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PLAN

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

COMMISSION

RE: YMA TAEKWONDO & KRAV MAGA - 110 EAST CENTRAL ROAD - PC# 16-013
LAND USE 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
10th day of August, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: Okay, I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you. Okay, the first item on the agenda is, the next item on the agenda is approval of meeting minutes from July 27th, 2016 regarding the pharmacy.

COMMISSIONER GREEN: I'd like to make that motion for approval.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER WARSKOW: I was not in attendance at that meeting.

CHAIRMAN LORENZINI: Okay, next item on the agenda is Public Hearing PC# 16-013, YMA Taekwondo & Krav Maga. Is the Petitioner here?

MS. SKORDILIS: Right here.

CHAIRMAN LORENZINI: Yes, would you please come forward?

MS. SKORDILIS: Sure.

CHAIRMAN LORENZINI: Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Thank you. Would you please raise your right hand and I'll swear you in?

(Witness sworn.)

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CHAIRMAN LORENZINI: Thank you. Have you read the conditions in the Planning Department's report and do you accept them?

MS. SKORDILIS: Yes, we have.

CHAIRMAN LORENZINI: Thank you. Would you give us a brief presentation of what your project is about?

MS. SKORDILIS: Sure. Verbally?

CHAIRMAN LORENZINI: You do it first and then we'll have Sam do it next.

MS. SKORDILIS: Okay, well, I like to piggyback against Sam because he does such nice job. But anyway, I'm here on behalf of my father, John Mantis, he is with us. Basically, the location 110 East Central has essentially been vacant since the late 1990's. The County has put a barrier, thus giving us significant ingress/egress issues from the property.

The property is zoned O-T. The taekwondo studio, my father had surgery earlier this year to his knee and was in rehab where he was approached by Master Ann of YMA Taekwondo. She asked if she can rent the 2,700 square-foot portion of the property.

CHAIRMAN LORENZINI: Can I interrupt you for one second?

MS. SKORDILIS: Sure.

CHAIRMAN LORENZINI: I just forgot to ask you, could you give us your name and spell it please?

MS. SKORDILIS: Sure. It's Eva, E-v-a, last name is Skordilis, S-k-o-r-d-i-l-i-s.

CHAIRMAN LORENZINI: Thank you.

MS. SKORDILIS: Good enough?

CHAIRMAN LORENZINI: Proceed, yes.

MS. SKORDILIS: Okay. Anyway, so while my father was in rehab, Master Ann approached or had phoned my father. My father said he wasn't certain if it was zoned for martial arts. So, she came to the Village, asked, there was a female wherever in the Building Department that she had gone and they told her that she can go ahead. My father could not afford, the property has been vacant for so long, so he really can't afford to assist any potential tenants with any build-out. So, Master Ann was told that she can, so my father and her did the lease.

She put flooring in. She put the mirrors in. She called the Health Department, the Fire Department, the inspections were passed. When she came to get her business, or to move her business license because she was located, she was on Arlington Heights Road, so when it was time for her to move her business license from the Arlington Heights Road to 110 East Central, they informed her, well, she filled out the application. They told her she would get the business license in two days.

Two weeks later, somebody from the Village called Master Ann and said that we have a problem, that the property wasn't zoned appropriately. My father called me and we came to the Village and we got the process rolling to get the property zoned for special use.

CHAIRMAN LORENZINI: Okay, and it's going to be used as a martial arts studio?

MS. SKORDILIS: It is, yes. It is. Bill Enright said that they were going to let her continue because the Fire Department was there, so health-wise it wasn't any risk for her to continue her operations. So, they allowed her to continue her business, and now we're here so

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that Master Ann hopefully will get the approval and then Master Ann can go about and get her business license.

CHAIRMAN LORENZINI: Okay, thank you. You can sit down while Sam gives us the Staff report. Sam?

MR. HUBBARD: Yes. So, as you've heard, it is a multi-tenant building. There's about a 4,200 square-foot basement. There is also approximately 1,300 square-foot vacant space currently, and a 2,700 square-foot space occupied by the taekwondo studio. There have been chronic vacancies at this property. It is within the O-T Office Transitional Zoning District, and martial arts studios are classified by our zoning code as recreational facilities. They're not listed as permitted or special uses within the O-T District, so a land use variation is required.

The property is classified as Commercial by our Comprehensive Plan, and so the proposed taekwondo studio is consistent with this classification. The Petitioner has provided us with her responses to the land use variation criteria. We've reviewed those responses at the Staff level and we concur that the necessary criteria for approval have been met.

Regarding parking, by code we only would require 23 parking spaces. There are 28 spaces on the site, so it is compliant with regards to parking regulations. Additionally, the Applicant has surveyed the property on eight days during the week and weekend while the taekwondo studio was in operation. So, we're getting an adequate picture of what the parking demand is with this proposed use. Based on the survey, she found that the parking lot was at most only used up to 29 percent. So, there is not a parking problem on this property. Staff is confident that the proposed use and any future use in the vacant office space wouldn't create a parking issue.

Regarding landscaping, we did find that the site was noncompliant with parking lot landscape islands which are required at the end of each parking row. So, specifically at the southern edge of the property where the two parking rows end, there should be landscaping. There is space for it but there is just no landscaping that's there. So, we're recommending a condition of approval to require the Petitioner to install some landscaping on both sides of that drive aisle in front of the parking lot. These would be low-lying shrubs so they shouldn't interfere with the visibility of the signage that's currently in that location. The Petitioner is aware of that and has agreed to it.

Additionally, the Public Works Department has identified that an RPZ is missing on the domestic line which services the building and have asked that that be installed as a part of this process. The Petitioner is aware of that and has agreed, and that is also a recommended condition of approval for compliance.

That pretty much sums it up. We're supportive of this, recommending approval, and happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to approve the Staff report to the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

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(No response.)

CHAIRMAN LORENZINI: Thank you. Next, we'll go to the Commissioners for questions. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Well, I was at Plat & Sub when we went over this in a lot of detail. So, I really don't have any questions. I think they've done a great job and I'm very supportive of this proposal. I'm happy that they're going to be able to finally rent this after a decade-and-a-half.

MS. SKORDILIS: Thank you.

CHAIRMAN LORENZINI: Would you mind coming forward in case there are any questions for you?

MS. SKORDILIS: Sure.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I correctly read in the Staff report that the Japan Auto will allow exit through their property onto Arlington Heights Road?

MS. SKORDILIS: Yes. There is an ingress that does, they turn in from Arlington Heights Road and they have access to the property on Central. So, that has been established with Japan Auto Service.

COMMISSIONER WARSKOW: Wonderful. Other than --

MS. SKORDILIS: We lost some parking spots.

MR. HUBBARD: I was just going to add it was a required condition of approval when Japan Auto went through the process to provide that access. I think we recommended that it be done through a reciprocal access agreement. We know the access is constructed. The Petitioner owns both properties, so there is no problem at this time.

We would recommend that that reciprocal access agreement be formalized and recorded. We're not going to require it at this time. It's only to the benefit of the Petitioner, so if they don't want to do it, you know, that's up to them. But it's not a requirement.

MS. SKORDILIS: We'll take it into consideration. But Japan Auto Service has the ability to go right, onto Central, so there would be no reason for them to loop around and go into this parking lot for them to go right onto Central. Because the only exit from here is right onto Central, but now with Japan Auto Service, the people can go right onto Arlington Heights also.

COMMISSIONER WARSKOW: Okay. I live just a couple of blocks down, so I have seen how long the property has been vacant. So, I am very happy that you have a tenant and that there will be some landscaping in those parking rows.

MS. SKORDILIS: Thank you. Well, we're hoping, too, with the traffic now, and Japan Auto Service, it obviously looks a lot better than a dilapidated gas station, I know it's a used car lot but it's still better than a dilapidated gas station. But we're hoping with the traffic, that we might possibly rent the office space to the right of this property, too.

COMMISSIONER WARSKOW: Wonderful.

MS. SKORDILIS: Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow, anything else?

COMMISSIONER WARSKOW: No, that's all.

CHAIRMAN LORENZINI: Commissioner Ennes, any questions?

COMMISSIONER ENNES: Sam, I have a question. At one point, I believe there were some issues with Japan Auto as far as their landscaping, how they were maintaining it.

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Have those all been cleared up? There's nothing pending?

MR. HUBBARD: I'm not aware of any issues, so I would hope that --

COMMISSIONER ENNES: Does the Petitioner --

MS. SKORDILIS: We're not aware of anything either, yes.

COMMISSIONER ENNES: I thought the Village went to them because of some concerns from the neighbors.

MS. SKORDILIS: Okay.

COMMISSIONER JENSEN: I think there were two areas of concern. I don't know that they have been addressed, but one of them had to do with they were parking more vehicles there than they were allowed to park. I don't know that's been addressed.

MS. SKORDILIS: Yes, and I think they rectified that, yes.

COMMISSIONER JENSEN: The other one, well, the neon lights were kind of, to those of us who live in the neighborhood, a little distracting, but I don't know if anyone's ever complained about them.

CHAIRMAN LORENZINI: Commissioner Ennes, anything else?

COMMISSIONER ENNES: Yes. I am very familiar with the property, going all the way back to your --

MS. SKORDILIS: We miss those days.

COMMISSIONER ENNES: I'm well aware of the issues, so it's good to hear that you finally have a tenant. Will you still have, you said you have office space there that isn't rented and you're hoping to get that rented?

MS. SKORDILIS: Yes. There's 1,300 square feet to the west of this connecting master and to the right side of the property, the 2,700 square feet. But there's 1,300 that used to be a TACA, he used to do some computer, something with computers.

COMMISSIONER ENNES: The basement, is that being used?

MS. SKORDILIS: The basement's vacant.

COMMISSIONER ENNES: It's vacant.

MS. SKORDILIS: Yes.

COMMISSIONER ENNES: Will you be trying to rent that?

MS. SKORDILIS: Probably not. There is no, it's zoned L-T, no one is going to put desks down there.

COMMISSIONER ENNES: As I recall, your father utilized the property for his grocery business?

MS. SKORDILIS: Yes. There was a produce business. My brother still runs my father's produce business, it's my brother's now. But he parks a truck in the back. So, in the morning, three to four times a week, he'll come, pull out the produce truck, pull in his pickup truck, and then he comes back around 3:00-4:00 o'clock and parks the truck.

COMMISSIONER ENNES: I am very glad that you've got a tenant because I know of the problems that that non-mountable median has caused you. So, I'm all in favor of it.

MS. SKORDILIS: Thank you, and where it's important with Ann, she has 70 established customers in Arlington Heights. Families will seek her out where they might not sit in traffic to go get flowers, but to drop their children off for taekwondo, it's kind of a specialty. So, this is where we're just as lucky as she is, you know, in getting her in the spot.

CHAIRMAN LORENZINI: Thank you. Commissioner Green?

COMMISSIONER GREEN: Yes, I, too, was in the discussion at Plat & Sub. I

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think it's a great fit and I'm so happy for you that you've got a tenant here. You know, I'm just sorry you had to go through this process.

MS. SKORDILIS: Well, we appreciate your support.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I'd echo everything that was said. I was also at the Plat & Sub Committee and really support this. We've talked a little bit from the building side, the rental side. I am also familiar with Master Ann and her business and she does a great job, great service to the community. I do think it's a real good fit in the space. People are going to come and train with Master Ann and, you know, they'll be going back to this facility. The layout and sort of the location and the barriers aren't going to be a big issue for those folks. So, great fit, congratulations for getting it filled.

MS. SKORDILIS: Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: It's unanimous. I'm equally happy that you finally found a tenant for your space. I know it's been vacant for a long time, and I think that a taekwondo studio is perfect because it's not going to bring a lot of traffic there and entry and exiting shouldn't be a problem. So, I'm very happy that you finally have a tenant for your space.

MS. SKORDILIS: Thank you. Appreciate that.

COMMISSIONER CHERWIN: If I could just add one comment, I'm sorry. Going back to what Sam said about the reciprocal easement agreement, I would just say, and I know it's not a big issue now, but if you do ever get rid of that Japan Auto site, you're going to have a problem if you don't have that in place to protect your inner property.

MS. SKORDILIS: That's a good point. As long as he owns both properties, I feel like we're safe because we would not put anybody in there unless they knew of the ingress/egress issues. But we will take that into consideration.

COMMISSIONER CHERWIN: Yes, it's very, I mean it's very simple to do. You know, it's a legal document, but you definitely want to get that taken care of before you get rid of the Japan Auto property. Just a comment.

MS. SKORDILIS: Thank you, appreciate that.

CHAIRMAN LORENZINI: Okay, my turn. I don't have any questions, but I, too, live in the area. It's been vacant for a long time and I'm glad to see somebody going in there. But I'm really shocked at how long it's been vacant, since the 90's?

MS. SKORDILIS: Yes.

CHAIRMAN LORENZINI: That's too bad. So, I guess we're done with the Commissioners' comments. Anybody from the public have any comments or questions? If not, we'll close the public comment portion and go back to the Commissioners for final questions and/or recommendation.

COMMISSIONER GREEN: I'd like to make a recommendation.

A motion to recommend to the Village Board of Trustees approval of PC# 16-013, a Land Use Variation to allow a "recreation facility, commercial" (martial arts studio) within the O-T District.

This approval is subject to the following conditions:

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1. **Prior to formal occupancy and business license approval, the required RPZ device must be installed per the review letter dated 6/10/16 from the Public Works Department.**
2. **Prior to November 1, 2016, the Petitioner must install 36-inch shrubs within the landscape islands located at the southern end of each parking row.**
3. **The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN LORENZINI: Okay, roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But the next step is you have to go to the Board of Trustees for final approval. Sam, is there a date for that?

MR. HUBBARD: We're targeting September 6th.

MS. SKORDILIS: September 4th I thought?

MR. HUBBARD: That's the day after Labor Day, I think we're closed on that

Monday.

CHAIRMAN LORENZINI: Well, Sam can confirm that with you. Give him a

call.

MS. SKORDILIS: Okay.

CHAIRMAN LORENZINI: So, thank you and good luck.

MS. SKORDILIS: Appreciate it. Thank you, appreciate it.

CHAIRMAN LORENZINI: Okay, next item on the agenda is the 2017

budget. Sam, do you have some discussion on that?

MR. HUBBARD: Pretty straightforward. I think we just basically mirrored what we did last year. There was a slight adjustment. I think we did reduce the copying budget line item from \$500 to \$250. But pretty much everything stays the same.

CHAIRMAN LORENZINI: Okay, any questions or comments from the

Commissioners?

COMMISSIONER ENNES: Did we get approval for a raise?

COMMISSIONER WARSKOW: Ask for a raise, you mean?

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COMMISSIONER JENSEN: Well, I think you ought to be commended to finally adjusting the photocopying since we've gotten into the electronic world, for many of us for a long time. It's good that you've got that adjusted and moved in the right direction. I like this little bit tighter budget.

CHAIRMAN LORENZINI: Any other comments or questions? All right, do we need a --

MR. HUBBARD: Yes, you need a motion to approve.

CHAIRMAN LORENZINI: Do we have a motion to approve the budget?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: Roll call on this?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, any other business?

MR. HUBBARD: That's it.

CHAIRMAN LORENZINI: Motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: We're done.

(Whereupon, the meeting was adjourned at 7:49 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROBERT LUTZOW, depose and say that I
am a direct record 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.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC