



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: PC 23-019 (Opal Massage Therapy) – 825 E. Golf Road, Arlington Heights, IL 60005

Date: December 13, 2023

General Comments:

If no interior alterations are contemplated, then the Building & Life Safety staff offer no review comments. Building & Life Safety will conduct a business license inspection prior to the business opening, and periodically thereafter. These inspections ensure fire/life safety means of egress, and accessibility compliance.

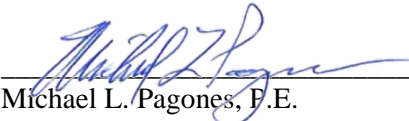
If interior alterations are contemplated, then the following comments are applicable:

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
2. Drawings, produced by an Illinois licensed architect, may be required for permit submittal. The plans do not appear to conform to this requirement.
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.
4. Door openings are not dimensioned. Provide info on required accessible door clear widths and hardware. Information was not provided.
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.
6. High and low drinking fountain shall be provided in common area or provide commercial bottled water. Information was not provided.

7. Provide info on required accessible door clear widths and hardware. Information was not provided.
8. One spa room shall be accessible. Information was not provided.
9. Separate men and women toilet rooms shall be provided. Information on women toilet rooms is not provided.
10. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"
11. If required, separate permits are required for the following:
 - Fire Alarm alteration
 - Fire Suppression alteration
 - Signage

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



Michael L. Pagones, P.E. 12-13-23
Village Engineer Date



Village of Arlington Heights

Interoffice Memorandum

To: Hailey Nicholas
From: Div Chief David Roberts
Department: Fire Deptment
File Number: PC 23_019
Project: Opal Massage Therapy/825 E Golf Road
Review Round: Round 1
Date: December 19th, 2023

GENERAL COMMENTS:

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Opal Massage Therapy
825 E Golf Road

Round 1 Review Comments

10/17/2023

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.

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.

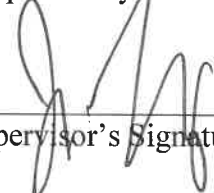
6. General comments:

- 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.

 #350

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

 #583

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-019

Petitioner: Gabriela Perez Lopez
7 Oak Creek Dr unit 3710
Buffalo Grove IL (847) 732-2199Owner: L Monte LLC
Po Box 1159 Palatine IL
847-859-2121Contact Person: Samuel Okeke
Address: 7 Oak Creek Dr unit 3710
Buffalo Grove IL 60089Phone #: 224-578-6133

Fax #: _____

Email: info@openmont.comP.I.N.# 08-15-104-047-0000Location: 825 E Golf Rd Ste 1530

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: Massage TherapyLand Use Variation: X For: Massage Therapy

Land Use: _____ 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

12/12/23

Environmental Health Officer

Date

James McCalister

12/12/23

Director

Date

Planning & Community Development Department Review

December 21, 2023



REVIEW ROUND 1

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530

Case: PC 23-019

General:

- 7) The following approvals are required:
 - a. Land Use Variation for a Massage Establishment in the O-T District.
- 8) Please provide a Plat of Survey that includes a legal property description. The property owner should be able to provide this to you.
- 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).
- 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).

Prepared by: Hailey Nicholas

**Community Development
Department Review**

December 18, 2023

REVIEW ROUND 1

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530-1570

Case Number: PC 23-019

General:

1. No comments

Prepared by: 

Landscape Planner