the projects regarding the unit, I didn't, I haven't been changing anything, not touching anything, just painting the walls and that's it. That's all that I wanted, my place. I bought it, I want to start working because I've been trying to solve this problem for a year. Then it's going to be a year on August 30, yes, that's going to be a year.

That's all that I want to ask you, to let me work as a massage therapist in my place. I have my son who is in school for the chiropractic school. He has three more years to go to school, but he is going to get a massage therapy license and then he will help me to work. But for now, I don't have anybody to work with me yet, right, because it's very difficult to teach someone what I do. That's why for now I want to keep my place for myself, but it will be really good for the community to have somebody like me, that's what I think, because I've always been successful until today.

Then I have my clientele, a lot of people, and I do help. That's what I was born for. That is my vocation calling. That's the only thing. That was my dream for 20 years, to have my business and my husband helped me with this.

CHAIRPERSON CHERWIN: Okay, well, thank you. If you don't have anything else, we can turn it over to Staff and they can walk through it. You can go ahead and sit back down. We may have some questions for you when they're done, so just, you know, sit tight and we'll be back, but thank you for your summary; it's very helpful.

MS. STASYUK: Thank you very much. Appreciate your kindness.

CHAIRPERSON CHERWIN: Darko?

MR. BOJIN: Good evening, Commissioners.

The subject property is 3125 North Wilke Road, Unit F, which is located in the M-1 Research, Development and Light Manufacturing District. The Comprehensive Plan designates this property as appropriate for R&D, manufacturing and warehouse uses. The Petitioner is requesting to amend the existing Enterprise Office Complex PUD to include a land use variation to allow a massage establishment in the M-1 District. Currently, massage establishments are not permitted in any zoning district and, therefore, the Petitioner will have to receive a land use variation to operate. The Petitioner is also requesting a variation to reduce the number of required parking spaces in the PUD from 344 to 307 parking spaces.

This aerial image shows the Enterprise Office Complex PUD and the surrounding areas. The PUD was approved in 1984 and includes four buildings. Access to the site comes from the two curb cuts on Wilke Road, and the Petitioner owns Unit F at 3125 North Wilke Road which is the building highlighted there in the red.

The subject property is surrounded on all sides by other office buildings as shown on this zoning map. To the west across Illinois 53 are residential neighborhoods in the Village of Palatine, and then to the south in unincorporated Cook County is Shalom Cemetery.

As the Petitioner mentioned earlier, she will be the sole employee of the massage practice with the hope to potentially hire someone additionally if there was demand in the future. Clients will be seen on a one-to-one basis and will have to make advanced appointments. The appointment booking hours will be 9:00 a.m. to 7:00 a.m., Monday through Saturday. The Petitioner is an IDFPR licensed massage therapist and, like she said, has over 15 years of experience and will provide a range of therapeutic massages to her clients.

The space itself is just under 1,300 square feet, and the provided floor plan shows some treatment rooms, exercise rooms, a check-in area, and a waiting area.

Staff has calculated the required parking for the office complex which again includes those four buildings in the PUD all together. There is currently a deficit of 37 spaces throughout the complex, which is why this additional parking variation is required. The Petitioner did provide a parking study that showed adequate parking over a three-day period during the proposed hours she would be in operation. Therefore, Staff is supportive of a variation that reduces the number of required parking spaces in the PUD by 37.

The Petitioner has provided responses to the criteria of approval for variation requests. Since the Village Code doesn't permit massage establishments in any zoning district, the only way for them to operate is by receiving this land use variation. Staff has reviewed the responses to these criteria and found them to be sufficient.

Overall, the Staff Development Committee recommends approval to this application with the conditions listed on this slide and in your Staff report. That concludes my presentation. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir. I appreciate that.

Is there a motion to include the Staff report in public record?

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, that's included.

Is there a motion to include Ms. Stasyuk's City Hall Zoning Presentation into the record?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

Darko, we'll get you a copy of this if you didn't get one.

I would just ask, before we go to public hearing, are there any initial questions from any of the Plan Commissioners?

Joe?

COMMISSIONER LORENZINI: Yes, I have a few questions for you, please. Typically, how much time is involved with each massage?

MS. STASYUK: It's one hour or two hours, because sometimes people, after the surgery, they come, they need more time for the rehabilitation.

COMMISSIONER LORENZINI: Okay.

MS. STASYUK: They come, because like you need to be careful and you need to manipulate with the body. Sometimes the person needs to get up and walk and go back to the table. Sometimes two hours, one hour up to two hours.

COMMISSIONER LORENZINI: And you said you've developed a method that's unique in a way? Can you give me an example of a problem a person would have and what you would do, how you would take care of it?

MS. STASYUK: I'll try to explain. Our pain in the body is associated with the liver. It's a medical conclusion, and if you're, because I have a medical background. A time ago I finished medical university, but I wasn't successful here because I have six kids and I had to work hard. I couldn't go to the university to, not finish but evaluate my diploma. I needed here three more years, and I couldn't do that. That's why I chose the short way to get the license and do what I want to do in the medical field, but at the same time I'm not a doctor, but I can help because I have knowledge. That's what --

COMMISSIONER LORENZINI: But could you just give an example of a problem somebody would have and what you would do?

MS. STASYUK: Yes. We have more than 3,000 trigger points in the body. When you're working on a trigger point, the liver trigger point, the liver is detoxicated. Then it helps to eliminate the pain, get rid of the pain in the body. But regarding the trigger points, sometimes people have pain in the lower back, and then most of them have an intestine problem. Lots of people don't know how to do detoxification, they have no idea.

That's why, I can't teach them. I don't have any rights, but I have the right to massage them, to give them a massage therapy session and I know those trigger points because I was educated for it. Then I work on the trigger point which will help the liver work better, the liver and the gallbladder and the intestine, they start working and then the person doesn't have the pain, and I know how to do that.

COMMISSIONER LORENZINI: Okay, and typically, what does an hour cost?

MS. STASYUK: It's \$120, but there's always a discount, always some coupons, or some people don't have money, then of course I do --

COMMISSIONER LORENZINI: Right, and then you've got a lot, in your architectural plan as shown, there's a lot of rooms, but you're going to be working by yourself?

MS. STASYUK: Four rooms. Four rooms, I work by myself. Two rooms are occupied with the tables, and two rooms I use for the physical therapy. It involves exercising and walking. Sometimes people can lie down on the floor and relax and then go back to the table because with the human body, you need to figure out what to do.

The massage therapy itself, it's not making money. When a person comes to you, you need to help, and there are different ways that you can help. Not only just massage, rub the skin and then people pay and leave with nothing. Sometimes you need to use the brain, how you can help, on the floor to stretch the muscle, the hip, the joints. Sometimes people need to just lie down straight for five, ten minutes, then get up and then do different kinds of exercises to just increase the blood circulation, or vice versa, come down and then get on the table and then you can massage the muscles themselves.

Then, there are different kinds of problems. People have tension. People have pinched nerves. Sometimes pinched nerves are not, you can have it because you work physically. Sometimes you sit at the computer and then the nerves get pinched because the muscle is too relaxed. Some muscles contract nonstop because some don't work, then lymph flow is slow because you sit all the time. The nerves are here under the knee and the hip, and then when you sit, your lymph flows very slow. The blood flows a little bit faster but the lymph gets dirty because we sit.

COMMISSIONER LORENZINI: Okay, that's fine. That's fine; thank you.

MS. STASYUK: And then there are lots and lots of things. When you have a human being with a problem, then you figure out what you have to do with a massage. Not

only rubbing, but you need to think because I believe that the first thing, if you can help someone, if you're a doctor or you're a massage therapist, the first thing that you can do is to not hurt. That's it.

COMMISSIONER LORENZINI: All right, thank you.

CHAIRPERSON CHERWIN: I think that answers Joe's question; is that right, Joe?

COMMISSIONER LORENZINI: Yes, thank you.

MS. STASYUK: I'm sorry.

CHAIRPERSON CHERWIN: That's okay. On this side, anything?

(No response.)

CHAIRPERSON CHERWIN: Okay, so we'll open for the public hearing now, okay? On this side of the room, is there anybody that would like to speak as to this petition?

(No response.)

CHAIRPERSON CHERWIN: No? On this other side of the room, is there anybody that would like to speak on this petition?

(No response.)

CHAIRPERSON CHERWIN: Okay, seeing none, we'll go ahead and close the public hearing.

Any final questions or deliberation by the Plan Commissioners?
Down here?

Sue? Terry? No? Down here?

(No response.)

CHAIRPERSON CHERWIN: Okay, is there a motion?

COMMISSIONER ENNES: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-009, Planned Unit Development Amendment for a Land Use Variation to allow a massage/acupressure establishment in an M-1 District, and the following variation:

- 1. Variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.**

This recommendation is subject to the following conditions:

- 1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.**
- 2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: All right, thank you for sharing this. Is there a second for that motion?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, the motion for approval is on the table.

Can we do a roll call vote?

MS. HITZEMANN: Yes.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, unanimously passed.

MS. STASYUK: Thank you.

CHAIRPERSON CHERWIN: Nice job. Darko will help you through the next step. Just keep in contact with him. You don't have to stick around for the rest of this unless you really want to. However, there is another step. We're a recommendation, you still have to go to City Council and they'll help make the final decision for you. Darko will help you through this process, so maybe tomorrow.

MS. STASYUK: I will bring gift certificates for all of you.

CHAIRPERSON CHERWIN: Oh, yes. Well, hard pass. We may have a problem with that, but that's okay. Thank you though.

MS. STASYUK: Thank you.

CHAIRPERSON CHERWIN: Good luck, and I wish you well.

MS. STASYUK: Thank you, I appreciate it.

(Whereupon, at 7:50 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: 1455 WEST CELLULAR DRIVE - AMAZON ADDITIONAL BUILDINGS - PC #25-015
AMENDMENT TO PUD ORDINANCE #04-028 TO ALLOW MORE THAN ONE
BUILDING ON A SINGLE LOT, VARIATION

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 27th day of August, 2025 at the hour of 7:50 p.m.

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DARKO BOJIN, Assistant Planner
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, so on to the next item on our agenda. Item B is the public hearing for Amazon Additional Buildings.

Do we have the Amazon crew here? Sir, if you could step on up, please and state your name, well, you know what, before you do that, I'll ask who we have on this one.

Is this Darko again?

MS. HITZEMANN: No, it's me.

CHAIRPERSON CHERWIN: Rachel, sorry, Rachel. Busy day today.

MS. HITZEMANN: That's okay.

CHAIRPERSON CHERWIN: All right, Rachel, have the public notices been given on this one?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: All right, excellent.

So, sir, if you could state your name for the record?

MR. KENYON: Certainly. My name is Jared Kenyon. I'm the Civil Project Manager with Kimley Horn on behalf of Amazon.

CHAIRPERSON CHERWIN: Okay, if you could raise your right hand?

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, thank you, sir. Have you read the Staff report?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: And have you seen the conditions that they've presented with your application?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: Okay, and do you agree with those conditions?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: All right, I'll let you go ahead and get started, and then we'll hear from the Staff.

MR. KENYON: Certainly.

CHAIRPERSON CHERWIN: Thank you.

MR. KENYON: Does this work?

MS. HITZEMANN: Yes, it should.

MR. KENYON: Okay, so I am here regarding the property located at 1455 West Cellular, looking to amend the PUD Ordinance #04-028 to add two accessory buildings to the property. This is an overall site plan showing the existing building north. Cellular Drive runs east-west on the northern property line. The smaller building on the upper right corner here, the northeast part of the property is the AVI building. The little bit larger building on the southern property line is the FSC.

AVI stands for Automated Vehicle Inspection. It's a smaller building; it's about 1,700 square feet. The vehicles, the vans in particular, will pass through this building, will be scanned for any equipment issues and things like that. A report is then generated after it is scanned, and then it's given to the staff there for any improvements that need to be made.

There is no maintenance in this building. There's no employees in this building. It's basically a single-car garage with doors on both ends.

The FSC is the Fleet Service Center. It's an approximately 5,000

square-foot building. This will be doing minor routine maintenance only on the vans for small repairs. There's three bays for this. It's basically a Jiffy Lube light. There's a restroom and break room for the employees that work at this location, and it's relatively a small impact on the site.

Here's the site improvements for the AVI. You can see the hatched area there; that's the limits of the improvements. There are no parking stalls lost as a result of the AVI building. What's done is the queuing area that's the other dark striping there was consolidated to create the space for the AVI, but no parking was lost. No function or traffic flow was lost as a result of it.

This is the site plan for the FSC. This one did take up 26 van stalls, so 26 van stalls will be lost. There are still 500 remaining on the site. The doors are facing to the north into the property here. So, the technicians would go retrieve a van from a nearby parking stall, bring them in, do the work, and then put them back into the parking lot.

Here is just the building elevation of the AVI. You can see it has the doors on both ends. Then, here is the elevations for the FSC.

That's all I have.

CHAIRPERSON CHERWIN: All right, thank you very much.

Rachel, you want to give us your take?

Mr. Kenyon, you can take a seat for a while if you want. We may have some questions for you. Thanks.

MS. HITZEMANN: The subject property is located at 1455 Cellular Drive and is located within an M-1 Zoning District. The site is approximately 20.26 acres, and the Comprehensive Plan has it within the R&D, Manufacturing and Warehouse. It was originally the site of Motorola's campus, and it received a PUD approval in 1988 (#88-060). Amazon purchased the property and has been operating as a warehouse hub which is compatible with the M-1 Zoning District and the Comprehensive Plan.

Here is an aerial kind of the subject property here. Amazon would like to expand their operations with two buildings, as he mentioned, the AVI and the FSC building.

Here is the site plan. You can see highlighted in green where each of those buildings would be located in terms of kind of the whole site.

Per Chapter 28, Section 9.2 of the Village Code, any development with more than one principal building on a zoning lot or a lot of record requires a Planned Unit Development (PUD). Since there is already an existing PUD, the Petitioner is requesting a PUD Amendment to add two accessory buildings on the lot. While the buildings are accessory to the principal use, due to their size, the buildings are considered principal structures for the purpose of the Zoning Code unless the zoning amendment is required.

So, as you can see here, the proposed automated vehicle AVI building is roughly 1,742 square feet in size and located on the east side of the main building. It houses a scanner that scans the vehicles as they pass through. The proposed Fleet Service Center is 4,959 square feet and is located on the west side of the main building and is similar to a Jiffy Lube. The 20-acre site can easily accommodate the additional buildings, and both are utilitarian in design using vertical metal paneling. The Design Planner reviewed the plans and approved them as an administrative approval.

Access to the site is provided by two curb cuts along Cellular Drive. Additionally, there is a third curb cut on Cellular that is solely used as a loading dock entrance. Access to the site will remain unchanged as part of this proposal.

As a warehouse and storage use, the required parking is one space

for each two employees plus one space for each vehicle used in the conduct of the enterprise. Amazon employs 158 people and has a fleet of 412 delivery vehicles. The current site provides 185 employee parking spaces and 526 delivery vehicle spaces. The proposed buildings will result in a loss of 26 vehicle spaces but they will still have a surplus of 106 employee parking spaces and 88 delivery vehicle spaces for a total of 194-space surplus.

The Petitioner has requested a variance from Chapter 28, Section 6.12-1.3 to waive the required traffic and parking study, and have provided responses to the four variation criteria. The Staff Development Committee is supportive of this variance as there is clearly ample parking and the access to the site remains unchanged. The Staff Development Committee reviewed the proposed amendment and is supportive subject to the sole condition that they meet federal, state and Village codes.

CHAIRPERSON CHERWIN: All right, thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Second? Is there a second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Staff report is included in the public record.

Before we open the public hearing, are there any initial questions from the Plan Commissioners?

Sue, down there, you want to start?

COMMISSIONER DAWSON: Yes, sorry. You go ahead. I'm trying to formulate my question. I will, I have a question; I'm just trying to formulate it.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER ENNES: Petitioner, if you can please come back up? The maintenance that will be done in the FSC building, the Staff report says it will be similar to a Jiffy Lube. What type of maintenance will be done? Oil changes and what?

MR. KENYON: You're correct. Oil changes, other fluids that would need to be changed, coolants and things like that. There's a hazardous waste room within the FSC that once they collect all that material that it will be stored in.

COMMISSIONER ENNES: Tire replacement?

MR. KENYON: There could be some, yes.

COMMISSIONER ENNES: Okay, so like general routine maintenance, or --

MR. KENYON: That is correct, yes. There will be no body work or anything like that done there.

COMMISSIONER ENNES: -- engine heavier --

MR. KENYON: Correct.

COMMISSIONER ENNES: Okay, that's all I have.

COMMISSIONER DAWSON: Yes, my questions were -- I have two. One was kind of along those lines about noise. I was trying to pull up the aerial. Could you, could we have the aerial on the screen? Otherwise, it's in the packet. Just trying to, right now there is no work being done on vehicles on site; is that correct?

MR. KENYON: Correct.

COMMISSIONER DAWSON: So, we're introducing a potential, just additional noise. I'm not overly concerned about this; I'm just trying to make sure I've thought it through, but it does seem that the building would be pretty far away from, I mean, you might disturb your neighbors to the south. That's a joke, by the way. But other than that, it seems located pretty far away. I don't think sound, I mean, I didn't hear anything really going to like a sound element in there.

MS. HITZEMANN: No. The building will be located roughly right here.

COMMISSIONER DAWSON: Right.

MS. HITZEMANN: So, there's fairly, enough space between.

COMMISSIONER DAWSON: A pretty good distance, yes.

MS. HITZEMANN: Yes.

COMMISSIONER DAWSON: Okay, so the only other question I have, and this is just nothing, I'm just so curious. So, Amazon is, are they insisting on these, what did you call the building? AFI?

MR. KENYON: AVI.

COMMISSIONER DAWSON: AVI. AFI is a band; I got it confused. They're putting these in now, these new scan systems? It's just fascinating to me. So, you can drive a truck through there and see if there's a problem with the truck?

MR. KENYON: That's correct, yes.

COMMISSIONER DAWSON: Wow. It's really fascinating.

MR. KENYON: It's similar to like if you were to rent a vehicle and you would walk around the vehicle and check for any damages or anything like that. So, this just does it at a faster rate.

COMMISSIONER DAWSON: Oh, really. It's just kind of looking at the outside, it's not necessarily scanning in the -- okay.

MR. KENYON: Yes, we'll not be able to identify any engine problems or anything.

COMMISSIONER DAWSON: Okay, I thought that's part of what it was doing and I'm thinking, wow, I didn't know we had technology that could --

MR. KENYON: It will check like tire pressure, but --

COMMISSIONER DAWSON: Okay.

MR. KENYON: -- I don't know that it, and that's just a function of like how much it --

COMMISSIONER DAWSON: Yes, visual, yes. Okay, well, that's just, okay, that's just fascinating to me. I was just really curious about that, but the sound was really my question and you've answered that. So, thank you.

COMMISSIONER SIGALOS: Will it check things like oil, fluid, if it's low on oil or anything like that, or engine coolant? It doesn't do anything like that?

MR. KENYON: Not to my knowledge, no.

COMMISSIONER SIGALOS: It's just more physical examination?

MR. KENYON: Correct.

COMMISSIONER SIGALOS: Okay, thank you.

CHAIRPERSON CHERWIN: Anything else, John?

COMMISSIONER SIGALOS: No.

CHAIRPERSON CHERWIN: Michael?

COMMISSIONER PETERMANN: Yes. What kind of volumes of trucks are coming in and out? Then, I don't know if this was in there, but I'm assuming, is the hours of operation 24 hours? I mean, are they going to be running trucks in and out?

MR. KENYON: Of the FSC?

COMMISSIONER PETERMANN: Yes.

MR. KENYON: No, that would just be during like normal daytime hours.

COMMISSIONER PETERMANN: Okay, and then what kind of volume of trucks? Would they be using Cellular Drive to access that? I'm trying to figure out what the traffic flow would be.

MR. KENYON: Neither one of these buildings would be generating any traffic to the site. All of the work that would be done on the vans would be done on vans that are part of this operation.

COMMISSIONER PETERMANN: But then the vans leave the site, right?

MR. KENYON: Correct, just like in any normal operation for them.

COMMISSIONER PETERMANN: Okay.

CHAIRPERSON CHERWIN: So, there's not a net increase, you're not pulling vans from other sites?

COMMISSIONER PETERMANN: That's where I was going.

MR. KENYON: That's correct.

CHAIRPERSON CHERWIN: There's like no vans being pulled from other sites, all right.

Anything else, Michael?

COMMISSIONER DAWSON: It seems like you would almost decrease traffic because trucks aren't having to leave to get repaired. They're able to be repaired on site.

CHAIRPERSON CHERWIN: Good point. Yes.

Kris, anything?

COMMISSIONER SCHURTZ: No.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: With 500 vehicles, I think this is a great idea for you.

CHAIRPERSON CHERWIN: Okay, so what we'll do here real quick is we'll open the public comments on this since this is a public hearing. Is there anybody on the right-hand side here that has a public question or comment on this project?

(No response.)

CHAIRPERSON CHERWIN: No? Seeing none, move to the left. Anybody on this side of the room, comment on this?

(No response.)

CHAIRPERSON CHERWIN: No? All right, no comments, no questions. We'll close the public hearing and, I don't know, it doesn't sound like there's any more questions, but is there any question at this point?

COMMISSIONER DAWSON: I can make a motion.

CHAIRPERSON CHERWIN: Okay, go ahead.

A motion to recommend to the Village Board of Trustees approval of PC #25-015,

Amendment to the Planned Unit Development Ordinance #88-060 to allow more than one building on a single lot, and the following variation:

- 1. Variation from Section 6.12-1.3 to waive the requirement for a traffic and parking study.**

This recommendation is subject to the following condition:

- 1. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: Thank you.

Is there a second to that?

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, the motion is on the table.

Can we do a roll call vote, please?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, the motion passes, recommended approval. Rachel will help shepherd you on to the Village Council's final approval. Thanks for everything.

(Whereupon, at 8:04 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: 600 WEST UNIVERSITY DRIVE - TASTY BREADS - PC #25-016
LAND USE VARIATION TO PERMIT BAKERY PRODUCTS, PRODUCTION AND
WHOLESALE LAND USE WITHIN 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 27th day of August, 2025 at the hour of 8:04 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

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

CHAIRPERSON CHERWIN: All right, that brings us to the third petition which is the Tasty Breads petition.

It looks like this one is Dan, right?

MR. OSOBA: Yes, it is.

CHAIRPERSON CHERWIN: All right, Dan, have the notices been given on this one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, and the Petitioner is here.

Sir, could you state your name for the record?

MR. BUDZIK: Yes. Thomas Budzik, B-u-d-z-i-k.

CHAIRPERSON CHERWIN: All right, sir, can you raise your right hand?
(Witness sworn.)

CHAIRPERSON CHERWIN: All right, Mr. Budzik, have you read the Staff report?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: And have you seen the conditions of approval Staff has given you?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: Are you in agreement with those?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: All right, great, thank you. Why don't we get started with your presentation, then we'll move on to Staff just like the last one?

MR. BUDZIK: Okay, thank you.

CHAIRPERSON CHERWIN: Thank you.

MR. BUDZIK: Good evening, everyone. Again, my name is Thomas Budzik; I'm the architect on this project. With me today are various members of the Tasty Breads team seated right there.

I'd like to start out with a brief overview of Tasty Breads International, describe their manufacturing process, and then walk through various aspects of the plan, discuss the land use variation criteria, and the parking variation as well.

So, we are here today to request a land use variation to allow essentially a bakery in the M-1 Zoning District. With that, we're also seeking a variance to waive the parking analysis requirement associated with the land use variation.

So, just briefly about Tasty Breads, so they were established in 1992. They have two facilities, one in Franklin Park and the other in Northbrook. They have over 200 employees. Now, what they do is they make raw dough products or frozen dough for wholesale distribution, okay. There is no baking on site, no cooking on site. They distribute their product to wholesale distributors which then distribute them to the end user who then bakes the products on site.

Due to the success of their product, they've been looking for a new facility to expand their operations and found an ideal location here at 600 West University. A little bit of background on the building itself, so it was previously occupied by Carlson Labs. Among other things, Carlson Labs produced vitamins and supplements at this location. So, this is essentially a food grade manufacturing facility, kind of a unique location and ideal fit for their operation.

So, now in describing their manufacturing process just so you can

have a picture of how that occurs on the property, obviously the first thing is they have their incoming ingredients. We're looking at flour, water, yeast, salt, and other spices, things like that. The water that they use is the potable water on site. They do not have to bring in any additional water service for their manufacturing needs.

The flour comes in on the northwest corner of the building. They get flour tanker deliveries brought to the building. These tanker trucks are connected directly to a manifold in the building that pumps the flour from the tanker directly to internal flour silos. So, there is no dust produced here, there is no flour flying around. Everything is self-contained.

Once the flour is in there, they bring the flour water and bring it to the production line to a mixer. From there, it goes to a molding process, scan for metals, things like that, and then going to a freezer, a spiral freezer. It freezes the products. It's then packaged, stored on site, and then the wholesale distributors will pick up. Essentially, semi trucks will pick up the product and distribute it out of the facility. So, the shipping is for loading docks in the southeast corner of the building.

Just for context, their facility in Northbrook which is a comparable capacity is able to function with three loading docks total. We have actually six loading docks at this location.

Now, specifically with regards to the criteria for the land use variation, I'm sorry, so here's the image of the existing building. Highlighted in blue is the storage area, the green is the production area, and the yellow is the office area. One thing I do want to note about this building is there is definitely an excess of office space within the building of roughly 2,800 square feet or so. Tasty Breads is not anticipating a large volume of office use. This is going to be primarily a production facility. They'll have 150 employees spread over two shifts, so 75 employees per shift, and they have a cleaning crew that comes in the evenings. The office use is perhaps going to be four private offices, so they're really not going to be utilizing office space in the building.

With regards to the specific criteria for a land use variation, with regards to the essential character of the locality, this is a manufacturing building, a food grade manufacturing building. This seems like an ideal use for this building. All of the adjoining properties are also within the M-1 Zoning District, similar uses. Bringing this use into the building is not really going to change the neighborhood in any meaningful manner. In terms of the intensity of use, it's the same or less than what Carlson Labs was using the building.

The unique circumstance in this case is somewhat of the broad-brush definition of bakery as not being permitted in the M-1 Zoning District. As I've outlined in the description of the process, this is really much more akin to a light manufacturing use as opposed to a food manufacturing/food production facility. We've worked on meat plants and dairy plants, and they are significantly more intense than what they are proposing here.

In terms of harmony with the spirit and intent of the ordinance, well essentially, we're taking a building that's in very good condition and we're bringing in a use that is going to require very minimal work to actually bring this business to the community. So, I think that's always in the best interest of the community.

Obviously, as a land use variation, this is the minimum request. It's surrounded by M-1 Zoning District.

Specifically with regards to the parking and traffic study, so we did provide a traffic study by KLOA showing that the anticipated truck traffic will have negligible effect on the traffic at the local intersections. They are anticipating about six trucks per day. Unlike a

traditional bakery which might have an intense peak use at a certain period of time, this would have six trucks spread over the entire course of the day. So, it's really, it's a pretty minor amount of traffic.

We are requesting the parking analysis to be waived. That's simply due to the fact that there are 131 parking spaces on site. Even with the 75 employees, they would not need to have 75 parking spaces at the site. Their Northbrook facility which is comparable in size has 84 parking spaces, and they've shown that they have a utilization of about 60 percent at that parking lot, so perhaps 50 parking spaces.

With that, happy to answer any questions.

CHAIRPERSON CHERWIN: All right, thank you. We'll move to the Staff. Go ahead and take a break and we'll come back to you I'm sure with a few questions.

Dan, you want to go ahead?

MR. OSOBA: Evening, Commissioners.

The subject property for the petition tonight is located at 600 West University Drive, which is currently occupied by a vacant 81,000 square-foot building. The Petitioner is Tasty Breads International who is seeking a recommendation of approval for a land use variation to permit bakery products, production and wholesale land use within the M-1 Zoning District, and a zoning variation to waive the requirement to provide a parking analysis.

The aerial shows the subject site highlighted in red along University Drive. There are existing manufacturing and warehousing uses surrounding the corridor and surrounding the site, and the nearest residential property is approximately 350 feet to the south. The zoning shows the subject site in the M-1 District along with all of those other Manufacturing and Warehouse District uses in the M-1 District.

The proposed site plan shows the existing conditions along with the proposed landscaping as required by code. Trees planted within the parking lot islands are highlighted in green along with parking lot screening adjacent to the entrances on the west end of the site. A condition of approval is recommended by the SDC to require those landscaping to be planted this year, and the remaining on-site improvements are not changing with this proposal.

The code-required parking is shown on the table on the slide, and based on the information provided by the Petitioner, 134 spaces are required and a total of 131 spaces are currently on site. The Petitioner has provided details on their other operations in Franklin Park and Northbrook at the request of the SDC. Staff reviewed these details and found that the Petitioner's other locations averaged 65 percent and 54 percent capacity on similar size sites. Given this lower parking demand at other facilities, the SDC found that the Petitioner demonstrated that there is sufficient parking on this site for the proposed use and is substantially compliant per Chapter 28, Section 10.5-9, and that a variance to waive the requirement for a parking analysis is acceptable.

The SDC also worked with the Petitioner to provide a traffic study with evaluated site access, intersection capacity, trip generation, receiving and delivery operations, and truck queuing. The Village has documented concerns with truck traffic and truck parking on University Drive, and requested this evaluation to ensure that the land use variation would not make the problem worse. The traffic study provided by the Petitioner found that the existing roadway improvements have sufficient capacity to accommodate the estimated traffic. Additionally, the Petitioner indicated that the deliveries would be spread throughout the day, and six loading docks would accommodate all receiving and delivery operations. The SDC is recommending a condition of approval to ensure that queuing trucks are not parking on University

Drive to address these concerns that the Village has received regarding truck parking.

These are the four criteria for approval, for a variation approval. The SDC has reviewed these, and the Petitioner has provided a written response to these four, and are in concurrence with the Petitioner on these four items.

The Staff Development Committee reviewed the proposed land use variation to allow a bakery products, production and wholesale land use within the M-1 Research, Development and Light Manufacturing District, and the following variation from Chapter 28, a variation from Section 6.12-1.3 to waive the requirement for a parking analysis. The SDC recommends approval of the application subject to these four conditions listed in the Staff report.

CHAIRPERSON CHERWIN: All right, thanks, Dan, appreciate it.

MR. OSOBA: You're welcome.

CHAIRPERSON CHERWIN: Is there a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the Staff report is included, thank you.

Can we just ask Mr. Budzik to come up briefly for some questions perhaps? Actually, I do have one question.

You mentioned the volume of trucks would be about six or so trips per day, is that what you meant?

MR. BUDZIK: Correct.

CHAIRPERSON CHERWIN: How long are they there, and how long does this process take where they're offloading their materials for the --

MR. BUDZIK: For the flour delivery?

CHAIRPERSON CHERWIN: Yes.

MR. BUDZIK: So, the flour delivery, I can ask a member of Tasty Breads to speak to how long it takes. That's located on the south, or sorry, the northwest corner. So, that truck is just sitting there on their property.

CHAIRPERSON CHERWIN: Is it a noisy process or anything? Is there like machinery involved in moving it, or it's just like gravity, drop it in?

MR. BUDZIK: No, it is pumped out but no, there is not really much sound associated with it.

CHAIRPERSON CHERWIN: All right, any other questions?

Bruce here?

COMMISSIONER GREEN: No, no, nothing.

CHAIRPERSON CHERWIN: Okay, anything down here?

Joe?

COMMISSIONER LORENZINI: Yes. So, can you give an example of some of the firms or bakeries that use your product?

MR. THOMAS: Royce Thomas, Tasty Breads.

CHAIRPERSON CHERWIN: Wait, wait. We need you to step up to the mic because we need to hear it for the record.

MR. THOMAS: Absolutely. Royce Thomas, Tasty Breads. So, we currently are a private label manufacturer. We're bound by a lot of NDAs, but I will say we service customers such as Jersey Mike's, Mariano's in a local area, Texas Roadhouse, are a few of our clientele.

COMMISSIONER LORENZINI: And you basically produce the dough for them?

MR. THOMAS: Correct.

COMMISSIONER LORENZINI: So, do you have different mixes for different users?

MR. THOMAS: Absolutely.

COMMISSIONER LORENZINI: Okay.

MR. THOMAS: So, they're all different; as much as it is just flour, water and yeast, everything makes a little difference, right?

COMMISSIONER LORENZINI: Okay, so is there any issues with waste disposal?

MR. THOMAS: No. So, currently, all of our cartons go to recycling. All of the excess waste of dough actually get picked up at both facilities that go to local pig farms. Is there anything else? Then normal trash, office waste.

COMMISSIONER LORENZINI: Okay, thank you.

MR. THOMAS: Thank you.

CHAIRPERSON CHERWIN: Kris, anything?

Michael?

COMMISSIONER PETERMANN: No.

CHAIRPERSON CHERWIN: How about our friends down here?

Terry?

COMMISSIONER DAWSON: I have a question.

COMMISSIONER ENNES: Do you have cold storage for some of these in the plant?

MR. BUDZIK: There will be a freezer warehouse for their product, yes.

COMMISSIONER ENNES: A freezer?

MR. BUDZIK: Yes.

COMMISSIONER ENNES: So, the yeast can be frozen?

MR. BUDZIK: Well, it's for their finished product.

COMMISSIONER ENNES: For the finished product.

MR. BUDZIK: Yes.

COMMISSIONER ENNES: Before it's shipped to your different customers.

MR. BUDZIK: Yes.

COMMISSIONER ENNES: So, what's the level of the cold storage? Is it deep freeze? Is it --

MR. BUDZIK: I don't know the exact temperature.

MR. THOMAS: Minus 10.

MR. BUDZIK: Minus 10.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: How does that sit with you, Terry? Good?

COMMISSIONER ENNES: That's good. That's fine; that's very cold.

CHAIRPERSON CHERWIN: Could get chilly.

John, anything?

COMMISSIONER SIGALOS: Yes. Still regarding the traffic, you mentioned you get approximately six deliveries per day that's bringing materials to your facility; is that correct?

MR. BUDZIK: Six outgoing, so six shipping.

COMMISSIONER SIGALOS: Oh, okay, so six shipping. So, you ship out to your various customers. They don't come to you to pick up their product.

MR. BUDZIK: Correct, correct. There's no retail; there's no public facing.

COMMISSIONER SIGALOS: So, you have basically six truckloads that leave your premises per day?

MR. BUDZIK: Correct.

COMMISSIONER SIGALOS: Okay. All right, thank you.

CHAIRPERSON CHERWIN: Okay, Sue?

COMMISSIONER DAWSON: I have a question. You had stated that there were complaints about traffic? What were these complaints?

MR. OSOBA: So, the complaints that the Village has received, and this is over the years, relatively recently that trucks are parking on University Drive and staying there for an extended period of time, blocking traffic, blocking site accesses or making it difficult --

COMMISSIONER DAWSON: Okay.

MR. OSOBA: -- and not necessarily the volume of trucks but mostly if there is not a spot for them to stay or load.

COMMISSIONER DAWSON: Got it, okay. So, it's not a volume concern.

MR. OSOBA: Correct.

COMMISSIONER DAWSON: Okay, I just wanted to clarify what those complaints were. You had stated the offices would be private offices. Do you mean that you'd be renting out to tenants or what do you mean by private offices?

MR. BUDZIK: No, just individual offices. They might use four individual offices within the entire building.

COMMISSIONER DAWSON: Okay, so they would be internal use.

MR. BUDZIK: Absolutely.

COMMISSIONER DAWSON: You're not renting to sub-tenants or anything like that.

MR. BUDZIK: Yes.

COMMISSIONER DAWSON: And then is this an expansion of business operations or are you relocating?

MR. BUDZIK: Expansion.

COMMISSIONER DAWSON: Oh, that's exciting. It's good to hear expansion. Excited to have you in Arlington Heights. Just as a side note, my daughter's hobby is making bread. It's not a very common 16-year-old hobby. She's been doing it since she was 14. I come home to different breads rising. I never know what she's making. So, when I saw Tasty Breads, I was like, oh, this is exciting because this is like everyday, I come home to different bread being made in my house. So, yay, more bread in Arlington Heights. Anyway, that's it.

CHAIRPERSON CHERWIN: All right, thanks, Sue.

COMMISSIONER PETERMANN: I had one question.

CHAIRPERSON CHERWIN: Oh, yes, Michael.

COMMISSIONER PETERMANN: You mentioned two shifts, right?

MR. BUDZIK: Correct.

COMMISSIONER PETERMANN: What are those shifts? Like when would you be changing the shifts?

MR. BUDZIK: So, it's a morning and afternoon shift. So, afternoon starts at 3:00, 4:00?

MR. THOMAS: 3:00.

MR. BUDZIK: 3:00 o'clock the afternoon shift starts.

COMMISSIONER PETERMANN: And then is it possible to be sending trucks out, call it at 10:00 p.m., midnight, or is all the shipping going on during the day?

MR. THOMAS: Our shipping hours end at 7:00 p.m.

COMMISSIONER PETERMANN: Okay.

CHAIRPERSON CHERWIN: Can you repeat that for the record?

MR. BUDZIK: By the end of 7:00 p.m.

COMMISSIONER PETERMANN: By the end of 7:00 p.m. Yes, you see where I was going with that question.

MR. BUDZIK: Yes.

COMMISSIONER PETERMANN: Okay, great. Well, I think this is to re-purpose a building and get a solid use out of it.

CHAIRPERSON CHERWIN: All right, thanks.

So, what we'll do here is open for public comment. If there is anybody in the audience that would like to speak, the right-hand side of the room, anybody on this matter at all? Left-hand side, I don't think so.

(No response.)

CHAIRPERSON CHERWIN: All right, public hearing opened and closed.

Any final deliberation or would anybody like to make a motion?

COMMISSIONER GREEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-016, a Land Use Variation to allow a bakery products, production and wholesale land use within the M-1 District, and the following variation:

- 1. Variation from Section 6.12-1.3 to waive the requirement for a parking analysis.**

This recommendation is subject to the following conditions:

- 1. The interior renovation within the existing building shall be substantially consistent with the floor plans drawn by Thomas Architects with a last revision date of July 18, 2025.**
- 2. Landscaping material shall be installed on or before October 31, 2025 in accordance with the landscape plan drawn by G Studio with a last revision date of August 7, 2025.**
- 3. On-street parking of trucks is not permitted on West University Drive.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, the motion is on the table.

Can we do a roll call vote?

MS. HITZEMANN: Yes.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, Tasty Breads. Thanks for your petition. Dan will help, be in contact with Dan and he'll help shepherd you to the next step which is final approval. This is just a recommendation and you'll have to go before the City Council. Thank you and hopefully it works out. Good luck.

MR. BUDZIK: Thank you.

CHAIRPERSON CHERWIN: Thanks for coming to Arlington Heights.

(Whereupon, at 8:24 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: 1407 EAST PALATINE ROAD - CHEREPOVICH TATTOO - PC #25-017
 PLANNED UNIT DEVELOPMENT AMENDMENT FOR A 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 27th day of August, 2025 at the hour of 8:24 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

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

CHAIRPERSON CHERWIN: All right, we have one more public hearing on the agenda, and that's Cherepovich Tattoo, fourth and final of the evening.

On this one, Darko, have the notices been given?

MR. BOJIN: Yes, they have.

CHAIRPERSON CHERWIN: All right, great. Thank you.

If you could please raise your right hand?

(Witness sworn.)

CHAIRPERSON CHERWIN: Okay, thank you. Could you state your name for the record?

MS. TKHOSTOVA: Sure. My name is Inga, I-n-g-a, last name T-k-h-o-s-t-o-v-a. This is Artsiom Cherepovich, it's A-r-t-s-i-o-m C-h-e-r-e-p-o-v-i-c-h.

CHAIRPERSON CHERWIN: Thank you very much. There was a Staff report you would have received with some recommendations attached to it. Did you guys read that, and are you in agreement with those recommendations, those conditions?

MS. TKHOSTOVA: Yes. Yes.

CHAIRPERSON CHERWIN: Okay. All right, well, thank you. Just like the last ones, if you guys would like to start your presentation, and then we'll move to the Staff?

MS. TKHOSTOVA: Sure. So, I think most of you are familiar with our project because we had been here last year, we just decided to move forward with a different location, but just to give you a quick summary, just a little tattoo parlor located at 1407 East Palatine Road. It's about 866 square feet, and it's going to be operated with four or five tattoo artists including Artsiom because he's a tattoo artist himself.

There's plenty of parking spaces. We're not changing anything to the unit. The operation hours are going to be from Tuesday to Sunday, from 11:00 to 7:00.

CHAIRPERSON CHERWIN: Okay. All right, with that, we can move to the Staff presentation. If you'd like to take a seat for now, that's fine. We'll come back to you.

MS. TKHOSTOVA: Okay.

CHAIRPERSON CHERWIN: Darko?

MR. BOJIN: Hello again.

The subject property is 1407 East Palatine Road which is a space in the multi-tenant Pal Win Plaza Shopping Center. The property and the neighborhood to the south are part of the Sugarbrook Subdivision PUD. The property is zoned B-2 General Business District and is designated as commercial in the Comprehensive Plan.

The Petitioner, like they said, would like to open a tattoo parlor in this tenant space, but tattoo parlors are not permitted in any zoning district according to Village Code, which means the PUD must be amended to include a land use variation to operate. The Petitioner came before this Commission last year with the same request, but with a different proposed location, and they believe that this location is more appropriate for their business.

The subject tenant space that's shown here in the red square is one of 19 tenant spaces in the Pal Win Shopping Center. Access to the shopping center comes off curb cuts on Palatine Frontage Road and Windsor Drive. There's also a drive aisle along the rear of the building that connects to additional parking in the back.

As shown on the Zoning and Comprehensive Plan Maps, the subject tenant space is adjacent to other commercial uses in the shopping center. Across the street to the west, there are also single-family residential neighborhoods across Palatine Road and

Windsor Drive, and multi-family residential immediately to the south and to the east of the property.

This is the floor plan provided by the Petitioner, an approximately 866 square-foot tenant space which will include four tattoo stations, a reception area, a restroom, and a small kitchen. The Petitioner is expecting to employ seven full-time tattoo artists and one reception. Hours of operation, as they said, will be 11:00 a.m. to 7:00 p.m., Tuesday through Sunday.

Staff calculated the required parking for the Pal Win Shopping Center using the Village's code ratio for beauty salons which is one parking space for every 250 square feet of floor area. The two other tattoo parlors in the Village also used the same ratio. Additionally, the Petitioner conducted a parking survey during the proposed business hours over a three-day period and reported sufficient parking availability, and Staff has concurred with this analysis.

The Petitioner provided responses to the criteria of approval for variation requests as shown in the slide. Since the Village Code does not permit tattoo parlors in any zoning district, the only way for them to operate is through receiving this land use variation. Staff has found their responses to the criteria to be sufficient.

The Staff Development Committee recommends approval of this application with the conditions listed here on the slide as well as in your Staff report. Thank you. That concludes my presentation.

CHAIRPERSON CHERWIN: Thanks, Darko.

Is there a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

Any additional questions from the Plan Commissioners on this one?

Sue, do you want to start?

COMMISSIONER DAWSON: No questions.

COMMISSIONER SIGALOS: No questions.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I have a question. So, you have four chairs in this one?

MS. TKHOSTOVA: Yes.

COMMISSIONER ENNES: And so, if you were operating at full capacity, you'd have four customers and four tattoo artists?

MS. TKHOSTOVA: Yes.

COMMISSIONER ENNES: How can that only require three parking spaces?

MR. BOJIN: The parking ratio is determined by the floor area of the space which is one space per 250 square feet of floor area.

COMMISSIONER ENNES: You understand my question?

MR. BOJIN: I understand, but that's how the Village Code is written

regardless of the number of customers.

CHAIRPERSON CHERWIN: Everybody is biking there, Terry.

COMMISSIONER ENNES: Pardon?

CHAIRPERSON CHERWIN: Everybody is biking there.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: Bike racks.

COMMISSIONER ENNES: Bike racks?

COMMISSIONER DAWSON: Oh, where's Lynn?

COMMISSIONER GREEN: Yes.

CHAIRPERSON CHERWIN: Darko, the surplus of six, I mean, so you need to take the site as a whole, you've got some, you know, probably you're going to have vacancies from time to time.

COMMISSIONER ENNES: I'm familiar with the property. There's excess parking.

CHAIRPERSON CHERWIN: So, Staff is comfortable with this?

COMMISSIONER ENNES: It just seems a little --

MR. BOJIN: Yes, Staff has reviewed the parking analysis and is comfortable with the number of parking provided.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: All right.

COMMISSIONER ENNES: Seems like some common sense.

CHAIRPERSON CHERWIN: The Village Code isn't the place to look for that.

Michael?

COMMISSIONER PETERMANN: No, I did have a question about the parking, but I'm familiar with the shopping center. There are some vacancies there, and so there's I would say enough parking.

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: All right, Kris?

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Joe, you want a demonstration? Sample tattoo?

COMMISSIONER LORENZINI: No thanks.

CHAIRPERSON CHERWIN: Bruce, anything?

COMMISSIONER GREEN: I'm good, I'm good.

CHAIRPERSON CHERWIN: Okay, we'll open to the public. I see one gentleman here on the right.

Is there anything you'd like to add, public hearing?

(No response.)

CHAIRPERSON CHERWIN: There's nobody on the left, so we can go ahead and close the public hearing.

Any final comments, questions, or a motion from the Plan Commissioners?

COMMISSIONER PETERMANN: Actually, I do. You said this is the second location. Where was the first location that you guys were thinking of?

MS. TKHOSTOVA: It was 417 South Arlington Heights Road.

CHAIRPERSON CHERWIN: It was like next to the Subway on Arlington Heights Road by the Patio Place, right?

COMMISSIONER PETERMANN: Oh, right, by the church?

CHAIRPERSON CHERWIN: Yes, right down there. There were some parking issues there and it was going to be tight.

COMMISSIONER PETERMANN: So, this is the better option.

CHAIRPERSON CHERWIN: To the Petitioner's credit, they listened to us and we had concerns about parking and everything. They went and found a site that, in my opinion, makes a lot of sense.

COMMISSIONER DAWSON: Absolutely.

COMMISSIONER SIGALOS: Yes.

CHAIRPERSON CHERWIN: Great job.

COMMISSIONER SIGALOS: Much better location.

CHAIRPERSON CHERWIN: Yes.

All right, any other?

COMMISSIONER DAWSON: You want a motion?

CHAIRPERSON CHERWIN: Any motions?

COMMISSIONER DAWSON: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-017, a Planned Unit Development Amendment for a Land Use Variation to allow a tattoo parlor within the B-2 District.

This recommendation is subject to the following conditions:

- 1. The facility shall be required to register with the Illinois Department of Public Health (IDPH) as a "body art establishment," and shall submit to the Village a copy of the inspection permit and registration from IDPH that this location is a body art establishment.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All right, can we do a roll call vote?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations.

COMMISSIONER ENNES: Good luck.

CHAIRPERSON CHERWIN: It passes. This is the, like we said with the other ones, we're just recommendation. City Council, Darko will help you to that next and final step, they'll give you final approval hopefully. Thanks for your petition. Good luck.

MR. KOLODNY: Thank you very much.

CHAIRPERSON CHERWIN: All right, thank you.

All right, so believe it or not, we're done with our public hearings.

COMMISSIONER DAWSON: That's amazing.

CHAIRPERSON CHERWIN: And we can move on to Item V. Other

Business.

Friends and the Staff, any other business?

(No response.)

CHAIRPERSON CHERWIN: Okay, we had the, Michael, we signed the plat for Full Circle. Did you need another signature from the Secretary or anything?

MR. LYSICATOS: I don't think so. I think we're looking to who technically is the Secretary. I don't know that; it might be either myself or the Director.

CHAIRPERSON CHERWIN: Oh, okay.

MR. LYSICATOS: So, I'm just going to double check, but we're done with the previous plat. So, when you guys elect a Secretary, we will --

COMMISSIONER DAWSON: I thought we did.

COMMISSIONER GREEN: We have a Secretary.

CHAIRPERSON CHERWIN: Yes, I thought --

COMMISSIONER GREEN: John is the Secretary.

COMMISSIONER SIGALOS: Yes, I know. I've signed them in the past.

MR. LYSICATOS: Okay, there we go. I'll talk to you after the meeting.

CHAIRPERSON CHERWIN: John is still officially the Secretary, correct? We don't have to re-nominate him?

MS. HITZEMANN: Yes. Yes.

CHAIRPERSON CHERWIN: Okay, all right.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: All right, so John's here, good. So, we got that covered.

Any public comment? We're opening to public comment.

(No response.)

CHAIRPERSON CHERWIN: Seeing nobody here, we'll close the public comment.

Any updates that you want to share with us?

MS. HITZEMANN: I do not have any updates and the report has remained

the same. So, no addition, no new report either.

CHAIRPERSON CHERWIN: All right, okay.

Unless there's anything else, is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: No? None.

All right, motion passes and we are adjourned.

(Gavel pounded.)

(Whereupon, at 8:33 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., 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, SR.

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

 NOTARY PUBLIC