

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

November 8, 2023

Project Title: Opal Massage Therapy
Address: 825 E. Golf Road Ste 1530-1570

Petitioner: Gabriela Perez Leyva & Samuel Olvera

Address: 7 Oak Creek Dr. Apt 3710
Buffalo Grove, IL 60089

Requested Action:

1. Land Use Variation to allow 1,755 sq. ft. massage establishment in the O-T District.

Variations Required:

1. None identified at this time.

Attendees: Samuel Olvera, Petitioner
Gabriela Perez Leyva, Petitioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The subject property is located within The Mansions Planned Unit Development, which was approved in 1978. The PUD is 23 acres, consisting of two office buildings, 7 multi-family residential buildings, and the Premier on Golf Shopping Center. The office buildings are mainly occupied by medical offices, and the shopping center is occupied by a mix of retail and restaurant tenants. Access to the site comes from two curb cuts along a private road, which is accessed by one curb cut on Golf Rd. There is a shared parking lot with total of 226 parking spots that serves the two office buildings, 825 E Golf Rd and 855 E 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. They will have 7 to 8 employees, with each massage therapist possessing a license from the State of Illinois and current malpractice insurance. The hours of operation are 8:00am-8:00pm Monday through Friday and 8:00am-2:00pm on Saturday.

Meeting Discussion:

Ms. Perez Leyva – is a licensed massage therapist who currently operates a massage therapy business in Mt. Prospect, hoping to relocate and expand in Arlington Heights.

Mr. Olvera – shared that he markets the business, oversees the website, and handles the finances.

Ms. Nichols – verbally outlined the above project summary. Massage establishments are not permitted use in the Village

Arlington Heights, but Land Use Variations have been approved in the past. A completed Plan Commission application has not yet been received, but the petitioners have provided a written response to each of the four hardship criteria necessary for land use variation approval.

The Comprehensive Plan classifies this property as appropriate for “Office Only” land uses. Staff finds the proposed massage therapy business is compatible of the proposed use with this designation is contingent upon meeting the Land Use Variation criteria. The previous tenant was a medical office so the space is compatible for their needs.

A building permit will be needed for interior renovation A detailed parking analysis is required for this project, staff is requesting a tenant list for 825 & 855 E Golf Road, as a part of their Plan Commission application.

Staff is generally supportive of the proposed special use.

Commissioner Cherwin – inquired of the petitioner the reason for leaving Mt. Prospect. Ms. Perez Leyva shared that they have been in Mt Prospect for 4 years, but found Arlington Heights location to be more fitting. The petitioner has entered into a lease with tenant currently, and prefer this new layout, newer building.

Commissioner Sigalos – inquired about the medical use of the building. Ms. Perez Leyva felt that their business would fit with the other tenants of physical therapists and acupuncturists, they will fit right in.

Commissioner Sigalos – inquired about clients following to Arlington Heights, Ms. Perez Leyva felt that yes the clients will be coming to Arlington Heights.

Commissioner Jensen – inquired on how many therapists will there be in the practice. Ms. Perez Leyva shared there is one other therapist beside myself currently, looking to hire two more therapists, with a receptionist/spa assistant. Looking to recruit from Harper college where she was educated.

Commissioner Green – great idea, we support your plan.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**