



AGENDA  
CONCEPTUAL PLAN REVIEW COMMITTEE  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights IL 60005  
April 8, 2026  
6:45 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. Minutes-2/11/26
- IV. OLD BUSINESS
- V. NEW BUSINESS
  - A. 3385 N. Arlington Heights Rd. - Arlington Childcare, LLC - T1899  
PUD Amendment for Special Use for a Daycare
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- VIII. ADJOURNMENT

*Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, [healthmail@vah.com](mailto:healthmail@vah.com) or 847/368-5760.*

# DRAFT

## MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS FEBRUARY 11, 2026 AT 6:00 P.M.

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### MEMBERS PRESENT:

Bruce Green, Chairman  
Jay Cherwin  
Kristen Schurtz  
John Sigalos

### MEMBERS ABSENT:

**STAFF PRESENT:** Darko Bojin, Daniel Osoba, Rachel Hitzemann & Michael Lysicatos

**ALSO PRESENT:** Laura Pacino & Dyntrow – 7 Brew Petitioners  
John Kramer & Monica Goshorn-Maroney – AHPD Petitioners

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### Call to Order

Chairman Green called the meeting to order at 6:00 p.m.

### Approval of Minutes

The meeting minutes of January 14, 2026 meeting were reviewed.

**SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE JANUARY 14, 2026 MEETING MINUTES. MINUTES WERE APPROVED 4-0.**

### NEW BUSINESS

T1897 – 7 Brew - 440 E. Algonquin Road

The petitioner would like to build a quick-service coffee shop, including a drive-through, as a new freestanding building in Northpoint Shopping Center. This use is considered a Restaurant with a drive through per code, which requires a Special Use approval in the B-2 zoning district. Other tenants in the shopping center include retail and restaurant uses.

Ord. #66-087 established the Northpoint Shopping Center PUD, which includes the subject property and several others. Subsequent amendments allowed for the construction of new retail spaces within the Planned Unit Development (PUD). The PUD must be amended to allow construction of this new out lot building adjacent to Rand Road and to permit a restaurant with a drive through as a special use. Northpoint Shopping Center is approximately 20 acres in size and contains 1,057 surface parking spaces. Access to the shopping center comes from Arlington Heights, Palatine, and Rand Roads. There are signalized intersections on the Arlington Heights Road entrance and the northernmost Rand Road entrance. The two shopping center entrances nearest to the proposed restaurant location function as a right-in, right-out with no signalization.

7 Brew has over 600 locations nationwide serving coffees, teas, and other drinks. They operate as a drive-through only facility with no indoor seating. As shown on the site plan, there will be two drive-through lanes. Employees with tablets will walk to customers' cars and take their orders as they wait in line to streamline service.

Proposed hours are 5:30 AM to 10 PM on weekdays and 5:30 AM to 11 PM on weekends. The business would have at most five (5) employees working at any one time. 7 Brew estimates they will fulfil approximately 750 orders a day.

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**Ms. Pacino** the Entitlement Coordinator for Home Brew LLC, the franchisee for 7 Brew, covering the Chicago, Northwest Indiana, Pittsburgh & Nashville. Currently looking to open 250 locations. 7 Brew is a double drive through coffee concept, and the building is 510 square feet, with a 238 square foot dry storage cooler that can be attached or separated with an attached canopy. No menu board with employees taking orders on an iPad as you drive up. Our menu offers over 40,000 drink options. Our employees come out and serves you your drink from a double glass sliding door. Hours of operation are 5 am to 10 pm, Sunday through Thursday, and on Friday & Saturday we are open to 11 pm. Our core demographic is 15-25-year-olds. We currently have 10 locations open in the area; our traffic is from high school open campuses.

**Mr. Bojin** summarized the project at hand. Property is zoned B-2, general business district, restaurants with a drive-thru must obtain a special use approval to operate. The petitioner must therefore provide a letter that demonstrates compliance with the 3 criteria for special use approval as listed in the staff report. The comprehensive plan designates the properties appropriate for commercial land uses and the proposed restaurant use is consistent with the designation the appropriateness of the drive through will have to be evaluated with the formal Planning Commission application based on their response to the criteria as listed in the staff report.

The petitioner should also provide detailed and fully dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specific floor plans as required by the SDC as part of the formal application. Additionally, a Design Commission application will be required as the petitioners proposing to construct a new commercial building. The Plan Commission application must be submitted prior to the Design Commission review, and building signage will be dealt with as a separate permit and reviewed separately. The petitioner was proposing to construct a new 510 square foot building and to reconfigure the site to accommodate the 2 drive-thru lanes. These site plan changes as proposed will reduce the total parking count at North Point Shopping Center by approximately 63 spaces.

Additionally, a landscape plan will be required as a part of the formal application. Per Municipal Codes requirements a traffic study and parking analysis is required as the development includes a drive-thru operation. Per code take out only restaurants require one parking space for every 300 square feet of floor area so that means this use will require 2 parking spaces. The propped site plan changes will decrease the parking supply of the entire shopping center from 1057 to 994 while the number of code required parking spaces generated by all the users across the shopping center will increase from 985 to 987. That means despite the reduction in the parking supply by the reconfiguration of the site plan the shopping center will still have a net surplus of 7 parking spaces in terms of the code required parking.

There are also a number of vacant retail spaces at the southeast end of the shopping center directly north of the proposed use. These vacant retail spaces account for 103 of the code required parking spaces and the supply of the parking adjacent to this portion of shopping center, does exceed the code required number of parking spaces for the retail uses. However, it is unclear how the parking supply will be utilized in the future, and what the impacts of the proposed use, as well as the potential re-tenanting of the existing vacant spaces will be. As part of the parking and traffic analysis we would like to see answers to illustrate the impact of both the proposed use going in, as well as, with the implications of the currently vacant spaces re-tenanting them, and how that would impact the parking in the shopping center. The two closest access points to the proposed use, come from east Rand Road and east Palatine Road. They function again as a right-in and right-out driveway with no signal. Access to the drive-thru lanes is provided by the common roadway that runs through the shopping center and in through one of the parking lot drive lanes.

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Staff has significant concerns regarding the potential of this drive through queue and the volume of patrons as the impact the existing parking aisles, the main shopping center drive, and the access points on East Rand Road and East Palatine Road. The petitioner will have to illustrate in detail the potential impacts of the drive-thru operations including data from the existing sites that operate in nearby, that operate with a similar configuration and include the parking study and traffic analysis. The petitioner should also illustrate how a bypass lane might be incorporated, as well as, the impact of peak hour traffic.

The studies should investigate the reconfiguration of the proposed one way exit driveway, that is proposed along East Palatine Road and how that would impact the entire shopping center operation, and how the headlights of patrons exiting the drive-thru might impact the adjacent residential development to the east of the proposed use.

Additionally, the new use will increase bicycle parking requirements in the entire PUD by 2 spaces, therefore a bicycle parking survey will be required to determine whether or not there is sufficient existing bicycle parking in the PUD, or if additional spaces needs to be required.

The SDC reviewed the proposed amendment to the North Point shopping center PUD and the special use permit a restaurant with a drive-thru within the B-2 zoning district and is generally supportive of the application, subject to the resolution of the items that are listed in the staff report.

**Commissioner Schurtz** inquired about walk up patrons.

**Ms. Pacino** stated that they do have a walk-up window for service, this is on the non-service side of the building.

**Commissioner Sigalos** inquired about the east end of the shopping center has vacancy, did you ever look at those stores and adding a drive-thru.

**Ms. Pacino** that is not our business model, our building comes in four pieces and we construct it on site.

**Commissioner Sigalos** you will be losing parking spaces, and if all the vacancies are filled will there still be a surplus of parking or will this create a problem. What is the setback going to be from the corner?

**Ms. Pacino** it will be placed on the south east corner of the development. We will have approximately 30 to 35 spots for queuing.

**Commissioner Cherwin** not too concerned, it is a big site. You might have kids on bikes, with heavy traffic and a busy intersection, but the residential traffic is coming from the east. So how do we accommodate kids on bikes six at a time with a safe path to 7 Brew.

**Ms. Pacino** said that they have not experienced this at other stores, only 1% of customers are walk-up.

**Commissioner Green** shared that the committee is all in agreement, so go ahead and move forward.

T1898 – Arlington Heights Park District/Centennial Park - 1301 E. Burr Oak Drive

The 20.96-acre property is located southwest of the intersection of E. Burr Oak Drive and N. Buffalo Grove Road. The property is developed as an Arlington Heights Park District (AHPD)

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owned and maintained park, known as Centennial Park. The site improvements include a playground, multi-purpose walking paths, tennis courts, baseball and softball fields, a shelter, boardwalk around the eastern retention pond, and a 73-stall parking lot. Refer to Exhibit A – Aerial, for surrounding site context and existing improvements.

The Petitioner is proposing to upgrade the existing park facilities, including the walking paths, playground equipment, shelter, dugout, spectator seating, and baseball field backstops. Additional accessible fitness equipment and game tables are proposed along the walking path. The existing boardwalk is proposed to be demolished and reconstructed as a pier into the pond. Landscape materials throughout the site will also be updated within this project scope. The petitioner is not proposing changes to site lighting.

**Mr. Kramer** shared that the park district desires to improve Centennial Park: new playground, new shelter, new boardwalk, baseball field and path improvements.

**Mr. Osoba** summarized the project at hand. Based on the scope of work the following items would be required for a Planning Commission submittal, an amendment to the comprehensive plan to redesignate 1408 East Eaton Drive from single family detached to parks. A rezoning of that same parcel from R-3 to PL, a PUD for the overall development of the park improvements, as well as, the PL district requires PUD approval for all development. Special Use Permit for a park owned and operated by the Arlington Heights Park District in the PL district, variations to waive the traffic and parking study to allow a fence height of 40 feet for the baseball field backstop, and to bring the 40-foot sports lighting poles into compliance that are on the site. The petitioner will need to provide site furnishing details for all of these improvements in the landscape plan for all the new landscaping. The landscape plan would be required with the Planning Commission submittal, additional landscape material is recommended by staff in between the new walkways and the adjacent residential homes to further buffer the new paths and the backyards of those existing residential lots. The existing parking lot would need a parking lot screening and parking lot island landscaping with trees in the islands.

Staff reviewed the initial variation request and has no concerns with waiving the traffic and parking study, as those as this plan will not impact either traffic nor parking. The site improvements into compliance with the various variances that they're proposing, staff is generally supportive of the application subject to the recommendations in the staff report.

**Commissioner Cherwin** did not have any concerns, and inquired if there were going to be any changes to the baseball field.

**Mr. Kramer** stated that a discussion with AHYAA expressed concerns with foul balls between the baseball and softball fields, therefore we are raising the baseball fencing.

**Commissioner Sigalos** is in support of the project.

**Commissioner Green** stated that all are in favor, please move forward.

### **PUBLIC COMMENT**

None.

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## Adjournment

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

The meeting adjourned at 6:33 p.m.

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



**4/8/2026**

**Item:** 3385 N. Arlington Heights Rd. - Arlington Childcare, LLC -  
T1899  
PUD Amendment for Special Use for a Daycare  
**Department:** Planning & Community Development

**Item Description:**

Requested Action:

1. Planned Unit Development (PUD) amendment to the Arlington Office Complex PUD (Ord. 79-166; amended Ord. 80-015, 81-028, 81-035, 19-002, 25-013) to modify the allowable square-footage of permitted non-general office land uses in the PUD.
2. Special Use Permit for a Day Care Center within the M-1 Research, Development & Light Manufacturing District.

## **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the special use for a day care center within the M-1 Research, Development & Light Manufacturing District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide site development plans, including site, grading, landscape, tree preservation, and site detail plans for the outdoor play area.
2. The petitioner shall provide verification of the square-footages of the various uses in the PUD with a formal Plan Commission application.
3. The petitioner shall prepare a detailed parking analysis that provides a drop-off and pick-up plan, an evaluation of queuing for this plan and details for employee parking.
4. Landscaping shall be provided between the outdoor play area and the adjacent parking lot. The petitioner shall work with the SDC to provide appropriate plant material to serve as a buffer and screen the parking lot from the outdoor play area.
5. Any variation request must be identified and written justification provided based on the criteria for approval.

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

**ATTACHMENTS:**

1. CPRC Staff Report - 3385 N. Arlington Heights Rd.
2. Plat of Survey
3. Correspondence & Business Operations Summary
4. Proposed Plan (Redacted)
5. Special Use Criteria Response
6. Ord 25-013 - PUD Amendment - 3375 N. Arlington Heights Rd.



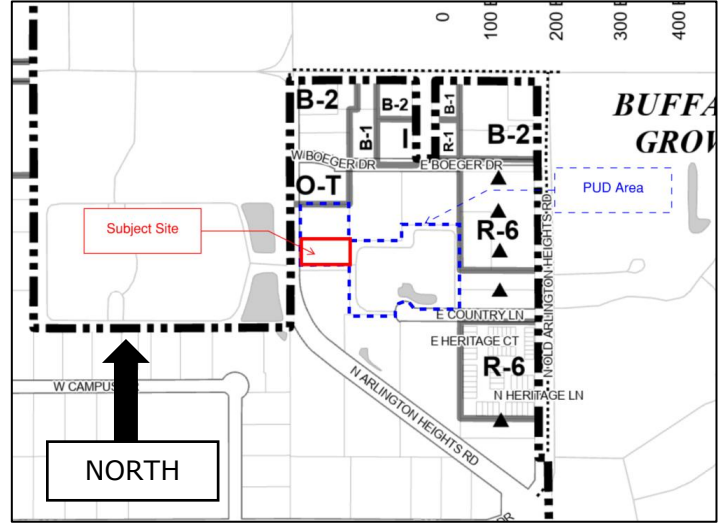
**VILLAGE OF ARLINGTON HEIGHTS  
STAFF DEVELOPMENT  
COMMITTEE REPORT**

**Temp File Number:** T1899  
**Project Title:** Arlington Day Care  
**Address:** 2885 N Arlington Heights Rd  
**PINs:** 03081000360000; 03081000400000

**To:** Conceptual Plan Review Committee  
**Prepared By:** Dan Osoba, Planner II  
**Meeting Date:** April 8, 2026  
**Date Prepared:** March 25, 2026

**Petitioner:** Katarina S. Karac  
 Birchwood Law, LLC  
**Address:** 5 Revere Drive, Ste 200  
 Northbrook, IL 60062

**Existing Zoning:** M-1 Research, Development & Light Manufacturing District  
**Comprehensive Plan:** R&D, Mfg, Warehouse



**SURROUNDING LAND USES**

| Direction | Zoning   | Existing Land Use               | Comprehensive Plan  |
|-----------|--|---------------------------------|---------------------|
| North     | M-1 Research, Development & Light Manufacturing District | Offices, Medical & Professional | R&D, Mfg, Warehouse |
| South     | M-1 Research, Development & Light Manufacturing District | Offices, Medical & Professional | R&D, Mfg, Warehouse |
| East      | M-1 Research, Development & Light Manufacturing District | Offices, Medical & Professional | R&D, Mfg, Warehouse |
| West      | Buffalo Grove: R-9 Multiple Family Dwelling District     | Village Verde Condominiums      | N/A                 |

**Requested Action:**

1. Planned Unit Development (PUD) amendment to the Arlington Office Complex PUD (Ord. 79-166; amended Ord. 80-015, 81-028, 81-035, 19-002, 25-013) to modify the allowable square-footage of permitted non-general office land uses in the PUD.
2. Special Use Permit for a Day Care Center within the M-1 Research, Development & Light Manufacturing District.

**VariANCES Requested:**

1. No variances identified at this time. Additional variances may be identified upon review of a formal Plan Commission application submittal.

### **Project Background:**

The petitioner is proposing to construct an interior tenant space at 3385 N. Arlington Heights, Suite L for a day care center. The existing building is part of the Arlington Office Complex PUD. The tenant space is adjacent to the existing business, Autism Care Therapy, which is the same owner and operator as the proposed Arlington Day Care. The site is zoned M-1 Research, Development & Light Manufacturing District and designated as appropriate for R&D, Manufacturing and Warehouse land uses in the Comprehensive Plan Future Land Use Map.

This proposed program will serve children under the age of six and older than three. The petitioner provided correspondence that clarifies this age range, which is updated from the Business Operations Summary that indicated the day care would serve children up to age 12 (reference Correspondence & Business Operations Summary in the CPRC agenda packet). The interior renovations are proposed in three phases to create separate spaces for children of different ages and provide an array of developmentally appropriate activities. Phase one includes two interior room expansions totaling approximately 563 square-feet to accommodate 15 children. Additionally, a 421 square-foot indoor playroom is included in phase one. Phase two includes two more interior rooms totaling 450 square-feet to serve 16 to 18 children. Lastly, phase three includes future renovations of phase one improvements to include existing lobby space in the day care rooms and add 563 square-feet of space to accommodate 16 children. At full buildout, the space proposed would have a maximum enrollment of 34 children served by three to four staff members across all shifts. For the purpose of this application, staff is reviewing the request at full buildout.

A 1,250 square-foot outdoor play area is proposed to the north of the tenant space in between the building at 3385 & 3395 N. Arlington Heights Road. The maximum number of children in the outdoor play area at any given time is five. The petitioner indicates the center will operate between 7:00 am and 7:00 pm, Monday through Friday. Drop-offs will occur between 7:00 am and 9:00 am, and pick-ups will occur between 3:00 pm and 7:00 pm.

### **Zoning and Comprehensive Plan**

The property is currently zoned M-1 Research, Development & Light Manufacturing District, which permits Day Care Centers as a special use. A Day Care Center is defined in the zoning code as "Any institution or place in which are received three or more children, apart from their parents or guardian, under the age of six years, for care during part or all of a day between 6:00 A.M. and 9:00 P.M. The term is further construed to include similar units operating under any other name whatsoever with or without stated educational purposes." The petitioner has provided staff with updated information on the proposed use that indicates the center will be for children under the age of six.

The property is within the Arlington Office Complex PUD (Ord. 79-166; amended Ord. 80-015, 81-028, 81-035, 19-002, 25-013). Per Ordinance 25-013, Section 4(B), "Uses. No more than 16,807 square-feet within the buildings on the 3335-3385 Property may be leased to medical office or permitted non-general office uses." It is the SDC's understanding that the current occupation of the PUD accounts for 16,807 square-feet of medical office or permitted non-general office uses. The petitioner shall provide verification of the square-footages of the various uses in the PUD with a formal Plan Commission application. The Petitioner must also provide a detailed parking study to evaluate the existing parking demand (reference the Parking and Traffic section in this report). If it is determined that the inclusion of this use would cause non-compliance with the PUD conditions in terms of uses or parking, the Petitioner will need to provide data to justify a request for a variation or PUD Amendment.

As part of the formal application to the Plan Commission, the petitioner shall provide a written response to the three criteria for approval for Special Use Permits:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

In addition, the Petitioner shall provide a written response to the four criteria for approval for variations for any variation requested (none identified at this time):

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan designates the property as appropriate for R&D, Manufacturing and Warehouse land uses. The proposed use does not necessarily fit into this designation; however, this portion of the M-1 District along Arlington Heights Road has been primarily utilized as an office park since its original development. The Arlington Office Complex PUD includes mostly office and medical office land uses with limited light manufacturing, service or repair land uses. The SDC finds that this use may be consistent with the Comprehensive Plan Future Land Use Map as it is compatible with the surrounding development context.

**Site Improvements & Landscaping**

The petitioner proposes a 1,250 square-foot outdoor play area for the day care center on the northern portion of the building. The play area will be fenced around the perimeter and will provide a landscape buffer between the fence and the adjacent parking lot drive aisle to the east. This buffer shall provide shrubs that are a minimum of 3 feet tall at time of planting and evergreen as to provide year-round screening. The SDC will evaluate the buffer width and landscape material as it is provided with a formal Plan Commission application.

**Parking and Traffic:**

Pursuant to Chapter 28, Section 6.12-1(2)(b), a traffic study is not required; however, a detailed parking analysis shall be provided. Staff will require a drop-off and pick-up plan for the day care center that includes, but is not limited to, an evaluation queueing of the drop-off and pick-up lanes and details on how parking will be organized (i.e., dedicated pick-up/drop-off parking spaces, and staff parking areas). The study shall provide updated parking counts for the PUD during at least three weekdays that are taken every hour between operating hours of the day care center. As the table below identifies, there is a code-required parking deficit in the PUD; however, the deficit remains at 30 spaces based on the proposed day care center use, which is permitted by Ord. 25-013.

The parking requirements are listed below for the Arlington Office Complex PUD with a requirement of 3 spaces per 2 employees for the Day Care use:

| Tenant                             | Use            | Building SF | Parking ratio | Stalls Required | Medical SF | Comm. SF | Office / Vacant SF |
|------------------------------------|----------------|-------------|---------------|-----------------|------------|----------|--------------------|
| Vacant                             | Vacant         | 1,724       | 300           | 6               |            |          | 1,724              |
| Northwest Suburban Pediatrics      | Medical Office | 1,878       | 200           | 9               | 1,878      |          |                    |
| Ruta Naturals - Spa Studio         | Beauty Salon   | 730         | 250           | 3               |            | 730      |                    |
| Dr. Jeena Jacob, Psychotherapy     | Office         | 850         | 300           | 3               |            |          | 850                |
| Central Family Care                | Medical Office | 2,060       | 200           | 10              | 2,060      |          |                    |
| Weight Loss Clinic Janusz Mejer MD | Medical Office | 1,570       | 200           | 8               | 1,570      |          |                    |
| Arlington Insurance Services       | Office         | 1,620       | 300           | 5               |            |          | 1,620              |
| Dr. McEvers, Psychotherapy         | Office         | 660         | 300           | 2               |            |          | 660                |

|   |                               |                  |                               |                   |                  |                 |                  |
|---|-------------------------------|------------------|-------------------------------|-------------------|------------------|-----------------|------------------|
| Bact Process Systems, Inc.                  | Office                        | 2,816            | 300                           | 9                 |                  |                 | 2,816            |
| Family Medical Supply                       | Office                        | 756              | 300                           | 3                 |                  |                 | 756              |
| Sassack Family Acupuncture                  | Medical Office                | 1,018            | 200                           | 5                 | 1,018            |                 |                  |
| Lake Cook Behavioral Health                 | Office                        | 1,600            | 300                           | 5                 |                  |                 | 1,600            |
| <b>Vacant</b>                               | <b>Vacant</b>                 | 800              | 300                           | 3                 |                  |                 | 800              |
| Vacant                                      | Vacant                        | 1,015            | 300                           | 3                 |                  |                 | 1,015            |
| Family Tree Holistic Health                 | Medical Office                | 1,015            | 200                           | 5                 | 1,015            |                 |                  |
| Breathe Easy Wellness LLC                   | Massage Parlor (Beauty Salon) | 715              | 250                           | 3                 |                  | 715             |                  |
| Amicus Home Health, LLC                     | Office                        | 800              | 300                           | 3                 |                  |                 | 800              |
| Dawe's, LLC                                 | Office                        | 4,832            | 300                           | 16                |                  |                 | 4,832            |
| Cooperative Computer Services               | Office                        | 5,518            | 300                           | 18                |                  |                 | 5,518            |
| Ak exteriors, Inc                           | Office                        | 800              | 300                           | 3                 |                  |                 | 800              |
| Geoses Corporation                          | Office                        | 440              | 300                           | 1                 |                  |                 | 440              |
| O&E Consulting                              | <b>Vacant</b>                 | 1,422            | 300                           | 5                 |                  |                 | 1,422            |
| Primelite Equipment, LLC                    | Office                        | 968              | 300                           | 3                 |                  |                 | 968              |
| The Perfect Workout                         | Personal Trainer              | 800              | 250                           | 3                 |                  | 800             |                  |
| Vacant                                      | Office                        | 800              | 300                           | 3                 |                  |                 | 800              |
| Vacant                                      | Office                        | 1,600            | 300                           | 5                 |                  |                 | 1,600            |
| Murray Grishaber, LLC (accountant)          | Office                        | 1,005            | 300                           | 3                 |                  |                 | 1,005            |
| Biztegy Analytics, Inc.                     | Office                        | 1,025            | 300                           | 3                 |                  |                 | 1,025            |
| Authentic Self Psychological                | Office                        | 795              | 300                           | 3                 |                  |                 | 795              |
| WestSky Inc.                                | Contact Office                | 800              | 300                           | 3                 |                  |                 | 800              |
| ICON Studio                                 | Beauty Salon                  | 2,983            | 250                           | 12                |                  | 2,983           |                  |
| Skinovatio Medical Spa                      | Medical Office                | 2,455            | 200                           | 12                | 2,455            |                 |                  |
| Arlington Counseling Associates             | Office                        | 3,200            | 300                           | 11                |                  |                 | 3,200            |
| Counseling Center of Arlington Heights LLC  | Office                        | 757              | 300                           | 3                 |                  |                 | 757              |
| Neuropsychological Services PC              | Office                        | 1,045            | 300                           | 3                 |                  |                 | 1,045            |
| Rejuvii (IV Therapy)                        | Medical Office                | 1,583            | 200                           | 8                 | 1,583            |                 |                  |
| <b>Arlington Day Care (Day Care Center)</b> | <b>Day Care Center</b>        | <b>3,428</b>     | <b>3 spaces / 2 employees</b> | <b>6</b>          |                  | <b>3,428</b>    |                  |
| Autism Care Therapy (office/counseling)     | Office                        | 7,180            | 300                           | 24                |                  |                 | 7,180            |
| Verinon Tech Services                       | Office                        | 10,360           | 300                           | 35                |                  |                 | 10,360           |
| <b>Total Required (Per Code)</b>            |                               | <b>73,612 SF</b> |                               | <b>268 Spaces</b> | <b>11,579 SF</b> | <b>7,039 SF</b> | <b>56,805 SF</b> |
| <b>Total Provided</b>                       |                               |                  |                               | <b>238 Spaces</b> |                  |                 |                  |
| <b>SURPLUS/ (DEFICIT)</b>                   |                               |                  |                               | <b>(30)* 12%</b>  |                  |                 |                  |

\*Deficit of 30 spaces permitted pursuant to Ord. 25-013

## **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the special use for a day care center within the M-1 Research, Development & Light Manufacturing District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide site development plans, including site, grading, landscape, tree preservation, and site detail plans for the outdoor play area.
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5. Any variation request must be identified and written justification provided based on the criteria for approval.
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

# GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation

LICENSE NO. 184-005533

PROFESSIONAL LAND SURVEYORS

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

## ALTA / NSPS Land Title Survey

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

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

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

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

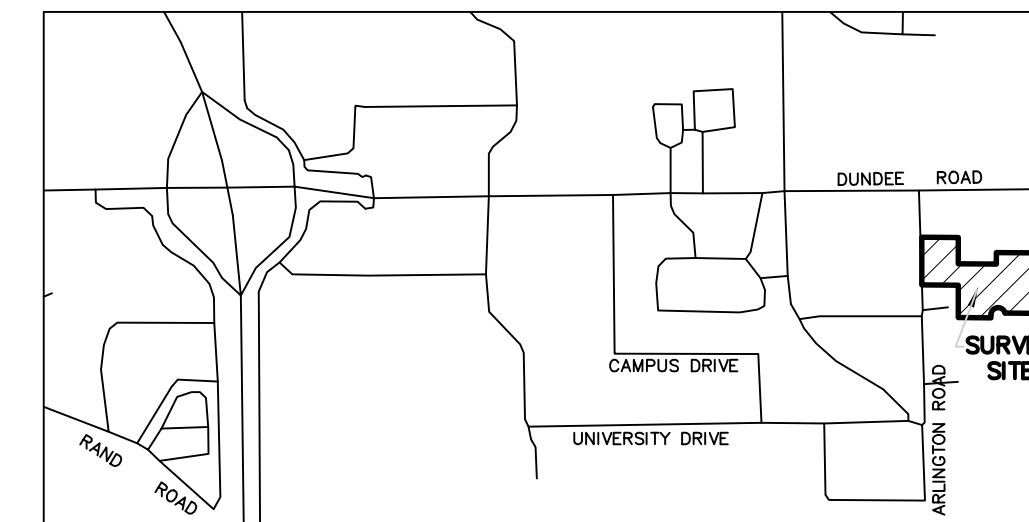
TOTAL AREA OF PARCELS 1 AND 2: 269,967 SQ. FT. OR 6.198 ACRES.

GRAPHIC SCALE



Legend:

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



VICINITY MAP (NOT TO SCALE)

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

ADDITIONAL CERT NAMES ADDED 1/24/19 [RL]  
REVISED 1/15/19 PER #2018-26299 [RJT]  
REVIEWED WITH TITLE 1/14/19 PER #2018-26299 [RJT]  
REVIEWED WITH TITLE 1/8/19 PER #2018-26299 [RJT]  
REVISED 1/3/19 PER #2018-26299 [RJT]  
REVISED BUILDING TYPE OCTOBER 4, 2018

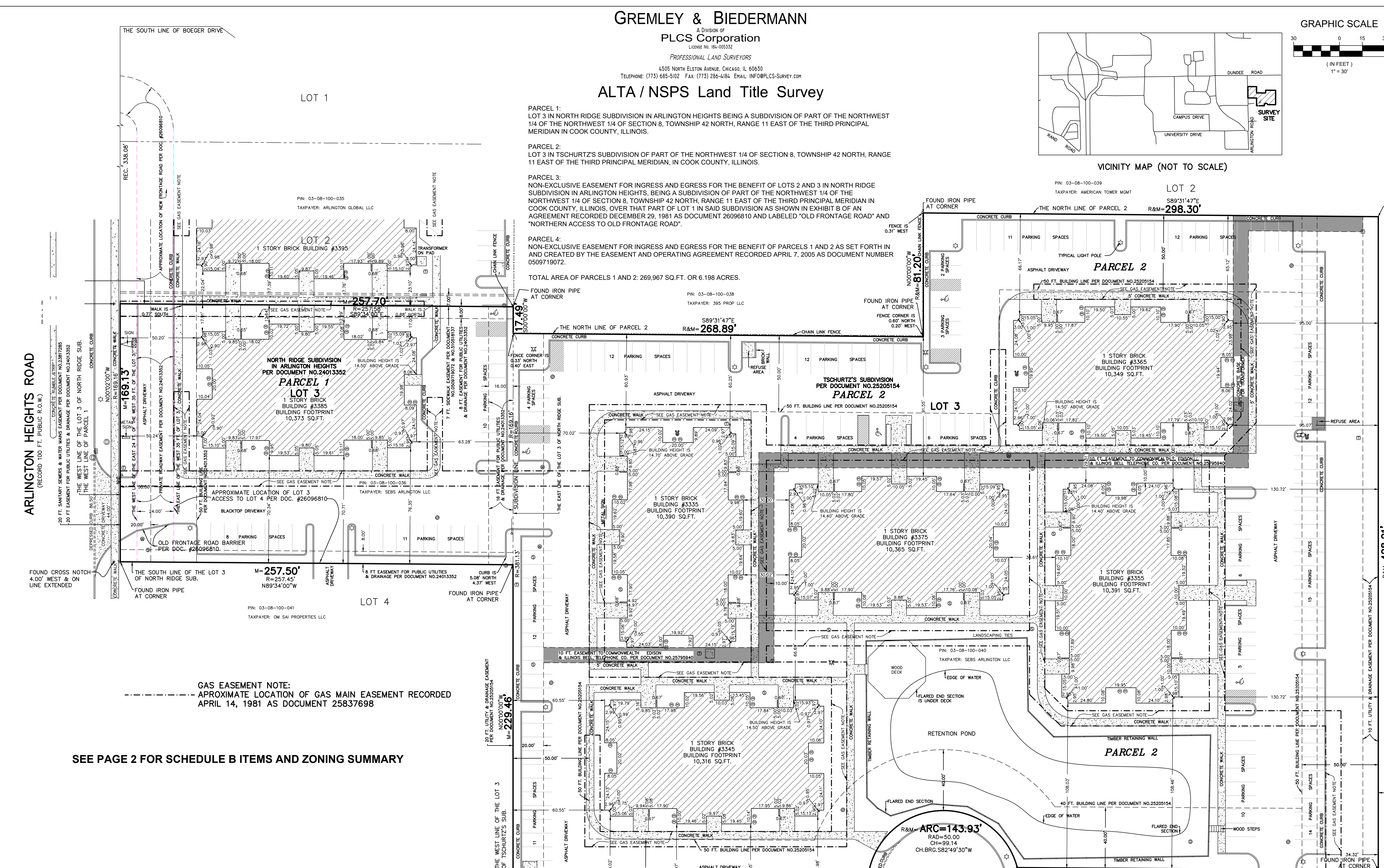
ORDERED BY: SEBS ARLINGTON, LLC  
ADDRESS: 3335-3385 NORTH ARLINGTON HEIGHTS ROAD

**GREMLEY & BIEDERMANN**  
A DIVISION OF  
PLCS CORPORATION  
LICENSE NO. 184-005533  
PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

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

© VCAD\2018\2018-25946\2018-25946-001.dwg

SURVEY NOTES:  
SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2020  
Note R. & M. denotes Record and Measured distances respectively.  
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
NO dimensions shall be assumed by scale measurement upon this plat.  
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.  
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2018 "All Rights Reserved"



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

SEE PAGE 2 FOR SCHEDULE B ITEMS AND ZONING SUMMARY

COUNTRY LANE  
(RECORD 66 FT. PUBLIC R.O.W.)

DUNTON AVENUE  
(RECORD 60 FT. PUBLIC R.O.W.)

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

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

The field work was completed on SEPTEMBER 27, 2018.  
Date of Plat: JANUARY 29, 2019

By: *Wm E Biedermann*  
Wm E Biedermann  
Professional Illinois Land Surveyor No. 184-005533



**From:** Katarina Karac <katarina@birchwood.law>  
**Sent:** Friday, March 27, 2026 3:11 PM  
**To:** Daniel Osoba  
**Subject:** Re: Special Use - 3385 N. Arlington Heights Road, Suite K

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Hi Daniel,

Based on the Staff's comments, the proposal will be changed so that only children under the age of six will be at the Care Center. The licensing is through DCFS.

Thanks,

Katarina S. Karac  
**Birchwood Law LLC**  
Land Use & Zoning  
224-412-4177  
[Book a Call](#) | [LinkedIn](#) | [Website](#)

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---

**From:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Sent:** Friday, March 27, 2026 3:03 PM  
**To:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Subject:** RE: Special Use - 3385 N. Arlington Heights Road, Suite K

Good Afternoon,

In discussing my report with Planning Department Staff, we have a question on the land use that we would like to have a more definitive answer on before we move forward with the CPRC meeting as we are anticipating some questions from that Board. As stated in the zoning review and SDC Preliminary Review Letter in the zoning section, the land use is classified as a day care center, which is defined as: "Any institution or place in which are received three or more children, apart from their parents or guardian, under the age of six years, for care during part or all of a day between 6:00 A.M. and 9:00 P.M. The term is further construed to include similar units operating under any other name whatsoever with or without stated educational purposes."

It is our understanding, and please correct me if I am incorrect, that children above the age of six must be enrolled in a public or private school. As your proposal indicates, the center will be open for children that are 12 and I wanted to clarify this point before proceeding with the CPRC meeting so I can include it in my report. Schools are a separate land use in our

zoning code and not permitted in the M-1 District. If you'll excuse my ignorance on the subject, could you please provide me with some insights on how this business is licensed through the state and if there are parameters that allow for a day care center to be open for children above the age of 6? I would be happy to discuss as needed as I'm mostly looking to understand what the state requires so we can align with their protocol.

Sincerely,

**Dan Osoba**

Planner II  
Planning & Community Development Department  
Village of Arlington Heights, IL

P: (847) 368-5215  
[www.vah.com](http://www.vah.com)

---

**From:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Sent:** Thursday, March 26, 2026 8:31 AM  
**To:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Subject:** Re: Special Use - 3385 N. Arlington Heights Road, Suite K

[**STOP - LOOK - Think - Decide:** This email originated from outside of the Village.]

Got it. Thank you.

Katarina S. Karac  
**Birchwood Law LLC**  
Land Use & Zoning  
224-412-4177  
[Book a Call](#) | [LinkedIn](#) | [Website](#)

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---

**From:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Sent:** Wednesday, March 25, 2026 10:47 AM  
**To:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Subject:** RE: Special Use - 3385 N. Arlington Heights Road, Suite K

Good Morning Katarina,

Thank you for providing the updated plans last week. Regarding the landscaping, we would be looking for smaller shrubs, approximately 3-feet tall, to be placed around the playground areas to create a buffer and a nicer outdoor space. The actual landscaping material is up to you, but should be drought tolerant and salt tolerant landscaping as it is adjacent to the parking lot. The only requirement is the shrubs must be of an evergreen type to provide year-round screening.

We will work with you on reviewing landscaping material as you go through your application. You do not need to engage with a landscape architect right now or provide that material and a landscape plan for the Conceptual Plan Review Committee, but it will be required as part of your formal application to the Plan Commission.

On a related note, the CPRC Staff Report will be available early next week. I'll send that to you so you have it for reference for the April 8<sup>th</sup> CPRC meeting. Please let me know if you have questions or would like to discuss anything further on the CPRC process.

Sincerely,

**Dan Osoba**  
Planner II  
Planning & Community Development Department  
Village of Arlington Heights, IL

P: (847) 368-5215  
[www.vah.com](http://www.vah.com)

---

**From:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Sent:** Monday, March 16, 2026 2:22 PM  
**To:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Subject:** Re: Special Use - 3385 N. Arlington Heights Road, Suite K

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Hi Dan,

Our architect updated the plan to show the outdoor play area landscape buffer. We're trying to see if we can satisfy the Staff's comment regarding landscaping without engaging a landscape architect. Are there certain types of plants that the Village would like for us to incorporate? If yes, could we make a commitment to incorporate those plants without providing a landscape plan?

Also, I did a quick search for the Landscape Ordinance - is Article VI - Trees and Shrubs what we're supposed to look to for guidance? Or, is there a PUD-specific Ordinance to follow?

Thanks,

Katarina S. Karac  
**Birchwood Law LLC**  
Land Use & Zoning  
224-412-4177  
[Book a Call](#) | [LinkedIn](#) | [Website](#)

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**From:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Sent:** Friday, March 13, 2026 3:02 PM  
**To:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Subject:** RE: Special Use - 3385 N. Arlington Heights Road, Suite K

Good Afternoon,

As discussed, please find the attached SDC Preliminary Review Letter for the proposed day care center at 3385 N Arlington Heights Rd, Suite K. If you would like to provide an update to any documents before appearing before the Conceptual Plan Review Committee on April 8<sup>th</sup>, please forward those to me via email before April 1<sup>st</sup> so they can be incorporated into our agenda for the board. Let me know if you have questions or would like to discuss any comments ahead of the meeting. Have a great weekend!

Sincerely,

**Dan Osoba**  
Planner II  
Planning & Community Development Department  
Village of Arlington Heights, IL

P: (847) 368-5215  
[www.vah.com](http://www.vah.com)

**From:** Katarina Karac <[katarina@birchwood.law](mailto:katarina@birchwood.law)>  
**Sent:** Monday, March 9, 2026 1:54 PM  
**To:** Daniel Osoba <[dosoba@vah.com](mailto:dosoba@vah.com)>  
**Subject:** Re: Special Use - 3385 N. Arlington Heights Road, Suite K

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Hi Daniel,

I appreciate this information, and I'll look forward to the letter. I will be out of the country on 3/25. If we look for another date, what would be the next available date? Once I have that information, I'll run it by our team to figure out what they would prefer to do.

Thanks,

Katarina S. Karac  
**Birchwood Law LLC**  
Land Use & Zoning  
224-412-4177  
[Book a Call](#) | [LinkedIn](#) | [Website](#)

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February 9, 2026

Planning and Community Development  
c/o Daniel Osoba  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**Re: Arlington Child Care, LLC at 3385 N. Arlington Heights Road (Suite L)**

Dear Mr. Osoba,

I am writing on behalf of my client, Arlington Child Care, LLC, to provide information on the business operation as part of the preliminary staff review required for the special use application. Arlington Child Care, LLC (referred to as “the Center”) is a community-centered early childhood education and care provider serving children ages three through twelve. The Applicant will be located on the first (ground) floor of a shared professional building at 3385 N. Arlington Heights Road (Suite L) (see accompanying conceptual plans). This Center will be adjacent to the existing business known as Autism Care Therapy (same owner/operator). On the conceptual plan, Autism Care Therapy is marked as white, while the proposed childcare center is marked in grey color.

The Center is designed to offer high-quality, inclusive childcare in a safe, thoughtfully planned environment. The interior facility consists of a lobby, classrooms, offices, storage, staff breakroom, an indoor playroom, hallways, kitchen, vestibule, and four bathrooms. The facility is designed to support phased growth, beginning with limited classroom use and expanding as enrollment increases.

The program will serve children ages 3 through 12 years old. Children will remain in care for more than five hours each day with times varying depending on different family needs. Nap and rest time will be provided using individual cots with cot-sized sheets. Children may bring comfort items from home to support social-emotional development. Rest periods will range from 60 to 120 minutes, and children who do not sleep may participate in quiet activities such as reading or quiet play. School-age children who do not nap will be separated into a designated room and provided with developmentally appropriate activities.

The Center will be expanded in different phases. During Phase 1, Room 1 will serve children ages 4 through 8. Room 1 is +/- 263 square feet, accommodating up to 7 children. Room 2 will serve children ages 3 through 4. It is +/- 300 square feet, accommodating up to 8 children. An indoor playroom measuring +/- 421 square feet will serve all ages and can accommodate up to 12 children at one time. In Phase 2, Rooms 3 and 4 may be opened and combined to serve children ages 3 to 5, providing a total of +/-452 square feet for approximately 16 to 18 children. In Phase 3, Rooms 1 and 2 may be reconfigured with the lobby to create a combined space of +/- 563 square feet for children ages 4 through 8, accommodating up to 16 children.

The indoor playroom will be shared between the Child Care Center and the Autism Care Therapy (ACT) program and used at separate times. Educational and therapy-informed services will be integrated throughout the day (as needed). Children will be continually assessed to ensure developmental needs are met. Children requiring services will have written plans guided by the Illinois State Board of Education, including Individual Education Plans (when applicable). When children receive both childcare and therapy services, therapy staff will be listed as authorized for pick-up and will sign children in and out in compliance with state requirements. Therapy services will be provided in designated therapy areas. All classrooms will include calming and sensory-regulation spaces, such as quiet learning stations or library areas, consistent with DCFS requirements and therapy-informed practices.

An on-site outdoor play area may be provided (subject to the Village and Landlord approval) with a maximum of five children using the space at one time. If for some reason the outdoor play area is not incorporated into the final plans, a public park within a five-mile radius will be used, and children will be transported to meet DCFS outdoor play requirements. All transportation of the children will be done by a properly credentialed professional driver.

At opening, Arlington Child Care, LLC will employ approximately 3 to 4 staff members across all shifts. Phase 1 staffing will include a Director/Teacher working opening hours from 7:00 a.m. to 4:00 p.m., an Assistant Director/Teacher working closing hours from 8:30 a.m. to 7:00 p.m., and two Teaching Assistants working split shifts to support meals and classroom operations. All teaching staff will be teacher-qualified. Part-time Teaching Assistants may provide additional coverage and may also support ACT therapy services. The staff-to-child ratio will be one staff member per five children for ages 3 through 12.

The Center will operate Monday through Friday from 7:00 a.m. to 7:00 p.m. Drop-off will occur between 7:00 a.m. and 9:00 a.m., and pick-up between 3:00 p.m. and 7:00 p.m. Care will also be provided during school breaks. Meals and snacks will be served daily through a catered food service, supported by a designated kitchen or preparation area.

Classroom staff will supervise child drop-off and pick-up. Due to a broad range for pick-up and drop-off times, no congestion is expected on the main road or the parking lot. Drop-off and pick-up will occur through a secured shared entrance with the ACT therapy cent. Parents and family members will be buzzed in, present identification, and escort children to and from classrooms. Parking is provided in a shared office lot, with no designated drop-off lane. Drop-off and pick-up times will be flexible to allow for staggered use and minimize negative impact on the surrounding businesses. Approximately 5 to 8 vehicles are anticipated during both morning and

afternoon peak periods. Traffic control measures such as crossing guards, cones, or additional striping are not expected to be necessary. Staff will work regular shifts, and staffing patterns are not expected to impact parking demand. Pedestrian access is separated from vehicular traffic through existing site design. Emergency vehicles can access the building directly from the parking lot. Internal site circulation is shared with other businesses in a corporate complex, with multiple entry and exit points. No changes to driveways, curb cuts, or parking layout are planned. One bike rack will be installed.

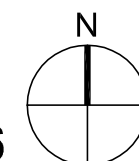
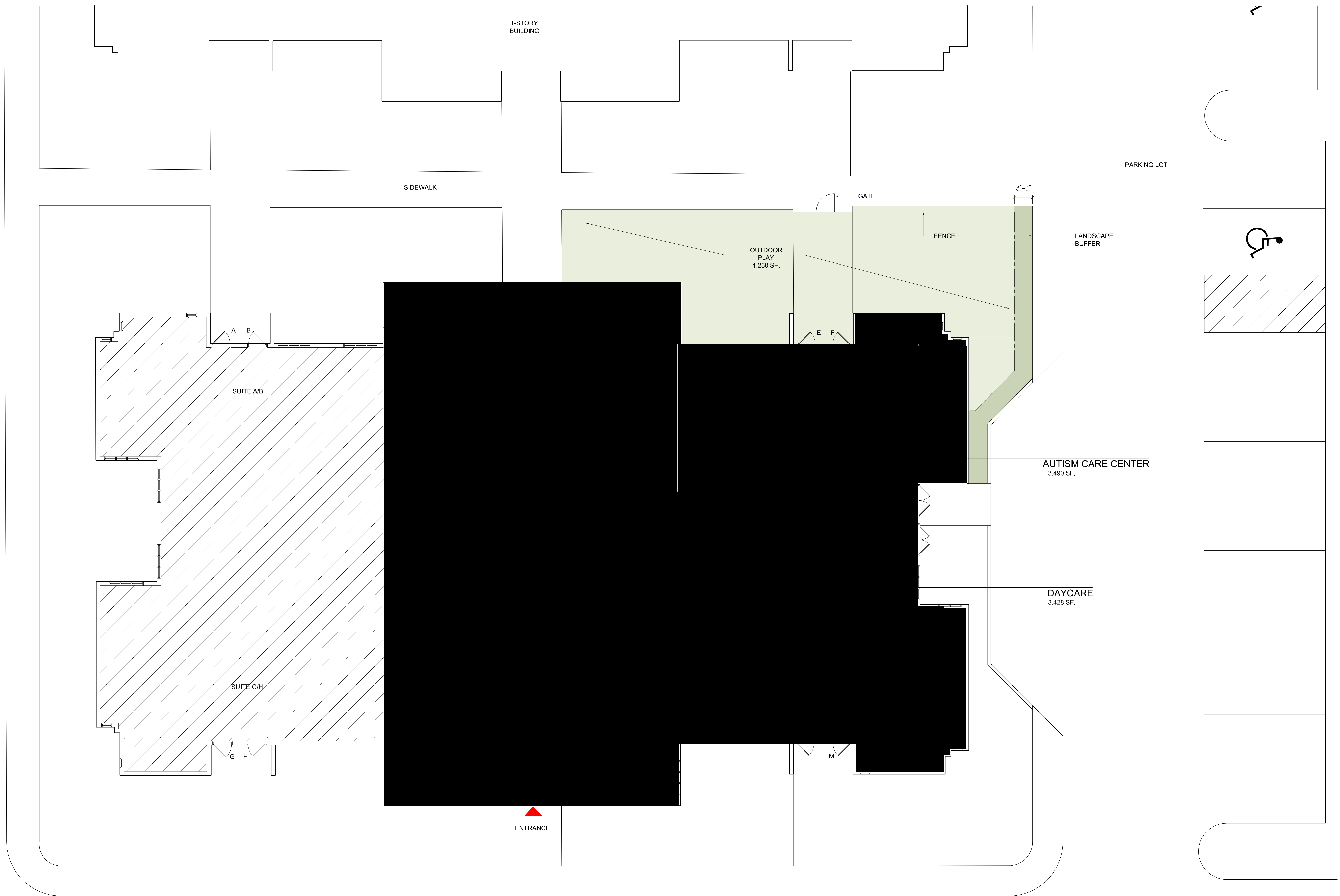
Part-time and contract staff may be utilized, with all staff completing required background checks and mandated reporter training. Staff will receive ongoing training in safety, emergency procedures, and child development, with monthly training sessions designed to meet DCFS and NAEYC requirements totaling approximately 20 hours annually. Staff may also provide parent training or family support services on-site as needed.

With a phased expansion, Arlington Child Care, LLC is structured for long-term sustainability. The model allows the center to adapt to community needs while maintaining quality and regulatory compliance. Arlington Child Care, LLC is positioned to be a valuable addition to the community, offering safe, inclusive, and developmentally informed childcare. Through thoughtful planning, professional staffing, and a commitment to families, the center supports early learning and strengthens the surrounding community. We look forward to receiving Staff's comments and questions. Please feel free to contact me directly at 224-412-4177 or [katarina@birchwood.law](mailto:katarina@birchwood.law). Thank you.

Sincerely,



Katarina Karac  
Attorney for the Applicant



---

February 9, 2026

Planning and Community Development  
c/o Daniel Osoba  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**Re: Special Use Criteria – Arlington Child Care, LLC at 3385 N. Arlington Heights Road (Suite L)**

Dear Mr. Osoba,

On behalf of Arlington Child Care, LLC, I respectfully submit this response to the Village’s criteria for special use approval for a childcare center serving children and families who may (or may not) need additional support related to neurodiversity. Arlington Child Care LLC is owned and operated by the same owner/operator of Suite K, Autism Care Therapy, which is a nationally franchised provider of evidence-based services including Applied Behavior Analysis (ABA), speech therapy, occupational therapy, and family education for children on the autism spectrum and other neurodevelopmental profiles. The proposal for a childcare center is a response to the existing needs of the families served by ACT as well as unserved families within the community simply looking for quality childcare.

The proposed childcare center satisfies the criteria under Section 28-8.5 of the Village Ordinance for approving a special use, as demonstrated below:

**1. The said use is deemed necessary for the public convenience at this location.**

The proposed Arlington Child Care LLC will fill a recognized service gap in access to high-quality childcare in the community. There is a growing need for inclusive early childhood programs that provide not only licensed child care but also integrated developmental supports for neurodiverse children — a need reflected in recent expansions of ACT sites in the region, including nearby locations such as Autism Care Therapy – Arlington Heights which currently serves families with personalized ABA, speech, occupational therapy, and parent training. The Child Care Center is being proposed in direct response to the requests from existing customers and residents of

Arlington Heights looking for inclusive childcare solutions that offer additional support for neurodiverse children.

Many families of children with autism spectrum disorder and related developmental needs face long waitlists for childcare and additional services. By providing a local care center, Arlington Child Care, LLC will increase convenience for families, reduce transportation burden, and offer comprehensive early development care that aligns with developmental milestones. This enhances community access to essential support services without leaving the area.

**2. The use will not, under any circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.**

Child care centers and therapeutic program providers are long-established community assets that contribute positively to neighborhood life. The Child Care Center will:

- Operate in full compliance with all health and safety standards required under state licensing for child care and therapeutic programs.
- Provide a structured, supportive environment tailored to the sensory and developmental needs children (including neurodiverse), which improves individual safety and reduces stress for both children and families.
- Incorporate best practices in behavior support, supervision ratios, and individualized care planning consistent with professional standards for children with specialized needs.
- Contribute to the overall welfare of families by offering dependable, licensed child care paired with evidence-based developmental supports.

There is no plausible scenario in which the authorized use would compromise public welfare, and its presence is instead expected to enhance quality of life, family stability, and community inclusion. Additionally, through careful site considerations, staggered pick-up and drop-off times, the impact on the general welfare of the surrounding businesses will be minimal.

**3. The use will comply with the regulations and conditions specified in Village Code for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Arlington Child Care LLC is committed to full compliance with all applicable Village Codes, including:

- All zoning, building, occupancy, and fire safety requirements for operation as a child care facility.
- All child care licensing and professional licensing standards set by the Illinois Department of Children and Family Services (DCFS) and applicable regulatory authorities.
- Routine reporting, inspections, and adherence to conditions stipulated by the Village Board as part of the permit process.

Additionally, Arlington Child Care LLC will work closely with Village Staff to satisfy any site plan, landscaping, parking, traffic management, signage, and operational conditions imposed as part of the special use to ensure seamless integration into the surrounding neighborhood.

The proposed Child Care Center is supported by each of the Village's special use criteria. It meets the public convenience by filling a demonstrated need for inclusive child care services for families who may need additional support; it promotes and protects public health, safety, and welfare; and it will comply fully with Village regulations and permit conditions. We respectfully request favorable consideration of the special use permit application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Karac', with a horizontal line extending to the right.

Katarina Karac  
Attorney for the Applicant

Prepared by and return to:  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, Illinois 60005  
Attention: Village Clerk

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025- 13

AN ORDINANCE AMENDING  
A PLANNED UNIT DEVELOPMENT AND GRANTING VARIATIONS  
FOR THE PROPERTY AT 3335-3385 N. ARLINGTON HEIGHTS ROAD

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
THIS 7 DAY OF April, 2025.

AN ORDINANCE AMENDING  
A PLANNED UNIT DEVELOPMENT AND GRANTING VARIATIONS  
FOR THE PROPERTY AT 3335-3385 N. ARLINGTON HEIGHTS ROAD

WHEREAS, NRF IX – Arlington Heights, LLC, a Delaware limited liability company (“*NRF IX*”), is the record title owner of that certain real property situated within the Village’s M-1 Research, Development, and Light Manufacturing District (“*M-1 District*”) and located at the address commonly known as 3335-3385 N. Arlington Heights Road, Arlington Heights, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (“*3335-3385 Property*”); and

WHEREAS, Arlington Global, LLC, an Illinois limited liability company (“*Arlington Global*”), is the record title owner of that certain real property situated within the Village’s M-1 District and located at the address commonly known as 3395 N. Arlington Heights Road, Arlington Heights, Illinois (“*3395 Property*”) (collectively, 3335-3385 Property and 3395 Property are the “*Property*,” and NRF IX and Arlington Global are the “*Owners*”); and

WHEREAS, on November 19, 1979, the Village President and Board of Trustees adopted Ordinance No. 79-166, approving the development of the Property as a planned unit development and rezoning the Property from the R-1 One-Family Dwelling District to the M-1 District; and

WHEREAS, the President and Board of Trustees subsequently adopted Ordinance Nos. 80-105, 81-028, 81-035, and 19-002, amending Ordinance No. 79-166 (collectively, Ordinance Nos. 79-166, 80-105, 81-028, 81-035, and 19-002 are hereinafter referred to as the “*Existing Arlington Executive Plaza PUD*”, and the Existing Arlington Executive Plaza PUD, as amended by this Ordinance, is hereinafter referred to as the “*Amended Arlington Executive Plaza PUD*”); and

WHEREAS, the Property is currently improved with seven multi-tenant office buildings currently occupied by a mix of medical office users and standard office users, and a parking lot with a total of 266 off-street parking spaces; and

WHEREAS, Artemiy Novik (“*Applicant*”), the tenant of Suites A, B, G, and H of the building located at 3375 N. Arlington Heights Road within the Property (“*Leased Premises*”), desires to use the Leased Premises for a barber shop and beauty salon (“*Proposed Use*”); and

WHEREAS, pursuant to Section 12.2 of the “The 2002 Comprehensive Amendment of the Zoning Code of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the Property may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 10.4-2 of Zoning Code, upon occupancy of the Leased Premises for the Proposed Use, not less than 273 parking spaces must be provided on the Property; and

WHEREAS, pursuant to Section 9 of the Zoning Code, in order to allow the Proposed Use on the Property, Artemiy Novik and Inha Stankevich (“*Applicant*”), with the consent of the Owners, filed an application for approval of: (i) an amendment to the Existing Arlington Executive Plaza PUD regarding required parking; (ii) a land use variation to allow a barber shop and beauty salon in the M-1 District; and (iii) a variation from Section 10.4-2 of the Zoning Code to reduce the number of required off-street parking spaces on the Property, from 273 to 238 (collectively, the “*Requested Relief*”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on December 23, 2024, and held on January 8, 2025; and

WHEREAS, on January 8, 2025, the Plan Commission made findings and recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees has determined that the Requested Relief complies with the required standards for planned unit developments and variations as set forth in Section 9 of the Zoning Code; and

WHEREAS, consistent with the Plan Commission recommendation, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to approve the Requested Relief, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. APPROVAL OF AMENDMENT TO THE EXISTING ARLINGTON EXECUTIVE PLAZA PUD. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the President and Board of Trustees hereby approve an amendment to the Existing Arlington Executive Plaza PUD to permit the occupancy of the Leased Premises for the Proposed Use, with the continued maintenance of 238 off-street parking spaces on the Property.

SECTION 3. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the Village hereby grants NRF IX and the Applicant the following variations:

- A. A land use variation to allow for the operation of a barber shop and beauty salon in the M-1 District in the Leased Premises.
- B. A variation from Section 10.4-2 the Zoning Code to reduce the minimum required off-street parking spaces on the Property, from 273 to 238, but subject to the condition set forth in Section 4.C of this Ordinance.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the 3335-3385 Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the 3335-3385 Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Uses. No more than 16,807 square feet within the buildings on the 3335-3385 Property may be leased to medical office or permitted non-general office uses.

- C. Parking Spaces. If the Village determines, in its sole discretion, that the existing parking on the 3335 -3385 Property is insufficient to satisfy the parking demands of the use of the 3335 -3385 Property, then within six months of receipt of notice thereof from the Village, NRF IX must provide not less than the minimum parking spaces otherwise required by the Zoning Code for the 3335-3385 Property, either by provision of on-site parking spaces, provision of off-site parking spaces, or modification of uses occupying the 3335-3385 Property, to the Village's satisfaction.
  
- D. Landscaping. On or before May 15, 2025, or by such later date as the Village Director of Planning and Community Development may approve in writing, NRF IX must plant the following landscaping enhancements on the 3335-3385 Property in the locations depicted therefor on the marked-up survey attached hereto as **Exhibit B** and, by this reference, made a part of this Ordinance:
  - 1. Two three-inch caliper shade trees within the parking islands at the eastern end of the 3335-3385 Property, in compliance with Section 6.15 of the Zoning Code.
  - 2. Infill foundation plantings along the north end of the 3385 N. Arlington Heights Road building, and infill plantings along the western and southern foundation of the 3345 N. Arlington Heights Road building.
  
- E. Sidewalk. NRF IX must replace the existing sidewalk located on the Property in front of the 3375 N. Arlington Heights Road building, from the entrance to the parking lot and the pavement for the accessible nearest stall to the entrance of the Leased Premises.

**SECTION 5. CONTINUED EFFECT; CONFLICTS.**

- A. Except as expressly modified by this Ordinance, the Existing Arlington Executive Plaza PUD will remain in full force and effect, and NRF IX and the Applicant must comply with all requirements, conditions, and restrictions in the Amended Arlington Executive Plaza PUD. Any violation of this Ordinance will be deemed a violation of the Amended Arlington Executive Plaza PUD and the Zoning Code.
  
- B. In the event of a conflict between the provisions of any of the ordinances comprising the Existing Arlington Executive Plaza PUD and the provisions of this Ordinance, the provisions of this Ordinance will control.

**SECTION 6. RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Clerk Recordings Division. This Ordinance and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, NRF IX and the Applicant, and each of their respective successors and assigns, including, without limitation, subsequent owners or lessees of the 3335-3385 Property.

**SECTION 7. FAILURE TO COMPLY WITH CONDITIONS.** Upon the failure or refusal of NRF IX or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 and 3 unless it first provides NRF IX and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the

event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

**SECTION 8. AMENDMENTS.** Unless provided otherwise in this Ordinance, after the effective date of this Ordinance: (a) any amendments to the approvals granted in Sections 2 and 3 of this Ordinance or the conditions contained in Section 4 of this Ordinance that NRF IX may request may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code, after NRF IX files an application with the Village requesting such relief; (b) any amendments to the Amended Arlington Executive Plaza PUD that are described in an application that incorporates by reference only the 3335-3385 Property need only be signed by NRF IX, provided NRF IX gives notice of the filing of such application to Arlington Global; and (c) amendments to the Amended Arlington Executive Plaza PUD that are described in an application that incorporates by reference only the 3395 Property need only be signed by Arlington Global, provided Arlington Global gives notice of the filing of such application to NRF IX.

**SECTION 9. SEVERABILITY.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

**SECTION 10. EFFECTIVE DATE.**

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the office of the Recorder of Cook County; and
4. The filing by the Owners and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approve of this Ordinance.

B. In the event that either the Owners or the Applicant do not file fully-executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.4 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES: **SHIRLEY, LABEDZ, BALDINO, SCHWINGBECK, DUNNINGTON, TINAGLIA, BERTUCCI, HAYES**

NAYS: **NONE**

PASSED AND APPROVED THIS 7 day of April, 2025

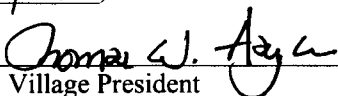
  
\_\_\_\_\_  
Village President

EXHIBIT A

Legal Description of the Property

The 3335-3385 Property

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

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

Commonly known as: 3335-3395 N. Arlington Heights Road, Arlington Heights, Illinois

P.I.N.: 03-08-100-036 and 03-08-100-040

The 3395 Property

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

P.I.N.: 03-08-100-035



EXHIBIT C

Unconditional Agreement and Consent

TO: The Village of Arlington Heights, Illinois (“*Village*”):

WHEREAS, NRF IX – Arlington Heights, LLC, a Delaware limited liability company (“*NRF IX*”), is the record title owner of that certain real property situated within the Village’s M-1 Research, Development, and Light Manufacturing District (“*M-1 District*”) and located at the address commonly known as 3335-3385 N. Arlington Heights Road, Arlington Heights, Illinois, and legally described in **Exhibit A** attached to and made a part of this Ordinance, as hereinafter defined (“*3335-3385 Property*”); and

WHEREAS, Arlington Global, LLC, an Illinois limited liability company (“*Arlington Global*”), is the record title owner of that certain real property situated within the Village’s M-1 District and located at the address commonly known as 3395 N. Arlington Heights Road, Arlington Heights, Illinois (“*3395 Property*”) (collectively, the 3335-3385 Property and 3395 Property are the “*Property*,” and NRF IX and Arlington Global are the “*Owners*”); and

WHEREAS, on November 19, 1979, the Village President and Board of Trustees adopted Ordinance No. 79-166, approving the development of the Property as a planned unit development and rezoning the property from the R-1 One-Family Dwelling District to the M-1 District; and

WHEREAS, the President and Board of Trustees subsequently adopted Ordinance Nos. 80-105, 81-028, 81-035, and 19-002, amending Ordinance No. 79-166 (collectively, Ordinance Nos. 79-166, 80-105, 81-028, 81-035, and 19-035 are the “*Existing Arlington Executive Plaza PUD*”); and

WHEREAS, Artemiy Novik (“*Applicant*”), the tenant of Suites A, B, G, and H of the building located at 3375 N. Arlington Heights Road within the Property (“*Leased Premises*”), desires to use the Leased Premises for a barber shop and beauty salon (“*Proposed Use*”); and

WHEREAS, pursuant to Section 9 of the Zoning Code, in order to allow the Proposed Use on the 3335-3385 Property, Applicant, with the consent of the Owners, filed an application for approval of: (i) an amendment to the Existing Arlington Executive Plaza PUD regarding required parking; (ii) a land use variation to allow a barber shop and beauty salon in the M-1 District; and (iii) a variation from Section 10.4-2 of the Zoning Code to reduce the number of required off-street parking spaces on the Property from 273 to 238 (collectively, the “*Requested Relief*”); and

WHEREAS, on April 7, 2025, the President and Board of Trustees adopted Ordinance No. 2025-12 (“*Ordinance*”), amending the Existing Arlington Executive Plaza PUD and approving variations to permit the occupancy of a portion of the 3375 N. Arlington Heights building on the Property by a barber shop and beauty salon tenant; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owners and Applicant have filed, within 30 days after the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance; and

NOW, THEREFORE, the Owners and the Applicant hereby agree and covenant as follows:

1. The Owners and the Applicant hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owners and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owners and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Requested Relief for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owners and the Applicant against damage or injury of any kind and at any time.

4. NRF IX and the Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Property.

Dated: April 7, 2025

**NRF IX – ARLINGTON HEIGHTS, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ARLINGTON GLOBAL, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ARTEMIY NOVIK**

By: \_\_\_\_\_

Its: \_\_\_\_\_