



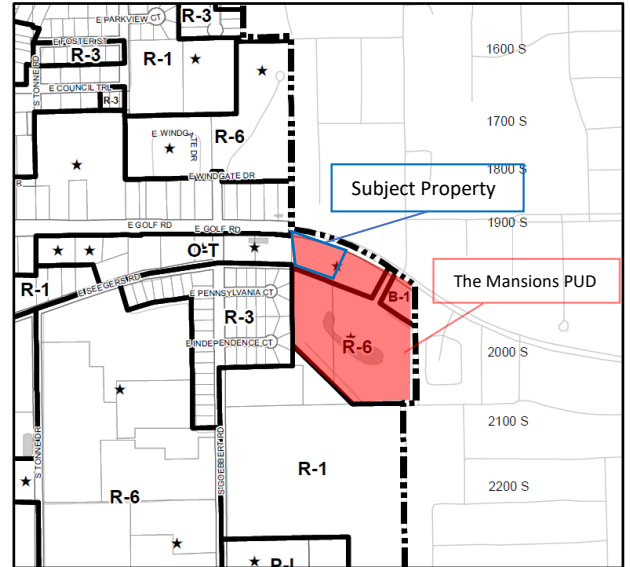
# VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

**Project Number:** PC #23-019  
**Project Title:** Opal Massage Therapy  
**Address:** 825 E Golf Rd Suite 1530  
**PIN:** 08-15-104-047

**To:** Plan Commission  
**Prepared By:** Hailey Nicholas, Assistant Planner  
**Meeting Date:** February 14, 2024  
**Date Prepared:** February 7, 2024

**Petitioner:** Gabriela Perez & Samuel Olvera  
Opal Massage Therapy  
**Address:** 7 Oak Creek Dr Apt 3710  
Buffalo Grove, IL 60089

**Existing Zoning:** O-T, Office Transitional District  
**Comprehensive Plan:** Offices Only



## SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	- Village of Mount Prospect -		
South	R-6, Multiple Family Dwelling District	Orion Lakes Apartments	Moderate Density Multi-Family
East	O-T, Office Transitional District	Multi-Tenant Office Complex	Offices Only
West	O-T, Office Transitional District R-3, One Family Dwelling District	Signature Square Office Complex Single Family Homes	Offices Only Single Family Detached

## Requested Action:

1. Land Use Variation to allow a Massage Establishment in the O-T District.

## Variations Required:

1. None required.

### **Project Background:**

The subject property is occupied by an approximately 30,000 square foot multi-tenant office building located along Golf Road. The site is within The Mansions Planned Unit Development, which has a total area of 23 acres and consists of two office buildings, 7 multi-family residential buildings, and the Premier on Golf Shopping Center. The Mansions PUD was approved in 1978. The two office buildings originally shared one lot, whereas they were re-subdivided in 1994 to create two lots, one for each building, with a shared parking easement. The two buildings, 825 & 855 E Golf Road, share a parking lot with 226 parking spaces. The office buildings are occupied by a mix of professional and medical offices, and the shopping center to the East of the subject property is occupied by a mix of retail and restaurant tenants. Access to the site comes from two curb cuts along a private road, which leads to a full-access signalized intersection with Golf Rd.

The petitioner, Opal Massage Therapy, currently operates in Mount Prospect, and is looking to expand at a new location in Arlington Heights. They are interested in a 1,755 square foot vacant office unit, in which the proposed floor plan consists of 3 private massage rooms, a reception area, a lunch room, and a storage room. Their business offers a variety of massage services, including therapeutic massages, Swedish massages, hot stone massages, and pregnancy massages for pain management, stress reduction, and overall wellness. The hours of operation are 8:00am-8:00pm Monday through Friday and 8:00am-2:00pm on Saturday. They will have 7 to 8 employees, with each massage therapist possessing a license from the State of Illinois and current malpractice insurance.

### **Zoning and Comprehensive Plan**

The property is located in the O-T, Office Transitional District. The proposed use is classified as a “Massage Establishment”, which is not allowed in any zoning district within Arlington Heights. Accordingly, a Land Use Variation is required. The petitioner has provided a written response to each of the four hardship criteria necessary for Land Use Variation approval, which criteria have been included below for reference and which response has been included in the packet transmitted to the Plan Commissioners and placed online as part of the record for this application:

- **The proposed variation 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.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee has reviewed the petitioner’s response to the approval criteria and believe that the necessary standards for approval have been met. With regards to the preservation of community health, safety, morals and the general welfare, the Village has reached out to authorities in Mount Prospect and verified that the existing business owned by the petitioners is in good standing. Additionally, the Staff Development Committee notes that the proposed massage therapy use is compatible with the other businesses within the office complex. Finally, the petitioners have surveyed the parking and found a surplus of available spaces, which will be suitable for accommodating the parking demand from Opal Massage Therapy. Additional details on traffic and parking will be included within the Traffic and Parking Section of this report.

The Comprehensive Plan classifies this property as appropriate for “Office Only” land uses. The proposed use is classified as a Massage Establishment, but the business activities are similar to those of a medical office

use, which includes services on an out-patient basis. The Illinois Department of Financial and Professional Regulation (IDFPR) requires that all massage therapists be licensed. Accordingly, all massage therapists working at the Opal Massage Therapy must be licensed per applicable IDFPR requirements. The petitioner have acknowledged this requirement and expressed that each massage therapist will possess a license from the State of Illinois and current malpractice insurance.

### **Building, Site and Landscaping**

The petitioners are not proposing any changes to the exterior of the building or site. As such, no Design Commission review is required. The subject unit was previously occupied by a doctor's office and is well suited for conversion into a massage establishment. However, the petitioners have plans to add a dividing wall to create another private massage room in the unit, creating a total of 3 massage rooms, which will require a building permit. The interior alteration shall Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

During review of this application, the Planning and Community Development Department did not observe any issues with the site's landscaping.

### **Parking and Traffic:**

Per Code, a traffic and parking study by a certified traffic engineer is only required for Land Use Variations abutting a major arterial and involve uses that are greater than 5,000 square feet in floor area. As the subject unit is 2,400 square feet in size and located along Algonquin Road, which is classified as a major arterial, no traffic and parking study is required. The Staff Development Committee does not believe the proposed massage establishment will have a substantial impact on traffic generation within the PUD.

The two separately owned office building lots within The Mansions PUD each share parking, which was established via a reciprocal parking easement during the 1994 subdivision that created both lots. The buildings share 224 parking spaces, whereas staff calculations indicate that 210 spaces are required. Therefore, there is a surplus of 14 parking spaces on-site. The required parking calculations include vacant units, which are calculated using the parking ratio for general office uses. Detailed parking calculations can be found at the end of this report.

The petitioners surveyed the parking lot to ascertain parking demand and availability, in which they surveyed the parking area adjacent to the 825 building on the subject property. Specifically, they surveyed 132 parking stalls over a three-day period during Opal Massage Therapy's hours of operation. This survey was conducted on Friday, November 17<sup>th</sup>, Saturday, November 18<sup>th</sup>, and Monday, November 20<sup>th</sup>. Pursuant to the study, the weekday peak hour parking demand occurred Monday, November 20<sup>th</sup> at 4:30pm, in which 50 (38%) of the 132 parking stalls were occupied. The weekend peak parking demand occurred Saturday, November 18<sup>th</sup> at 12:30pm, in which 9 (7%) of the 132 parking stalls were occupied. At the time of the survey, the 825 building was 69% occupied and the 855 building was 94% occupied.

To account for vacant tenant spaces, staff calculated the estimated peak parking demand onsite by adding the number of required parking stalls for the vacant units to the observed peak parking demand. Therefore, if all of the vacant units in the 825 building were occupied, the expected peak parking demand would be 112 (85%) of 132 stalls onsite. For the 855 building, the expected peak parking demand would be 80 (87%) of 92 stalls onsite. Since the expected peak parking demand is less than the total parking supply, the Staff Development Committee is of the opinion that there is sufficient parking onsite to accommodate both the existing and proposed uses.

Since the tenant space was previously occupied by a medical office, which have a higher parking requirement than a spa/salon, the requirement for the provision of bike parking spaces is not triggered.

**RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the O-T District and recommends **APPROVAL** of the application subject to the following conditions:

1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 7, 2024

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Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads

## Exhibit 1 – Parking Calculations

Building	Unit	Tenant	Use	SF	Parking Ratio	Required Parking
825	1100	Gemological Research and Training	Office	1,263	300	4
825	1140	Telecommunications Equipment Supplier	Office	669	300	2
825	1150	Vacant	Office	604	300	2
825	1160	Counseling	Office	461	300	2
825	1170	Logistics	Office	715	300	2
825	1200	Financial Services	Office	604	300	2
825	1220	Vacant	Office	1,265	300	4
825	1260	VMC Group LLC	Office	1,753	300	6
825	1400	Delta Consulting Services LLC	Office	420	300	1
825	1410	Old Oak Psychological Health Center LLC	Office	809	300	3
825	1420	Vacant	Office	565	300	2
825	1430	Medical	Medical Office	1,677	200	8
825	1500	Hoff & Associates	Office	1,031	300	3
825	1520	Financial Services	Office	669	300	2
825	1530	Opal Massage Therapy LLC	Service	1,755	250	7
825	2000	Vacant	Office	16,207	300	54
855	1123	Dovbenko Insurance	Office	435	300	1
855	1124	Robert Sabin (Lawyer)	Office	440	300	1
855	1125	Visco Technologies	Office	500	300	1
855	1126 & 1143	Kattech Technologies	Office	500	300	2
855	1127	North by Northwest	Office	400	300	1
855	1128	Jade Travel	Office	475	300	2
855	1131	Tria Murphy	Office	500	300	2
855	1132-1133	A. Block Marketing	Office	900	300	3
855	1134	Sowa Insurance	Office	500	300	2
855	1135	Witold Tybor Agency	Office	500	300	2
855	1136	Tenant's Common Use Conference Room	Office	375	300	1
855	1137	Tax Experts, Ltd.	Office	500	300	2
855	1138-1139	Parcelink Systems	Office	1,600	300	5
855	1140	Vacant	Office	400	300	1
855	1142	Cannizzaro Insurance	Office	375	300	1
855	1143	Gammerlertech	Office	375	300	1
855	1144	AKAP Home	Office	500	300	2
855	1145	MassMutual	Office	500	300	2
855	1146	Korf/Rominiski	Office	500	300	2
855	1147/1148	Golden Title Insurance	Office	1,000	300	3
855	2125	AMS Senior Location	Office	375	300	1
855	2126/27/28/29/30/31	Signature Advisors	Office	2,300	300	8
855	2127	MidAmerican Japanese	Office	500	300	2
855	2131	Midwest Therapy	Office	500	300	2
855	2132	Absolute Home Care	Office	500	300	2
855	2133	Home Visiting Physician	Office	375	300	1
855	2135	Advanced Acupuncture	Medical Office	500	200	3
855	2136	Epcot Technologies	Office	375	300	1
855	2137/38/39/40/41	Dirksen Neuropsychology	Medical Office	2,400	200	12
855	2142	Andrea M. Kosten (Therapist)	Office	400	300	1
855	2143/44	Vacant	Office	875	300	3
855	2145/46/47/48	Center of IL Home Care	Office	2,000	300	7
855	Common Areas	Common Areas	General	7,758	300	26
<b>Total SF</b>				<b>60,600</b>		
<b>Total Number of Parking Spaces Provided</b>						<b>224</b>
<b>Total Number of Parking Spaces Required</b>						<b>210</b>
<b>Surplus / (Deficit)</b>						<b>14</b>