VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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ZONING BOARD OF APPEALS

MINUTES ● JANUARY 22, 2019

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszczak	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff Present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 11, 2018 7:00 PM

   Mr. Dittrich made a motion to amend the minutes to remove the word unanimous from packet page 11.

   Mr. Dittrich made a motion to approve the amended minutes of December 11, 2018; seconded by Mr. Larson.

RESULT:	**ACCEPTED AS AMENDED [UNANIMOUS]**
MOVER:	James Dittrich, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak

III. PUBLIC HEARING

1. 1590 N Rand Road #K

   Notice was published in the Daily Herald on January 7, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Business Plan
7. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Ms. Yen Song 449 Verde Dr Schaumburg Il- owner

Ms. Song stated she has two other businesses one in Chicago that has been open for 6 years and has a good reputation. She stated the other is called 224 Massage in Schaumburg which opened 2 years ago and has foot, body and corporate chair massage. She spoke to the corporate chair massage events they have served. Ms. Song stated a lot of customers from Buffalo Grove and Palatine have asked for a closer location so when she saw this location she thought it was a good fit.

Mr. Pirog asked about the floor plan pointing out it looks tight. He asked if it was standard size pointing out the walkway seems tight.
Ms. Song stated it is normal.

Mr. Pirog asked if it is the same size as other locations.
Ms. Song answered the Schaumburg location is slightly bigger.

Mr. Pirog asked where employees would sit.
Ms. Song explained 3 rooms would be for massage and 1 would be for employees.

Mr. Pirog asked why they are asking for 4 rooms.
Ms. Song explained they plan on having two massage therapists to start and one receptionist and one room for employees.

Ms. Roth-Wurster asked if all therapists are licensed.
Ms. Song answered yes.

Ms. Bremanis gave overview of request explaining the property is part of a larger

planned development referring to slide to show location by Home Depot. She stated they are following the B-1 uses which require the Special Use. She spoke to the hours being 10am-9pm with 2 employees to start with possibility of growing to 4. Ms. Bremanis spoke to the parking being calculated by the 1 per 300 and to the crossover access agreement in the planned development. She stated since this space is over parked parking is not a concern. She stated Community Services, Fire Prevention and Police have all reviewed and have no concerns. Ms. Bremanis went through slides to show existing conditions.

Ms. Wood asked if staff does inquiries about other locations.
Ms. Bremanis stated the police department did check and there were no issues.

There were no further questions. The public hearing was closed.

STAFF RECOMMENDATION:

The proposed use of the property as a physical and health service providing massage would occupy a vacant tenant space and maintain the mixture of office and service uses within the building and overall development. Although this is a new location, the Petitioner is presently licensed and employed to provide these services. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners on 12/13/18, except as such plans may be changed to conform to Village Codes and Ordinances.

Mr. Larson made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

Mr. Larson stated it is a good use of an open space and won't have a negative impact on surrounding area. He stated it won't be a heavy parking burden and hopefully they can run a successful business in Palatine as they do in Schaumburg.

Ms. Roth-Wurster stated it is good to hear they have found a spot for the Buffalo Grove and Palatine area customers.

Ms. Wood stated it will be a good fit for the area with no negative impact. She spoke to the parking being a little tight but pointed out there are a lot of other spots.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on February 4, 2019.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Brent Larson, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn

Mr. Cavanaugh made a motion to adjourn; seconded by Mr. McGinn.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak