



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
February 26, 2025
6:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. 770 W. Dundee Road - 2/12/25
 - B. 1000 W. Northwest Highway - Daycare - 2/12/25
 - C. 660 N. Ridge Ave. - Arlington Ridge Center - 2/12/25
 - D. 500 E. Miner St. - Recreation Park Phase II & III - 2/12/25
 - IV. OLD BUSINESS
 - V. NEW BUSINESS
 - A. Clinical Massage Therapy - 3125 N. Wilke Rd - T1871
Land Use Variation for Massage Therapy
 - B. Chez Hotel - 1871 W. Algonquin Rd. - T1870
Amendment to Land Use Variation to open rooftop to outside guests
 - VI. OTHER BUSINESS
 - VII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

February 12, 2025

Project Title: 770 W. Dundee Road

Address: 770 W. Dundee Road

Petitioner: Alexander Lapshin
Studio SAF

Address: 1750 Charles Dr.
Wheeling, IL 60090

Requested Action:

1. Amendment to PUD Ordinance #85-014, to allow the enclosure of the drive-through facility.
2. Removal of the Special Use for a drive-through facility at a financial institution (Ord. 86-19)

Variations Required: None identified at this time.

Attendees:

Roman Moroz, Petitioner
 Lynn Jensen, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 Bruce Green, Plan Commissioner

Michael Lysicatos, Planning Department
 *Rachel Hitzemann, Planning Department
 Dan Osoba, Planning Department

Project Summary:

The subject property is approximately 37,929 sf and is occupied by TM Accountants, an accounting firm. Previously, a bank occupied the space. The property exists as part of the Ridge Plaza Planned Unit Development (PUD), which was originally approved in 1985.

The subject property contains a 14,503-sf building with a drive-through facility. When the previous bank occupied the building, the drive-through was utilized for its intended use. The current accounting firm has no need for the drive-through and is currently using it as additional parking.

The petitioner would like to enclose the drive-through to create an additional office space. The existing footprint of the building will remain the same. As part of the initial proposal, the petitioner proposed to install an additional 11 parking spaces on the site, however after their parking study was completed, they have requested to remove those spaces from the plan.

Meeting Discussion:

Mr. Moroz – would like alter the current drive-thru by closing it off and adding additional office space.

Ms. Hitzemann – The subject property is located in the B-2 general business district and also located within a PUD. It will require an amendment to the PUD to enclose a drive through facility, and then also of removal of the special use for a drive through facility that will be done as part of the PUD at a financial institution. The enclosure of the drive-thru has already been reviewed by the Design Commission and has received an administrative approval for the design. An issue with this project is the traffic on site in terms of fire truck access. A turning radius will be important as we move through the Plan Commission process. The petitioner will be completing interior work to the building, meet building codes in terms of restrooms and sprinklers and things of that nature. Staff is generally in favor of the petition.

Commissioner Cherwin – what did the parking study provide.

Ms. Hitzemann – The original plan was proposing eleven additional parking spaces as part of this project. As they move forward, they've decided to remove those parking spaces. It is located within a PUD that does have shared parking, so there is that aspect of it. Ideally, they would be able to accommodate their parking needs on their own property right now with their current use. They do exceed the requirement in terms of the parking study that they provided. They were using more spaces right now than is technically required; however, it was accommodated on site because they did have additional spaces. By adding eleven more staff, our staff would prefer to see them add additional spaces, maybe not as many as they were originally proposing, maybe three or four. We are going to use that auto turn to determine what would fit in terms of access for the fire truck. If we are not able to add that many, then we will defer to the fire department.

Commissioner Jensen – great use of the drive-thru.

Commissioner Green – agreed that it would be good use of the old bank and to move forward with the project.

Public Comment – None

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

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

February 12, 2025

Project Title: Daycare @ 1000 W. Northwest Hwy

Address: 1000 W. Northwest Hwy

Petitioner: Sean Graham, P.E.

Address: 1400 16th Street, Suite 300
Oak Brook, IL 60523

Requested Action:

1. Special Use Permit for a Day Care Center and Playground on subject property.

Variations Required:

1. Land Use Variation for Daycare in the R-3 district
2. Parking Variation

Attendees:

Sean Graham, Project Manager
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner

Michael Lysicatos, Planning Department
*Rachel Hitzemann, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is a vacant commercial building of approximately 12,243 square feet located at 1000 W Northwest Highway. The building is currently vacant, but was previously the location of Windy City RC, a remote-controlled car business. The site is uniquely configured in that the primary portion along Northwest Highway is zoned B-2, however, there is an auxiliary portion at the rear along N Kennicott Avenue which is within the R-3 district and is currently occupied by an overflow parking lot with access to N Kennicott Avenue. Access currently comes from two curb cuts on Northwest Highway and the aforementioned curb cut.

The petitioner, InSite, is looking to open a new Daycare Center at this location. They intend to utilize the current building and add a 7,898 square foot playground on the northern side of the property adjacent to N Kennicott Avenue. The facility anticipates having 188 children and 35 employees.

A daycare was approved for this site in 2012 (St. Dominick's) but was never established. Another daycare was approved by the Plan Commission in 2022 (Guidepost Montessori), but did not finalize their Village Board approval due to issues with the seller.

There is currently a restrictive covenant from 1920 on the R-3 parcel of this property. The covenant requires the parcel to only be used as residential. Staff has consulted with the Village Attorney, and it has been determined that the Village would be able to approve the Special Use and Land Use Variation on this property despite the covenant.

Meeting Discussion:

Mr. Graham – would like to renovate the existing building at 1000 West Northwest Highway. Site work would be redoing the parking lot, building new playground for a new commercial daycare end user in the existing space. We will be scrapping the entire interior of building and new floor plan. Per our parking study we are over parked for the tenant requirements would be.

Ms. Hitzemann – the subject property is located in the B-2, but a section of it is also located in the R-3 district. The location of the proposed playground is in R-3 and that will require a land use variation for a daycare use in the R-3 district and then it will require a special use for a daycare in the B-2 district. Staff is requiring a market and parking study, and staff suggests that they engage the neighborhood to the north, perhaps a whole neighborhood meeting, but at the minimum engage the north property, as they are pretty active in kind of the development of this site in the past. They are under parked, so they will require a parking variation for four spaces of parking requirements, 53, and they're proposing 49. Staff is generally positive of the project and recommending that it moves forward, subject to what we have discussed, as well as, working with IDOT for any right of way work along Northwest Highway and then obviously meeting building code for the daycare inside.

Commissioner Jensen – what type of analysis has been done for this site.

Mr. Graham – for the past 2 years our main focus is day cares. There is a large demand for daycare, this being our fourth in Illinois. Our project management side is working on the market study, there is a demand for it specifically here in the Village, and that will be provided as part of the formal Plan Commission application.

Commissioner Jensen – what has been the issues with the neighbors to the north of this property in the past.

Ms. Hitzemann – the previous projects got Village approval, but never moved forward with actually doing the construction of it. The project before that they were proposing a parking lot along that area where the playground is currently being proposed. Staff is not sure if they were issues with the neighborhood, but they have been very involved in terms of coming to the meetings and speaking on the project.

Commissioner Cherwin – staff has provided you a long list of recommendations, do you have concerns with any of those.

Mr. Graham – we have the benefit of learning from past mistakes ourselves, kind enough to provide us with basically all the materials the last application we put together. We are preparing for them and I think most of them will be worked out before we get to the formal application.

Commissioner Cherwin – reiterated how important it is to work with the neighborhood, be proactive and not reactive to their concerns. Could this property be re-zoned versus having a land use variation?

Ms. Hitzemann – staff is open to either one. The petitioner will have the option to do either one.

Mr. Graham – we do have certified mail going out to the neighbors on February 27, and it would be our preference to rezone the property, and possibly consolidate the two parcels. We have a really tight purchase agreement as far as our timing, so if this would add months to the process that might be an issue from our end, but we're certainly flexible.

Commissioner Green – work with the neighbors and make sure there is not a noise problem. It will be a great project.

Public Comment – None

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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

February 12, 2025

Project Title: Arlington Ridge Center (ARC)

Address: 660 N. Ridge Avenue

Petitioner: Arlington Heights Park District

Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD (Ord. 18-009 and/or amendment of in-review PC24-019 ARC Signage PUD Amendment)
2. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP

Variations Required:

1. A variation to exceed the parking variation allowed per Ord. 18-009 which allowed 291 parking spaces where 757 spaces were required
2. Variation to permit a 12-foot-high fence where the maximum fence height is 6 feet.
3. Additional variations may be required upon review of a full Plan Commission submittal.

Attendees:

John Kramer, Petitioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner

John Dzarnowski, FGM Architects
Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
*Dan Osoba, Planning Department

Project Summary:

The subject property is located at the northeast corner of the intersection of W. Euclid Ave and N. Ridge Avenue. The Arlington Heights Park District owns the property and recreational facility at Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains an existing recreation center, surface parking, outdoor fields and on-site detention.

The ARC was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a "Community Center, Recreation Building" was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-019.

The Petitioner is proposing a 6,150 square-foot, two-story building addition on the northwest corner of the building. The addition is proposed to be dedicated space to improve fitness classes and children's programming within the facility. The building addition will require the existing outdoor basketball court to be relocated from the northwest corner of the building to the southwest corner of the building adjacent to the parking lot. The existing playground will also be removed and reinstalled on the site in the same location but with park equipment upgrades.

Meeting Discussion:

Mr. Kramer – seeking to do a remodel inside and an addition, looking for amendments and variations based on the plans.

Mr. Osoba – the subject property here is located at the northeast corner of the intersection of Euclid and Ridge, and is zoned Public Lands district, the Park District owns the property. It is a recreational facility, the Arlington Ridge Center and located specifically at 660 N. Ridge. The overall site is about ten acres and it contains surface parking, outdoor fields, on site detention, and the recreation facility. It is within a planned unit development and there is an existing special use permit for a community center recreation building, which was approved in 2003, and then subsequently amended in 2018. Based on the petitioner's proposal, they are going to be requesting approval of a planned unit development amendment to the Arlington Ridge Center planned unit development. Plus, a special use amendment to amend the original community center recreation building special use permit. There are variations needed to exceed the parking variation, which was allowed per Ordinance 18-009, which allowed a parking reduction to 291 spaces, where 757 spaces are required. An additional variation would be required for a 12-foot-high fence around the basketball court, where the maximum is 6 feet.

The petitioner would need to provide us with information on the occupancy of the existing facility, as well as, the proposed addition. This would be used for to calculate parking and match future building permit submittals. The petitioner would be encouraged to discuss those occupancies with the Building and Life Safety Department prior to submittal to make sure everybody is on board with the occupancy designations. A Design Commission application has been reviewed by Village staff and received a recommendation of approval for the proposed building addition that would go with the entitlements that we are discussing. Part of the planned unit development amendment in 2018, the parking variation went from 757 to 291 spaces, this building would further increase that variation that we'd have to verify that amount based on the occupancy of the building. There are specific requirements and conditions of approval relative to parking in the ordinance, staff will be evaluating those parking conditions with this application, and a parking survey on the property over a five-day period, including Saturday and Sunday. Staff is interested in any events that will be occurring at the ARC and those events should be noted in the report. A projected demand analysis for the park based on the parking survey and ITE demand models for recreation facilities, so that we have an idea of what the actual parking demand is. And an evaluation of the parking related conditions that were mentioned from the prior approval. The staff development committee has reviewed the proposed amendment to the PUD and SUP, and is generally supportive of the application.

Commissioner Jensen – clarified that the number of parking spaces is not going down, the number of uses is going up.

Mr. Osoba – the parking requirement is going up, so therefore the variation is increasing in percentage. That justification for a parking variation in what was used last time that the ARC and Park District would not operate at full capacity, and would stagger events if needed.

Mr. Dzarnowski – we are not adding bathrooms, we are remodeling bathrooms.

Commissioner Cherwin – I have used the facility and the parking remains to be pretty good on a Saturday morning.

Mr. Kramer – staggered programming will be in place to accommodate the capacity. This renovated multi-purpose space will allow for classes and move them off the gym floor.

Commissioner Cherwin – inquired about the increase in fence height to 12 feet.

Mr. Kramer – due to the area being adjacent to the parking lot and not having the balls go over the fence. Proposing a 12-foot chain link fence for safety.

Commissioner Green – this project will be great, keep moving forward.

Public Comment – None

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

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

February 12, 2025

Project Title: Recreation Park Phase II & III

Address: 500 E. Miner Street

Petitioner: Arlington Heights Park District

Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Planned Unit Development Amendment to the Recreation Park PUD for Phase II and Phase III (Ord. 24-052)
2. Special Use Permit for a "Facility Owned by the Arlington Heights Park District"

Variations Required:

1. Variation to Chapter 28, Section 6.13-3. b to allow a fence height greater than 6 feet for the existing fence on the ball field (Petitioner to verify height).
2. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard where accessory structures are only permitted in the rear yard.
3. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the side yard where accessory structures are only permitted in the rear (ball field, bleachers and dugout located within 10 feet of the side property line).
4. Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).
5. Additional variations may be applicable upon review of a formal Plan Commission application.

Attendees:

John Kramer, Petitioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner

Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
*Dan Osoba, Planning Department

Project Summary:

The subject property, Recreation Park, is a regional park located at 500 E. Miner Street which is owned and operated by the Arlington Heights Park District (AHPD). The property is bound by E. Miner Street to the north, Douglas Avenue to the east, E. Northwest Highway to the south, and Belmont Avenue to the west. Recreation Park also includes the area to the east of N. Douglas Avenue consisting of a smaller ball field, turf soccer fields and open space. The American Legion building at 121 N. Douglas Avenue is not a part of Recreation Park. There is one single-family home that is not part of the Park District property at 15 S. Belmont Avenue as well.

The Petitioner, Arlington Heights Park District, is proposing to continue the improvements and redevelopment of Recreation Park with Phase II and Phase III. These phases were conceptually shown with the PUD from Phase I, which was approved in August 2024 (Ord. 24-052). Phase I of the project included the western and southern portions of the property. Sidewalk improvements were required along E. Northwest Highway after the demolition of the existing commercial buildings were completed. These commercial properties were rezoned from B-3 to PP-L and the Comprehensive Plan amended to reflect the existing land use as "Parks". (Note that the zoning map on page 1 of this report is not up-to-date to reflect the zoning changes).

Phase II includes ball field improvements and new dugouts, an updated basketball court, new on-site restroom buildings, new water service, and a reconfigured parking lot and access from N. Douglas Avenue. The location of structures is not changing with Phase II, with the exception of the parking lot. The parking lot is being relocated along N. Douglas Avenue instead of adjacent to the ball field. This will allow for more effective access to the parking lot and Phase III improvements such as the bathhouse. It will also move parked vehicles further out of the way from foul balls from the ball field.

Phase III includes upgrades to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property and the reconstruction of a new bathhouse, locker room and concession building. Renovations to the existing Community Building at 500 E. Miner Street include accessibility improvements and interior/exterior renovations, and a new parking lot along the circular drive on E. Miner Street. Phase III is the last phase of improvements and redevelopment planned by the Park District at this time.

Meeting Discussion:

Mr. Kramer – presented a Phase II & III – remodeling of the community center, a new bath house, and additional remodel of existing park to add more amenities. We are looking for PUD amendment and we are looking for various variations relative to accessory structures. At a high level these have been discussed at various past meetings to some degree and now we are here to formalize those locations.

Mr. Osoba – the subject property, Recreation Park, is the original park located at 500 E. Miner and is owned again by Arlington Heights Park District. It's bound by Miner Street to the north, Douglas to the east, Northwest Highway to the south, and Belmont Avenue to the west. The property is zoned P-L public lands. Phase II & III of Recreation Park, that is to include ball field improvements, new dugouts, updated basketball court. New onsite restroom buildings, new water service and reconfigured parking lot on Douglas Avenue. Phase III includes updates to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property, and reconstruction of a new bathhouse which would include locker rooms and a concession building, and then renovations to the main community building on Miner Street, including accessibility improvements, interior and exterior renovations, and a new parking lot along the circular drive. Based on that scope of the project, a petitioner would need approval of a PUD amendment for the Recreation Park PUD for Phase II and Phase III specifically. A special use permit for facilities owned by the Arlington Heights Park District for Phase II & III specifically. As Mr. Kramer mentioned, there are several or several variations identified, including fence height for several of the fences around the ball field and accessory structures that are located in yards that are not the rear yard, and additional accessory structures than were previously permitted, which was twelve. The proposed Phase III building improvements, including the new bath house and concessions building, and renovations to the community building do require Design Commission application, which has been submitted. The petitioner is working with staff, that review is ongoing, and as with any Design Commission recommendation, it will go to Village Board with the entitlements that are as part of this application. As for parking, staff is evaluating the parking requirement based on the occupancy of the primary building on site, which is the main community building that 500 E. Miner. The petitioner will need to verify the occupancy of the building after all the renovations are completed. The proposed occupancy is approximately 400 people, which yields a parking requirement of 120. Neighbors have shared concerns to the Plan Commission and Village Board during the phase one approvals, Village staff will be expecting a traffic and parking study with the formal Plan Commission application to identify potential traffic concerns adjacent to the park, to ensure that the parking is adequate to serve all of the features that Recreation Park has. The staff development committee reviewed the proposal for the amendment to the PUD and the special use permit with variations, and is generally supportive.

Commissioner Green – with no further questions, we suggest that you continue to move forward.

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



2/26/2025

Item: Clinical Massage Therapy - 3125 N. Wilke Rd - T1871
Land Use Variation for Massage Therapy

Department: Planning & Community Development

Item Description:

Requested Action

1. PUD Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required

1. A PUD amendment for a parking requirement variation will be required to address the 37-space parking deficit.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the M-1, Research, Development, and Light Manufacturing District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - 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.
2. Massage establishments are not expressly permitted anywhere in Arlington Heights, per zoning code. Greater scrutiny shall be applied in reviewing this use to ensure it meets the Village's standards for ethics,

hygiene, and public safety.

3. Information regarding hours of operation, staff peak hours, and peak staff shall be submitted with a formal Plan Commission application.

4. A market analysis is required with a formal Plan Commission application submission.

5. A detailed parking analysis is required according to Sec. 6.12-1.2.b, "projects less than 5,000 square feet in floor area and located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan, do not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The Village reserves the right to require a traffic study if it deems necessary."

6. According to a preliminary parking analysis, there is a 37-space deficit. The petitioner will be required to apply for a variation from parking requirements.

7. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.

8. A full, to-scale floor plan is required with dimensions showing the individual spaces within the overall tenant space.

9. Full interior build-out and remodeling plans will be required, if applicable.

10. Signage has not been proposed as part of this application. A separate permit will be required for any signage.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. CPRC Report__Clinical Massage Therapy
2. Aerial
3. Business Narrative
4. Floor Plan



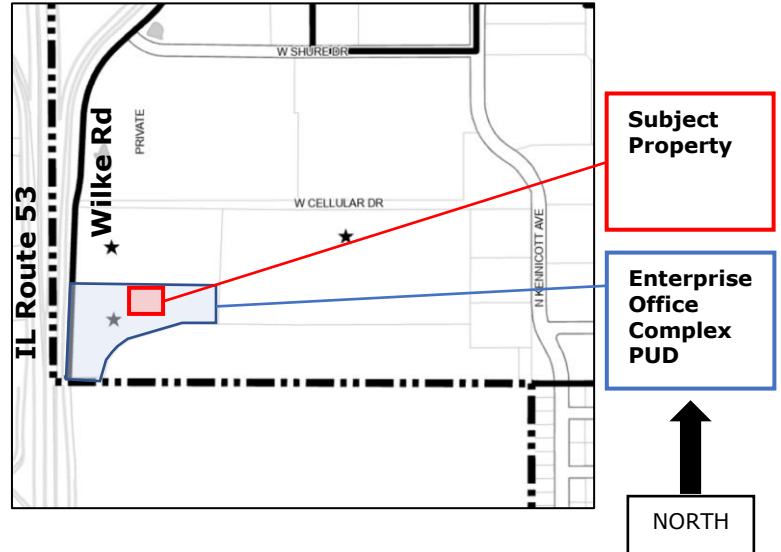
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T#1871
Project Title: Clinical Massage Therapy
Address: 3125 N. Wilke Rd.
PIN: 03-07-100-019-0000

To: Conceptual Plan Review Committee
Prepared By: Darko Bojin, Assistant Planner
Meeting Date: February 26, 2025
Date Prepared: February 19, 2025

Petitioner: Kateryna Stasyuk
Address: 3125 N. Wilke Rd. Unit F
 Arlington Heights, IL 60004

Existing Zoning: M-1, Research, Development, and Light Manufacturing
Comprehensive Plan: R&D, Manufacturing, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District/ PUD	Arlington Ridge Office Center	R&D, Manufacturing, Warehouse
South	Shalom Cemetery – Unincorporated		
East	M-1, Research, Development, and Light Manufacturing District/ PUD	Enterprise Office Complex	R&D, Manufacturing, Warehouse
West	M-1, Research, Development, and Light Manufacturing District/ PUD	Enterprise Office Complex	R&D, Manufacturing, Warehouse

Requested Action

1. PUD Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required

1. A PUD amendment for a parking requirement variation will be required to address the 37-space parking deficit.

Project Background

The subject property is located within the multi-tenant office building at 3125 N. Wilke Rd, which is part of the Enterprise Office Complex PUD. The building is approximately 12,712 sf. and the subject tenant space is approximately 1,281 sf. Access to the building comes from Wilke Rd. The office park shares 307 parking spaces.

The petitioner, Kateryna Stasyuk, is looking to open a new massage establishment. She is interested in Unit F in the 3125 N. Wilke building. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of four rooms, a kitchen, and a bathroom. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided.

Ms. Stasyuk will be the only employee - she is an IDFPRLicensed Massage Therapist. She aims to offer massage services, including clinical massage therapy, specialized massages, and spa therapy. Services will be offered by appointment only, with the establishment generally operating from 10 a.m. to 5 p.m. six days a week. As part of the full Plan Commission application, a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees shall be provided.

Zoning and Comprehensive Plan

The property is located in the M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as a Massage Establishment, which is not permitted in any zoning district. As such, a Land Use Variation is required. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

- **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 Comprehensive Plan classifies this property as appropriate for "R&D, Manufacturing, and Warehouse" uses. Compatibility with this designation is undetermined at this time, and is contingent upon meeting Land Use Variation criteria as described above. The petitioner must justify that this use is appropriate in an R&D, Manufacturing, and Warehouse district. If this use cannot be justified as appropriate in this district, the Comprehensive Plan must be amended.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. They likely will have some signage, which will require a separate sign permit. The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior remodel work that may be needed to accommodate the new use. The petitioner is encouraged to reach out to the Building and Life Safety Department to determine if any accessibility improvements will be required as part of this project. The petitioner will have to comply with all Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

Parking and Traffic

Tenant	Building	Suite	SF	Use	Calculation	SF	Req
Arlington Pediatric	3105	H	31,238	Medical Office	1/	200	156
Stella's Real Estate LLC	3115	A/B	5,262	General Office	1/	300	18
Spine & Joint Center of Illinois, PLLC	3115	C	3,886	Medical Office	1/	200	19
THE JRB GROUP ARCHITECTS	3115	F	1,577	General Office	1/	300	5
Dan Buckey Associates, Inc.	3115	G	2,070	General Office	1/	300	7
vacant	3115	I/O	4,121	Vacant	1/	300	14
Common Area Gym	3115	J	630	Common Area	1/	250	
Common Area Vending/Conference Room	3115	K	630	Common Area	1/	300	
SAFEMAX, INC.	3115	N	1,080	General Office	1/	300	4
The Redeemed Christian Church of God	3115	P/Q	3,050	Place of Worship	1/	5 seats	15
Auditorium							
Classrooms							
Common Areas			1,641				5
Blue Mango Investments LLC	3115	R	2,391	General Office	1/	300	8
REAL PEOPLE REALTY INC.	3115	S	1,273	General Office	1/	300	4
Wunderloof LLC	3125	A	1,918	General Office	1/	300	6
PINNACLE INNOVATIONS, INC.	3125	B	1,310	General Office	1/	300	4
vacant	3125	C/H	2,548	Vacant	1/	300	8
LINDY MEYER	3125	D	655	General Office	1/	300	2
ADELYA TRANSPORTATION	3125	E	655	General Office	1/	300	2
Goldstar of IL (Clinical Massage)	3125	F	1,281	Medical Office	1/	200	6
vacant	3125	I	1,956	Vacant	1/	300	7
KENSINGTON FINANCIAL PSEMI, A MURATA COMPANY*	3135	A	4,594	General Office	1/	300	15
	3135	B	9,647	General Office	1/	300	32
The Maids - Chicago NW Suburbs	3135	C	1,479	Contractor Shop	1/	0.5 per emp; 1 per vehicle	5
			84,892				
			<i>Vac Rate:</i>			Required	344
						Available	307
						Sur/(Def)	-37

These calculations are based on a preliminary parking study. A list of tenants in the office park, including square footage, must be submitted with a formal Plan Commission application. The study revealed a 37-space parking deficit in the Enterprise Office Complex, meaning the PUD must be amended to allow a parking requirement variation that reduces the number of required spaces.

The addition of bicycle parking spaces is not required as part of this petition.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the M-1, Research, Development, and Light Manufacturing District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **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.**
2. Massage establishments are not expressly permitted anywhere in Arlington Heights, per zoning code. Greater scrutiny shall be applied in reviewing this use to ensure it meets the Village's standards for ethics, hygiene, and public safety.
3. Information regarding hours of operation, staff peak hours, and peak staff shall be submitted with a formal Plan Commission application.
4. A market analysis is required with a formal Plan Commission application submission.
5. A detailed parking analysis is required according to Sec. 6.12-1.2.b, "projects less than 5,000 square feet in floor area and located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan, do not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The Village reserves the right to require a traffic study if it deems necessary."
6. According to a preliminary parking analysis, there is a 37-space deficit. The petitioner will be required to apply for a variation from parking requirements.
7. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
8. A full, to-scale floor plan is required with dimensions showing the individual spaces within the overall tenant space.
9. Full interior build-out and remodeling plans will be required, if applicable.
10. Signage has not been proposed as part of this application. A separate permit will be required for any signage.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

February 20, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1871



Legend

Notes

Print Date: 1/30/2025

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Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Business Description for Business License

Business Name: Clinical Massage and Rehabilitation Center

Business Type: Clinical Wellness Services / Clinical Massage Therapy / Spa Therapy Services

Business Overview:

Clinical Massage Therapy offers comprehensive clinical wellness and spa therapy services to promote physical health, mental relaxation, and emotional well-being. Specializing in clinical massage therapy, our services incorporate advanced therapeutic techniques alongside holistic spa treatments to address specific client needs, from pain management and injury rehabilitation to stress relief and relaxation. We pride ourselves on using evidence-based practices, enriched with traditional healing methods, to provide effective and personalized care.

Services Offered:

- Clinical Massage Therapy: Tailored, therapeutic massage treatments for pain relief, muscle tension, and stress management, focusing on techniques such as deep tissue massage, myofascial release, and soft tissue mobilization.
- Specialized Massage Therapy Services:
 - Intro to Pharmacology Massage – A clinical approach integrating pharmacology to address conditions and enhance therapeutic outcomes.
 - Prenatal Massage Therapy – Specialized techniques to support expectant mothers with relief from pregnancy-related discomforts and improved relaxation.
 - Movement-Based Soft Tissue Mobilization for the Lower Body – Focused therapy on lower body mobility, flexibility, and rehabilitation through soft tissue techniques.
 - Trigger Point Therapy for Headaches, Migraines, and TMJD – Targeted therapy to alleviate chronic headaches, migraines, and temporomandibular joint dysfunction (TMJD) through muscle relaxation and pain management.
- Spa Therapy Services:
 - Spa Shiatsu Massage – A Japanese acupressure technique focused on balancing energy, relieving tension, and enhancing overall well-being.
 - Thai Herbal Compress (Luk Pra Kob) – Traditional Thai therapy using herbal compresses to promote healing, reduce pain, and relax the muscles through heat therapy and herbal properties.
 - Abhyanga Ayurvedic Massage – A holistic Ayurvedic treatment designed to balance the body's doshas, reduce stress, and enhance circulation through warm oil massage and therapeutic touch.
 - Spa Sports Massage – Specialized massage techniques designed to improve athletic performance, reduce muscle soreness, and promote recovery for active individuals.
- Specialized Therapies:
 - Carpal Tunnel Syndrome Therapy – Therapeutic treatments focused on alleviating symptoms of carpal tunnel syndrome, including nerve compression, muscle tension, and inflammation, using precise massage techniques and modalities.

Licenses and Certifications:

- Licensed Massage Therapist (LMT)
- Intro to Pharmacology Massage
- Working with Prenatal Massage Patients

- Move Better, Feel Better: A Movement-Based Approach to Soft Tissue Mobilization for the Lower Body
- Trigger Point Therapy for Headaches, Migraines, and TMJD
- Spa Shiatsu Massage
- Thai Herbal Compress (Luk Pra Kob) Therapy
- Abhyanga Ayurvedic Massage
- Specialist in Spa Sports Massage
- Carpal Tunnel Syndrome: A Comprehensive Guide for Massage Therapists

At Clinical Massage Therapy, we are committed to helping our clients achieve holistic wellness through customized treatments that integrate modern clinical therapies with time-honored healing practices. Our licensed and certified therapists are continuously expanding their knowledge and expertise to ensure clients receive the highest level of care. Whether seeking relief from a chronic condition, recovering from an injury, or simply looking to unwind and rejuvenate, we offer the professional and compassionate care you deserve.

I want to submit a correction on my application for a business license. As you know, I purchased the above property and am applying for a business license for the following purpose: Business description: Clinical Massages based on anatomy, pathology and psychology. I specialize in back , shoulder and knee pain. The purpose of my business is to transform my client's well-being with clinical massage treatments that reduce pain and stress. Treatments range from 60 to 90 minutes on average. All clinical massages are by appointment only, no walk-ins.

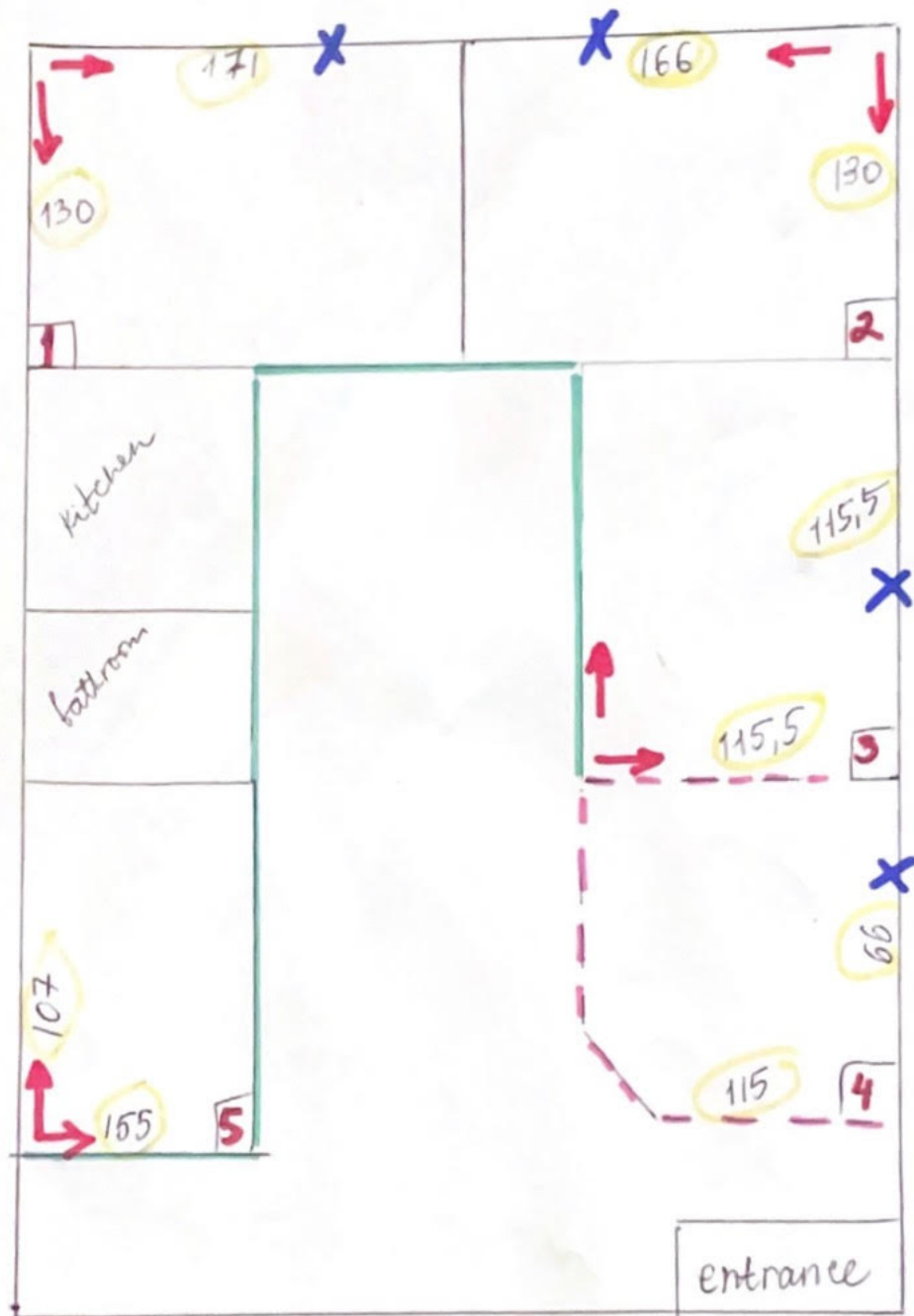
Business Hours 10 am - 5 pm

The practice will have 1 therapist - just me, Kateryna Stasyuk.

Please see the attached floor plan for my unit.

I will be using the rooms as follows:

1. Reception waiting area
2. Office
3. Bathroom
4. Kitchen
5. Massage/therapy room
6. Equipment storage
7. Storage - vacant



X - window

--- the room wth I'm planing to add.



2/26/2025

Item: Chez Hotel - 1871 W. Algonquin Rd. - T1870
Amendment to Land Use Variation to open rooftop to outside guests

Department: Planning & Community Development

Item Description:

Requested Action

1. Land Use Variation Amendment to allow the rooftop space to be open to the public.

Variations Required

To be determined

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow the rooftop space to be open to the public and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **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.**
2. A detailed parking study shall be provided, which outlines peak usage and capacity, surveys the existing parking demand, and forecasts the future demand created by opening the rooftop to the public.
3. A new Liquor License shall be required.

4. Detailed information on hours of operation.
5. Relocation or variance request to accommodate the southern section of valet parking.
6. The original doors between the interior and exterior are still in violation. The architect must propose a new design configuration for the existing arrangement. The arrangement must provide access to the exits from either direction.
7. The retractable roof enclosure is not yet complete. The last segment of the enclosure does not fully close against the end wall of the enclosure. The contractor is scheduled to be back on site to correct the issue prior to March 15.
8. The required generator is not yet installed. Proof of purchase was previously provided by the owner. The installation must be inspected and approved before use. The owners must seek Village approval on an acceptable location for the generator prior to installation.
9. In its existing condition, the Village's consultant, Fire Safety Consultants, Inc., recommends occupancy be granted for the indoor dining space only. Since the rooftop enclosure is not yet completed, FSCI recommends signage be provided indicating the outdoor space is temporarily closed. The occupant load of the interior dining space shall be limited to 50 until an additional exit sign is added above the new rooftop enclosure door and emergency lighting is added / inspected for approval.
10. The character of use is unique to the area. It will be necessary to limit access to the grounds to discourage loitering an unwanted nuisance activity. The addition of trespass signs is recommended.
11. Should this become open to the public, will there be security staffed on weekends or peak times? Will there be someone to check IDs to discourage underage drinking? If not, it is highly recommended security be included given the area and the issues in the area.
12. It is recommended that ID scanners are installed, signage is posted, and all employees who serve alcoholic beverages have completed in-person BASSAT training and their certificates are up-to-date.
13. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. CPRC Staff Report__Chez Hotel Rooftop
2. Aerial
3. Parking Layout
4. Chez Paul Dinner Menu
5. Rooftop Floorplan



VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

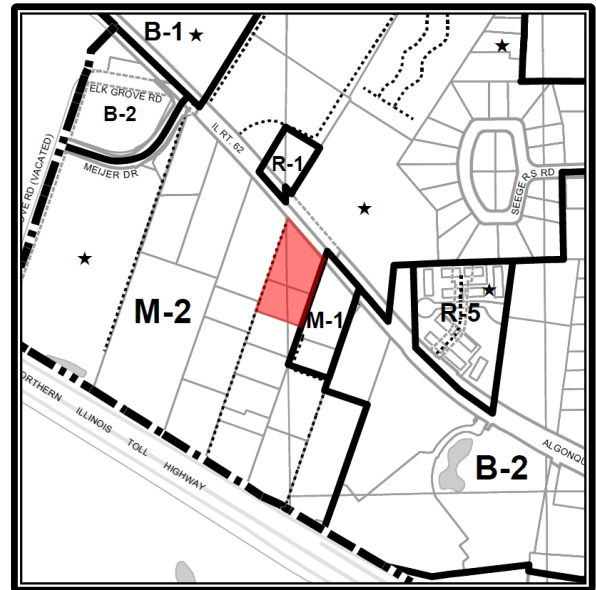
Temp File Number: T1870
Project Title Chez Hotel Rooftop
Address: 519 W Algonquin Rd.
PIN: 08-16-103-008-0000 &
 08-16-103-009-0000

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: February 26, 2025
Date Prepared: February 19, 2025

Petitioner: James Cazares

Address: 519 W Algonquin Rd.
 Arlington Heights, IL 60005

Existing Zoning: M-2, Limited Heavy Manufacturing District
Comprehensive Plan: Research and Development, Manufacturing, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	Pace Bus Administrative facility	Research, Development, Manufacturing and Warehousing
South	M-2, Limited Heavy Manufacturing District	Manufacturing (Brite-O-Matic)	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	Office/ Light Industrial Building	Research, Development, Manufacturing and Warehousing
West	M-2, Limited Heavy Manufacturing District	Self-Storage Facility	Research, Development, Manufacturing and Warehousing

Requested Action

1. Land Use Variation Amendment to allow the rooftop space to be open to the public.

Variations Required

To be determined

Project Background

The subject site is approximately 112,000 square feet (2.6 acres). Originally, the site was the location of the European Crystal Banquet Hall. In 2018, under Ordinance # 18-028, the Village Board approved a Land Use Variation for a 63-room 8 story Hotel that also incorporated the main room of the existing banquet hall. The Variation was then modified in 2019 (Ord. 19-005) to a 6-story building with banquet hall and rooftop seating. The hotel includes a small coffee shop, exercise room, and business center on the ground floor.

As part of the 2019 approval, the following variances were approved;

1. Variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction in the required number of parking spaces from 249 to 172 spaces.
2. A variation from Section 10.2-8, Additional Regulations- Parking, to allow a reduction in the required width of a two-way drive aisle from 24ft to 22 feet for the northmost drive aisle.

Additional requirements of the 2019 Ordinance included the following rooftop requirements;

1. That the sixth-floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
2. The sixth-floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e., the main banquet hall may not be used concurrently with the sixth-floor event).

The petitioner would like to now open the sixth-floor rooftop space to the public. Per the previous Ordinance approval, an amended LUV is required. The petitioner is seeking feedback from the Conceptual Plan Review Committee on their revised proposal.

Zoning and Comprehensive Plan

The property is located in the M-2, Limited Heavy Manufacturing District. The Hotel, Banquet Hall and rooftop lounge were all previously approved as a Land Use Variation. Per the requirements in the 2019 Ordinance approval, a Land Use Variation amendment is required to open the rooftop to the public. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

- **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 Comprehensive Plan classifies this property as appropriate for "Research and Development, Manufacturing, Warehouse" uses. Compatibility with this designation was deemed acceptable by the original LUV approval.

Building, Site and Landscaping

The petitioner is proposing to add a glass rooftop enclosure to the building. The Design Commission previously reviewed the project and granted approval.

The glass rooftop enclosure is currently under construction. Occupancy of the outdoor rooftop is not permitted while the enclosure is being built. Per the building department, the following items need to be addressed prior to occupancy of the outdoor rooftop.

1. The original doors between the interior and exterior are still in violation. The architect must propose a new design configuration for the exiting arrangement. The arrangement must provide access to the exits from either direction.
2. The retractable roof enclosure is not yet complete. The last segment of the enclosure does not fully close against the end wall of the enclosure. The contractor is scheduled to be back on site to correct the issue prior to March 15.
3. The required generator is not yet installed. Proof of purchase was previously provided by the owner. The installation must be inspected and approved before use. The owners must seek Village approval on an acceptable location for the generator prior to installation.
4. In its existing condition, the Village's consultant, Fire Safety Consultants, Inc., recommends occupancy be granted for the indoor dining space only. Since the rooftop enclosure is not yet completed, FSCI recommends signage be provided indicating the outdoor space is temporarily closed. The occupant load of the interior dining space shall be limited to 50 until an additional exit sign is added above the new rooftop enclosure door and emergency lighting is added / inspected for approval.

Liquor License

Chez Hotel was issued a supplemental liquor license classification that allows for alcohol sales only to guests of the hotel or banquet guests on the 6th floor- both in the outdoor rooftop space and in the two interior lounge spaces. If the rooftop is open to the public, the Petitioner will be required to apply for a different liquor license. Requirements for that license will include the restaurant to have a full menu and seating for at least 75 patrons.

Parking and Traffic

Per Code, a parking study by a certified traffic engineer is required. The Parking study will need to clearly demonstrate the current demand at different times, including weekends and when events are taking place, hotel occupancy during these events, and peak parking usage during the proposed use of the rooftop space for the public. The engineer will need to compare the rooftop space with similar uses to determine the anticipated parking demand if the rooftop were to open to the public.

The original LUV approval granted a parking variation of 77 spaces. The petitioner will need to provide an updated hotel floor plan to determine the parking requirement with an added enclosed rooftop space. Chez hotel does have an approved valet plan which adds additional spaces to the lot. A variation may be required for the southernmost drive to reduce the required drive aisle width to accommodate the valet. During the original approval, the hotel also demonstrated that there were parking agreements arranged with neighboring properties. The petitioner will need to provide proof/confirmation that those agreements are in place.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow the rooftop space to be open to the public and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
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11. Should this become open to the public, will there be security staffed on weekends or peak times? Will there be someone to check IDs to discourage underage drinking? If not, it is highly recommended security be included given the area and the issues in the area.

12. It is recommended that ID scanners are installed, signage is posted, and all employees who serve alcoholic beverages have completed in-person BASSAT training and their certificates are up to date.
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February 19, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1870



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Print Date: 1/22/2025

Notes

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AS1

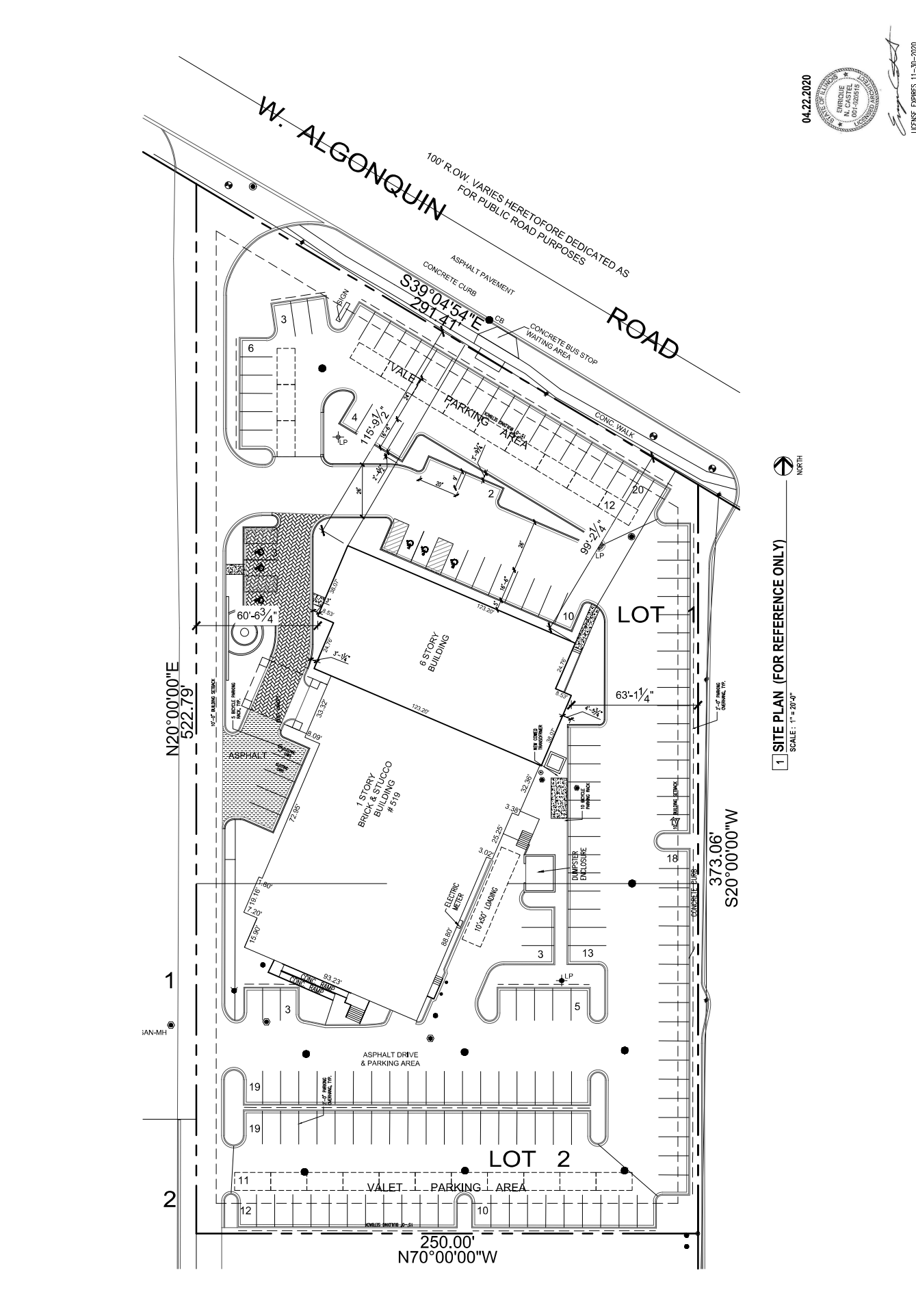
04.22.2020
ENRIQUE CASTEL ARCHITECT
P 221.253.8027 E NCAS1@COMCAST.NET
466 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156

04.22.2020



LICENSE EXPIRES 11-30-2020

No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET WITH VILLAGE REQUEST	08.20.21	16	RE-SUBMITTAL OF SET WITH VILLAGE REQUEST	12.12.18
14	RE-SUBMITTAL OF SET WITH VILLAGE REQUEST	06.13.21	17	REVIEWERS WITH VILLAGE REVIEW	12.08.21
13	RE-SUBMITTAL OF SET WITH VILLAGE REQUEST	12.08.21	18	UPDATED COVER SHEET BUILDING TYPE	02.08.22
12	RE-SUBMITTAL OF SET WITH VILLAGE REQUEST	12.08.21	19	W. ALGONQUIN RD.	5.19.22



STARTERS

Spicy Big Eyed Tuna	\$24	Linz Filet Skewers	\$24
Chopped Tuna, Avocado, Sea Salt, Eel Sauce, Micro greens, Crispy Rice		Linz 30 Day Wet Aged Filet Skewers	
French Brie	\$19	Pura Vida Shrimp	\$22
Garlic and Herb Roll Baked in a Cast Iron		Coconut Panko, Pineapple Ginger Sauce	
Steak Fries	\$8	Burrata Board	\$24
Served wirh Wilkon & Son Ketchup		Prosciutto, Local Vine Ripe Tomatoes, Peach , Fresh Basil	

BRICK OVEN

Margherita Pizza	\$21	Four Cheese Pizza	\$28	Parma Pizza	\$29
Basil, Mozzarella Cheese, Olive Oil		Mozzarella Cheese, Goat Cheese, Gorgonzola, Parmesan Cheese.		Mozzarella Cheese, Tomato Sauce, Prosciutto de Parma, Arugula, Parmigiano-Reggiano	

HAND HELDS

Grilled Chez Burger	\$21	Chicken Sandwich	\$19
Sweet Onion, Lettuce, Tomato, Aged White Cheddar, Sesame Bun		Organic Grilled Chicken Breast served with Cole Slaw, Spicy Aioli, Pickles, Sesame Seed Bun	
Fish & Chips \$21			
Norwegian Cod, Steak Fries Served with Fresh Lemon + Tartar Sauce			

FRESH FROM THE GARDEN

Goat Cheese Salad	\$19
Mixed Lettuce, Avocado, Cherry Tomato, Red Onion, Crostini, Goat Cheese, Fig, Balsamic Glaze Honey Mustard	
Caesar Salad	\$18
Romain Hearts, Grated Parmesan, Croutons, Caesar Salad Dressing	
Tuna Salad	\$32
Baby Tomatoes, Cucumber, Red Onions, Avocado, & Sesame Ginger Dressing	
Protein Add Ons:	Avocado +\$6 Chicken +\$12 Shrimp +\$14 Salmon +\$14

LAND & SEA

New York Strip	\$49	Oporto Chicken	\$35
30 Day Wet Aged 10oz		Served with Oporto Wine Sauce	
Bone In Ribeye	\$58	Whole Branzino	\$42
30 Day Wet Aged 20oz		Bay Leaves, Whole Peppercorns, Fresh Lemon	
Filet Mignon	\$48	Faroe Island Tuscan Salmon	\$39
30 Day Wet Aged 8oz		Garlic, White Wine, Basil, Parsley, Tuscan Sauce	
Porterhouse	\$135	Chez Surf & Turf	\$75
45 Day Dry Aged 32oz		8oz Cold Water Lobster Tail, 6 oz 30 Day Wet Aged Filet Mignon	
Tomahawk Ribeye	\$151		
45 Day Dry Aged 34oz			

All Land & Sea meals served with Asparagus, Caramelized Carrots, and Papas Foundant

TERRACE

