



impressive
smiles

Meena Barsoum, DMD

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131 West Rand Road
Arlington Heights, IL 60004

November 8, 2022

Re: Application Number: 22-2252

Business Summary - Impressive Smiles

To Whom It May Concern,

My dental practice has been in business serving the Arlington Heights community since 2010. For the last 12 years we have been a staple in the community, providing outstanding dental care and customer service to all our patients. The COVID pandemic introduced a new way of practicing, with increased sanitation protocols necessary between patients. Even with this additional sanitation burden, our business is still growing and accommodating more clients. However we are still an appointment only business and we do not accept walk-ins or overbook appointments. The traditional model for a medical practice was very haphazard, encouraging double booking and walk-ins. We operate differently these days because our clients and patients expect to be seen on time. Therefore, we only schedule 1 patient at a time.

Our expansion project would allow us to continue growing our practice and accommodating more patients, while continuing to sustain our excellent reputation and goodwill in the community. By expanding the practice, we can accommodate more patients within the same hours of operation and with the current staffing we have today. The pandemic sanitation practices are now a permanent part of our practice and in order to continue those practices, we must expand.

The Seasons Office Park is a mix of medical and commercial properties and we want to continue our growth in this complex. We have been a great business neighbor. We have gone through the building process and met all other village requirements for this expansion. We want to remain in Arlington Heights and to keep our loyal employees and treat our loyal patients.

Our expansion is seeking an amendment to allow up to 4 additional vehicles to park to accommodate the maximum number of new patients the space can accommodate.

Our hours of operation will no change with this expansion and they are currently:

Monday	9a-4p
Tuesday	8a-5p
Wednesday	10a-7p
Thursday	8a-5p
Friday	8a-2p

Our current patient and employee numbers and proposed expansion numbers are as follows:

Number of patients and staff on-site:

Current PEAK: 10 employees + 4 patients Less than 14% of our scheduling times

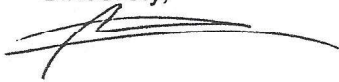
New Space: 0 employees + 4 patients

Total: 10 employees + 8 patients

Variation Requested: Staff identified required parking at 136 spaces. With the 88 spaces provided by Seasons Office Park, the deficit is 48 spaces. The existing ordinance allows a deficit of 25 spaces, and the remaining 23 spaces are accommodated through an agreement with the restaurant Sun Shui for 33 spaces. Further, our Parking Study showed a current peak usage of 97 vehicles. With 121 parking spaces available, we feel there is more than adequate parking to accommodate my expansion.

Thank you for your consideration.

Sincerely,



Meena Barsoum, DMD