

Response Letter

Round 1 Review Comments - Opal Massage Therapy, LLC – 825 E Golf Rd

Village of Arlington Heights Building & Life Safety Department – GENERAL COMMENTS:

If interior alterations are contemplated, then the following comments are applicable:

1. Interior remodel of space shall comply with the following adopted codes:

- a. 2018 International Building Code with amendments
- b. 2018 International Existing Building Code with amendments
- c. 2018 International Fire Code with amendments
- d. 2018 International Fuel Gas Code with amendments
- e. 2018 International Mechanical Code with amendments
- f. 2018 Illinois Energy Conservation Code with state amendments
- g. 2018 Illinois Accessibility Code
- h. 2014 Illinois Plumbing Code with amendments
- i. 2017 National Electrical Code with amendments

Response: We acknowledge that we have to abide by the codes mentioned above (a-i) for future alterations planned for the office.

2. Drawings, produced by an Illinois licensed architect, may be required for permit submittal. The plans do not appear to conform to this requirement.

Response: We understand and will comply with necessary information.

3. Counter height at the reception desk is not indicated. Maximum height is 34 inches. In order to verify compliance, please provide the height of the counters at the reception desk.

Response: We have noted that the max height of the reception desk is 34 inches. We have not yet picked out a reception desk but will abide to the max height rule before moving forward with a purchase.

4. Door openings are not dimensioned. Provide info on required accessible door clear widths and hardware. Information was not provided.

Response: We will comply with the necessary information once we get approved for the building permit. We have not yet started any construction within the suite.

5. Provide a life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.

Response: Will provide and comply with required information once we begin construction within the suite. We will begin construction once we get approved for the building permit.

6. High and low drinking fountain shall be provided in common area or provide commercial bottled water. Information was not provided.

Response: There are drinking fountains located in the lobby of the building we will also provide bottled water in our suite.

7. Provide info on required accessible door clear widths and hardware. Information was not provided.

Response: Will comply with required information once we start construction. No construction has begun. We will begin once we are approved for the building permit.

8. One spa room shall be accessible. Information was not provided.

Response: All spa rooms will be accessible. We acknowledge and will comply.

9. Separate men and women toilet rooms shall be provided. Information on women toilet rooms is not provided.

Response: There is a separate men and women restroom at each side of the office. We acknowledge and understand.

10. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

Response: We acknowledge that a transmittal letter will be required.

11. If required, separate permits are required for the following:

- Fire Alarm alteration
- Fire Suppression alteration
- Signage

Response: We acknowledge and will comply.

PLAN COMMISSION PC #23-019

Opal Massage Therapy

825 E Golf 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.

Response: We acknowledge and understand.

12. The Public Works Department and Engineering Division have no further comments.

PLAN COMMISSION REVIEW
FIRE DEPARTMENT
Village of Arlington Heights
Interoffice Memorandum

GENERAL COMMENTS:

1. Please ensure if any locks are changed that the associated keys are changed out in the Knox Box (key box).

Response: In the case that the keys are changed we will provide spares for the knox box.

ARLINGTON HEIGHTS POLICE

DEPARTMENT
Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Opal Massage Therapy
825 E Golf Road

Round 1 Review Comments

1. Character of use:

The character of use is consistent with the area and is not a concern. The Mount Prospect location has been in business since 2019. I did an incident search of the Mount Prospect location and there have been no calls for service of significance pertaining to this business.

Response: Acknowledged

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.

Response: Acknowledged.

3. Present traffic problems?

There are no traffic problems at this location.

Response: Acknowledged.

4. Traffic accidents at particular location?

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

Response: Acknowledged.

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

This development should not create any additional traffic problems.

Response: Acknowledged.

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.

Response: Acknowledged and will provide the required information.

HEALTH SERVICES DEPARTMENT

GENERAL COMMENTS:

No comments at this time.

Response: Acknowledged.

Planning & Community Development Department Review

General:

7) The following approvals are required:

a. Land Use Variation for a Massage Establishment in the O-T District.

Response: Acknowledge and understand.

8) Please provide a Plat of Survey that includes a legal property description. The property owner should be able to provide this to you.

Response: Will comply and submit the required information.

9) The Planning Department will recommend that any approval of this Land Use Variation be applicable to the petitioners only (Gabriela Perez Leyva & Samuel Olvera) and the Land Use Variation will not be transferrable to another owner(s).

Response: We acknowledge this is not transferable.

10) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Response: We understand and will comply.

Community Development Department Review

General:

1. No comments

Response: Acknowledged.