



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Jorge Torres, Director of Building & Life Safety
Subject: PC 23-004 – Massa Spa Round 1 Comments
Date: April 5, 2023

General Comments:

1. Restrooms and showers shall comply with the requirements of the 2018 Illinois Accessibility Code.
2. One spa room shall be accessible.

PLAN COMMISSION PC #23-004

Massa Spa

918 W Algonquin Road

Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. Date 4/6/23
Village Engineer



Arlington Heights Fire Department

David Roberts, Division Chief

droberts@vah.com

Telephone 847/368-5457 • Facsimile 847/368-5995

Project Name PC 23-004 - Massa Spa
Project Location 918 W. Algonquin Rd.
Planning Department Contact Sam Hubbard

April 6, 2023

The conceptual information provided is subject to a formal plan review.

1. Provide updated keys in the knox box once locks are changed.
2. Ensure that the fire suppression systems comply with all codes and standards.
3. Ensure alarm system is functional, complies with applicable codes and is tested prior to occupancy.
4. Keep exit doors clear and available for egress.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Massa Spa
918 W Algonquin Rd

Round 1 Review Comments

04/18/2023

1. Character of use:

The character of use is consistent with the area and is not a concern. The Schaumburg location is in unincorporated Schaumburg, I contacted the Cook County Sherriff's Office there have been no calls for service pertaining to the business.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

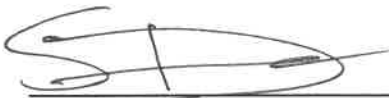
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:


- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.



358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:



#583

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-004
Petitioner: TRAVIS AND SARA ALBERHASKY

Owner: _____
NU-LIVING

Contact Person: _____
Address: 918 W ALGONQUIN ROAD ARLINGTON HEIGHTS

Phone #: 773-751-9294
Fax #: _____
Email: SARAA822@YAHOO.COM

P.I.N.# 08-09-300-016

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: X For: _____

Land Use: Massage Establishment

Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres [Signature] 4/6/23
Environmental Health Officer Date

James McCalister [Signature] 4/6/23
Director Date

Planning & Community Development Dept. Review

April 19, 2023



REVIEW ROUND 1

Project: Massa Spa
918 W. Algonquin Rd.

Case Number: PC 23-004

General:

- 7) The following approvals are required:
 - **Land Use Variation to allow a Massage Establishment in the B-2 District.**
- 8) The project narrative lists the hours of operation as "10:00 AM-9:00 PM Monday-Saturday 10:00 AM-5:00 PM". Please confirm that 10:00am-5:00pm timing corresponds to Sundays.
- 9) The usage of the existing parking lot must be surveyed over a three-day period to ascertain existing parking demand. Survey must be completed during a Saturday, Sunday, and Friday at 30-minute intervals during the hours of operation of Massa Spa. Please complete this survey and provide by May 1st.
- 10) Please provide a formal response to all Round 1 Departmental Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Prepared by:

A handwritten signature in black ink, appearing to read "SAM LUZZATI". The signature is written over a horizontal line and has a stylized, somewhat abstract appearance.

Massa Spa
918 W. Algonquin Road
PC 23-004
April 19, 2023

Landscaping

1. There is landscaping as part of the approved plan (ordinance #04-050) that is dead or absent. The deficiencies include shade trees and the three foot tall required screen along Algonquin. The landscape deficiencies will be handled as part of the code enforcement process.