

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

A MEETING HELD ON:

February 26, 2025

Project Title: Chez Hotel
Address: 519 W. Algonquin Road
Petitioner: James Cazares
Address: 519 W. Algonquin Road
Arlington Heights, IL 60005

Requested Action:

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

Variations Required: To be determined.

Attendees:	John Sigalos, Plan Commissioner Lynn Jensen, Plan Commissioner Jay Cherwin, Plan Commissioner Bruce Green, Plan Commissioner Michelle Houmpavi, Petitioner	Darko Bojin, Planning Department Michael Lysicatos, Planning Department *Rachel Hitzemann, Planning Department Krystyna Cazares, Petitioner
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Project Summary:

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.

Meeting Discussion:

Ms. Houmpavi – stated she is the Director of Sales, for the family run business. This photo is the exterior of building. The signage of the hotel gives no indication of a restaurant rooftop. The hotel has been open for twelve months without any incidents of parking overflow or complaints from the police. The petitioner owner has been doing business in the Village for over 26 years. Prior to the hotel being added there was a banquet hall in business at this location. We do have an active overflow agreement in place which allows the valet parking, if need be, when the restaurant rooftop will be available. We understand there has been some concerns with parking if the rooftop is open to the public and not just hotel guests. We would like to assure you that this will not be an issue. This can be done through reservations at both the hotel and rooftop restaurant. We have added a retractable rooftop that can be accessed all year round. Breakfast and lunch are currently being provided there for hotel guests and private parties. The owner would like to have the rooftop available to the public as a full-time restaurant.

Ms. Hitzemann – the subject property is located at 519 W. Algonquin Road. It is located in the M-2 district. It received its zoning approvals in 2018 when it received its first Special Use Land Variation and then in 2019 the variation was modified to allow a six-story building with a banquet hall rooftop seating. Hotel also includes small coffee shop, exercise room, and business center on the ground floor. As part of the 2019 approval, it included the following roof top requirements of 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 the land use variation. The sixth-floor space maybe privately booked for events, provided that the main banquet hall is left unused during that time when the event is taking on the sixth floor. Give those conditions, the petitioner is now coming before us to modify the land use variation to allow for the rooftop to be used for the public and during a banquet event downstairs.

The building as they talked about, has a glass rooftop enclosure that has not gotten final building occupancy. There were some outstanding building code issues with the retractable rooftop. Building and Life Safety are working through the issues and there is a scheduled inspection on site prior to March 15th, so hopefully by the time they go through this Plan Commission process that will be fixed. The hotel did get a special classification for their original liquor license approval, so they will need to come back before the Village Board to get a new liquor license. The requirements for that license will include the restaurant to have a full food menu, and seating for at least 75 patrons.

Per code, parking is the biggest issue. They received a parking variation of 77 spaces for the original approval and now they are increasing the number of guests. They will need prove that they meet the parking requirement. I know that they do have agreements with neighboring properties. As part of the Plan Commission process, they will need to provide us with documentation of those agreements to verify that they are still active. Outside of that, the Police Department is requesting ID scanners for the bar, and additional security to make sure that their hotel guests are safe, with additional signs to prevent loitering outside because they are in an M-2 district that is typically vacant at night with other manufacturing buildings, with additional security present.

Commissioner Jensen – expressed that the issue is parking and if you take reservations, you should be able to control the numbers of people coming and going. Supports the idea.

Commissioner Sigalos – asked for clarification on the business model currently.

Ms. Houmpavi – currently we do have the ability to rent out the indoor rooftop space for private events as long as there are no events happening downstairs on the first floor. We are asking to have the full rooftop available for the public to come for lunch or dinner and drinks.

Commissioner Sigalos – so you are looking for a non-hotel guest to use the rooftop.

Ms. Houmpavi – correct, we cannot do that now.

Ms. Cazares – we are ready to open, just waiting for inspection of the direction of the swing doors from the interior to exterior to be done. Then we will be good to go. We have neighbors where valet can park cars and we can control the Open Table reservations.

Ms. Houmpavi – our busiest days are Friday/Saturday and the neighbors are Monday – Friday so it works out well. They are very accommodating.

Commissioner Cherwin – inquired about the change in the liquor license and enhanced security.

Ms. Hitzemann – the original liquor license was a special classification because they did not have a restaurant, and most of our liquor licenses need to be associated with a restaurant. This liquor license will be specific to the rooftop restaurant versus just a banquet hall classification.

Police are requesting ID scanners for the bar, someone checking IDs potentially, and then because it is in an M-2 and those businesses around them are not being occupied, maybe an additional security person downstairs to monitor the parking lot.

Commissioner Green – inquired about the ratio of food to drinks and how it affects the liquor license.

Ms. Hitzemann – in this case the minimum they need to have is a full menu, which they do and according to our administration office they need to have seating for at least 75 people.

Commissioner Green – so if we add 87 guests to the rooftop where are they going to park with a wedding in the banquet room. Is it not one or the other?

Commissioner Jensen – explained that he understands that the employees will control the amount of people with valet in other parking lots and reservations for the rooftop.

Commissioner Green – stated he was not in favor of this contrived parking arrangement, thinking it is a disaster waiting to happen. Fortunately, it has worked out with your neighbors. I hope this does not become an issue. I would like to see the answers before it becomes a problem.

Mr. Lysicatos – we are working with the petitioner and have made suggestions.

Commissioner Green – I just don't want to see you all run into parking problems. 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

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

A MEETING HELD ON:

February 26, 2025

Project Title: Clinical Massage Therapy
Address: 3125 N. Wilke Road
Petitioner: Kateryna Stasvuk
Address: 3125 N. Wilke Road - Unit F
Arlington Heights, IL 60004

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.

Attendees:	John Sigalos, Plan Commissioner Lynn Jensen, Plan Commissioner Jay Cherwin, Plan Commissioner Bruce Green, Plan Commissioner	*Darko Bojin, Planning Department Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Kateryna Stasvuk, Petitioner
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Project Summary:

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 IDFPR Licensed 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.

Meeting Discussion:

Ms. Stasvuk – has been a massage therapist for 20 years, and provides a high level of care. In Ukraine, she has a doctorate medical education. After life turned upside down, she and her five children came to U.S. and became the mother to six children. She has pursued massage and acupuncture certificates. Massage therapy helps with physical rehabilitation and she wants to help people.

Mr. Bojin – the petitioner is requesting a PUD amendment for land use variation to allow a massage establishment in the

M-1 District. The Comprehensive Plan designates it as an R&D manufacturing warehouse future land use. The subject property is located in a multi-tenant office building which is part of the Enterprise Office Complex PUD. The petitioner is looking to open a new massage establishment 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 formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided. The petitioner will be the only employee, and is an IDFPR licensed massage therapist and 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 and customers shall be provided.

The property is located in the M-1 research, development, and manufacturing district. The proposed use is classified as a massage establishment, which is now permitted in any zoning district in Arlington Heights, and as such, a land use variation is required. As part of the application the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval. The Comprehensive Plan again classifies this property as appropriate for R&D manufacturing and warehouse uses, and therefore the petitioner must justify that this use is appropriate in this comprehensive future land use district. If this use cannot be justified as appropriate for this district, the comprehensive plan must be amended.

Our preliminary parking study was done by staff, which revealed a 37-space parking deficit in the Enterprise Office Complex on the office building, meaning that a new PUD amendment must be made to allow for parking requirement variation that reduces the number of required spaces. The staff development committee reviewed the proposed land use variation and is generally supportive of the application, subject to resolution of the following; that the petitioner shall provide written justification in support of the proposed land use variation that addresses each of the criteria necessary for approval that massage establishments are not expressly permitted anywhere in Arlington Heights per zoning code, and therefore greater scrutiny shall be applied in reviewing this use to ensure that it meets the original standards or ethics, hygiene and public safety. Information regarding hours of operation, staff peak hours, and peak staff shall be provided with the formal Planning Commission application, as well as, a market analysis. Detailed parking analysis will also be required and petitioner must also apply for variation from parking requirements as a deficit was found.

The subject unit must comply with all applicable building code and fire life safety regulations. A full to-scale floor plan is required, with dimensions showing the individual spaces within the overall tenant space. A full interior buildout, remodeling plan set will be required if applicable. Finally, signage was not proposed as part of this application and a separate permit will be required for any signage.

Commissioner Cherwin – how much reconfiguration of the interior is being done? Do not want to ask too much of the petitioner, relatively minimal ask. I am not concerned with parking, and we have talked about the LUV.

Ms. Stasvuk – no remodeling, just painting.

Commissioner Sigalos – asked if Heavenly Massage is still open on Dundee Road.

Mr. Lysicatos – could not confirm.

Commissioner Sigalos – you offer a few different types of therapy treatments; did you say there will be a medical doctor there?

Ms. Stasvuk – stated that is her goal, so that she could provide massage as part of a medical treatment and insurance could pay for treatment. Looking to have 3 additional therapists and maybe a doctor. Appointments and walk-ins are acceptable. Only this location.

Commissioner Cherwin – when you were in Ukraine you were an orthopedic doctor?

Ms. Stasvuk – yes. Here in Illinois, it would require me to go back to school for 5-6 years. Acupuncture will take 15 months. My training has helped to be a good massage therapist.

Commissioner Jensen – do you get referrals from doctors currently?

Ms. Stasvuk – no not currently. I have worked with Chiropractors, who adjust the body and then the massage therapist stretches and warms up the body.

Commissioner Jensen – what do you want from the petitioners for a market analysis?

Mr. Bojin – we would like a list of nearby massage therapists to see what the competition looks like, what orthopedic doctors might refer, and potential patients in the area. Can also add her business plan from the Bloomingdale location.

Commissioner Jensen – asked for clarification on the parking study. Overall, liked the idea and would like to see the business move forward.

Commissioner Green – so this is a condo? So they have cross access to all the parking access?

Mr. Bojin – correct.

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