



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLANNING AND ZONING COMMISSION

MINUTES • APRIL 8, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 25, 2025 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT:	Kolososki

III. PUBLIC HEARING

1. 600 N. North Ct, Suite 150

SU-000161-2025 - 600 N North Ct - Unit 150

Notice was published in the Journal & Topics on March 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

Staff - Mr. Auer provides background and states the Petitioners are proposing to operate a physical therapy business, which includes massage services. The Petitioners are requesting Special Use to permit a massage therapy business at the subject property.

Sworn in petitioner: Patarintra Visutdhi & Kanpiwat Himacharoen - 600 N. North Court, Palatine, IL

Ms. Visutdhi explains the nature of the business, stating that the practice is dedicated to helping individuals manage pain. She describes that they specialize in providing corrective movement therapy and Neurokinetic Therapy (NKT), which assists clients in overcoming chronic pain through personalized assessments and tailored treatment plans.

Chairman Wood asks if they are licensed Physical Therapists. Ms. Himacharoen states they are not licensed Physical Theapists but are certified massage therapists.

Chairman Wood asks if they have any other locations and inquires about their background in this type of therapy. Ms. Himacharoen responds that he has been at Northwest Community Hospital in the wellness center for over 20 years as a Neurokinetic and Massage Therapist.

Chairman Wood confirms that this would be a private business.

Commissioner Fedota asks if they have special certification beyond II Massage

Therapy. Ms. Himacharoen states that he has additional certification specifically for NKT Therapy.

Ms. Visutdhi states that Ms. Himacharoen has over 12 years of experience with NKT therapy. Commissioner Fedota asks if NKT is associated with the TENS unit. Ms. Himacharoen clarifies that it is not; it is more of a manual medicine. Commissioner Fedota comments that it is a hands-on therapy, and Ms. Himacharoen agrees.

Chairman Schubert asks if there will use of any aromas or incense or any other obnoxious orders. Ms. Himacharoen states that there would not be any use of aromas.

Chairman Bettenhausen asks if Ms. Visutdhi has any license or certification. Ms. Visutdhi states she does not - she is the owner and business operator only. Commissioner Bettenhausen notes that the plan shows 2 therapy tables and asks if there will be multiple patients being serviced at one time. Ms. Himacharoen states there will only be one patient at a time.

Commissioner Schubert clarifies that it would be by appointment only. Ms. Himacharoen states that is correct - by appointment only.

Sworn In: Martha Bell - 241 N Bothwell

Ms. Bell states that she has been a customer of Ms. Himacharoen for over 20 years and is here to support the request. She emphasizes that she is very good at his job, has integrity, is trustworthy, and would be a good addition to the community.

Sworn In: Jody Williams - 505 Grove St - Wood Dale, IL

Ms. Williams expresses her support for the request, stating that she has worked with Ms. Himacharoen for 10 years. She shares that he has helped her with physical ailments through his massage therapy and emphasizes that his services are essential and would be a great addition to the community.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a wellness practice, with massage therapy as a component of the variety of specialized treatment plans offered. The proposed location is at an existing office complex. The petitioner currently practices as a licensed massage therapist, without any identified issues. With no change to the required parking and as the hours of operation are comparable to the other uses in the office complex, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan

submitted by the above mentioned petitioners, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh.

DISCUSSION:

Commissioner Fedota states that he is excited for this alternative medicine option within the existing medical building. He recognizes it as an established and valuable addition to the community.

Commissioner Schubert states that it is good to see businesses moving back into the area and believes this will be a positive addition, as it meets Village standards.

Chairman Wood states that the business meets the "B-2" district standards for professional use. She mentions that this type of business would benefit the residents and notes that there would be no parking issues. She also emphasizes that it would not have any negative impacts on the surrounding neighborhood or businesses.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on April 21st, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT:	Kolososki

2. 1890 N Rand Road

SU-000162-2025 - 1890 N Rand Rd

Notice was published in the Journal & Topics on March 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Chairman Wood and Commissioner Roth-Wurster acknowledges that they are familiar with the petitioner and it would have no impact on this matter.

Staff - Ms. Bremanis provides background:

The Subject Property is zoned B-2 General Business District and is a single user lot containing Morkes Chocolates. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. The Petitioner is requesting Special Use to permit a restaurant to operate, with a liquor license.

Sworn in petitioner: Rhonda Dehn 1890 N Rand Rd., Palatine, IL

Ms. Dehn states that Morkes Chocolates has been in business since 1967. She provides business details, explaining that they make chocolate, offer activities for kids, host parties, and runs a bakery in the morning. They are looking to increase business during the summer months, which tend to be slow. The business employs 20 people and aims to maintain operations during the summer. She mentions that they previously invested in a small patio area and now would like to implement a small wine garden with small bites. The wine garden would be available Monday through Saturday, until sundown, weather permitting, and closed on Sundays.

Chairman Wood asks how the patio is used now and notes the plan shows 30 seats in the patio area. She asks for clarification on what the patio is used for currently.

Ms. Dehn responds that while many candy stores may offer ice cream, she prefers not to have that option at Morkes. She explains that during the summer months, customers often use the patio to enjoy coffee and donuts, and parties may also wait in the patio area before their session begins.

Chairman Wood notes that parking would not be an issue.

Ms. Dehn states that there is plenty of parking.

Commissioner Shubert asks if there have been any complaints since the patio area was added.

Ms. Dehn states there have been no complaints.

Chairman Wood notes the request is to have the patio area open for the wine garden during June, July, and August. She asks if September could potentially be added to the request in the future.

Ms. Dehn confirms this and explains that her intent is to start small, but she may request to add an additional month later on. She mentions that September marks the beginning of fall activities, such as caramel apples, so they currently only anticipate operating through August.

Chairman Wood asks if the request could be amended in the future.

Ms. Bremanis responds that a minor special use amendment could be signed off on if they decide to add an additional month.

Commissioner Fedota asks if there is service to the outdoor patios.

Ms. Dehn states that customers would order inside, and staff may bring the order out to them, but there will not be outdoor service.

Commissioner Friedman notes that the floor plan in the packet from 3/2020, where double doors were added, and asks if the doors are in place.

Ms. Dehn states they are.

Commissioner Friedman asks if customers would be coming in and out of the doors.

Ms. Dehn states they would not.

Ms. Bremanis notes that the packet should have shown that area as work completed to avoid confusion.

Commissioner Bettenhausen asks if there is indoor seating.

Ms. Dehn states there are a couple of tables but most customers come and go.

Commissioner Cavanaugh asks staff if the liquor license will be for wine and beer as there is no specific license for just wine.

Ms. Bremanis agrees it would be for wine and beer.

Commissioner Cavanaugh asks if employees are basset trained.

Ms. Dehn states that would be completed after the request is approved.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current business to include seasonal wine service and introduce additional food components to the existing bakery. The floor and site plans would remain unchanged. Additionally, the business and outdoor area have operated at this location for many years, without issue. The limited hours and seasonal use of this area also do not raise any initial or specific Staff concerns.

Given the existing outdoor area and its current accessory use, the proposed changes and business plan are not anticipated to negatively impact or cause

injury to the surrounding neighboring properties and are anticipated to ensure the protection of public health, safety, and welfare.

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 Petitioner, Rhonda Dehn, except as such plans may be changed to conform to Village Codes and Ordinances.

Commissioner Fedota asks if there would be any new signage added.

Ms. Dehn states there would not be - possibly a banner - no permanent signage is planned.

Ms. Bremanis states any temporary signage would require a permit.

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

Commissioner Roth-Wurster a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Roth-Wurster states it meets the standards for special use and adding something friendly to keep busy during the slow season. It's good for the neighborhood.

Chairman Wood notes the business has operated responsibly for over 60 years and doesn't anticipate they would jeopardize the business or their standing in the community, and she has a level of trust. It's not a drastic change and will be a nice addition. It meets the standards, and she is in favor.

Commissioner Fedota states that keeping steady employment and filling in the gap with a business plan to maintain a consistent workforce meets the standards and is a great model for the community.

Commissioner Bettenhausen states that given the difficult economic times, he is glad to see a business doing well and expanding for customers while maintaining the current employees.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday April 14th, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT:	Kolososki

IV. COMMUNICATIONS

V. ADJOURNMENT