



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • MARCH 23, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 23, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Cavanaugh, Dittrich, Pirog
ABSENT:	Larson, Luszczak, McGinn

2. Zoning Board of Appeals - Regular Meeting - Mar 9, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Cavanaugh, Dittrich, Pirog
ABSENT:	Larson, Luszczak, McGinn

III. PUBLIC HEARING

1. 220 N. Smith Street Unit #120

Notice was published in the Daily Herald on March 8th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Plat of Survey/ Site Plan
3. Business Plan
4. Floor Plan
5. Public Notice

Sworn in Staff: Lyn Bremanis**Sworn in petitioner: Dr. Russell Verbic - 600 N North Court - Suite 220**

Special Use to permit a medical (dental) office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

Ms. Wood requests Mr. Verbic to explain his request for Special Use.

Mr. Verbic explains he is relocating to a newer building because of current landlord issues and downsizing. He talks about patient count on a normal day and expects to have two to three patients per hour on the average. Employee count is currently at five employees plus himself for a total of six.

Mr. Pirog asks how many patient chairs are there currently in his existing space.

Mr. Verbic states that there are currently seven and the new location will have five. He states that it is rare that all patient chairs would be occupied at one time. The normal is two.

Ms. Wood asks staff for information on the requirements for the 3 hour parking spaces that are assigned to the building.

Ms. Bremanis states that there have not been any complaints in regards to the parking spots from other uses within the building.

Ms. Wood asks what the current occupancy is at the building.

Mr. Verbic responds he doesn't know.

Ms. Bremanis states that petitioner has covered all concerns. Community Services and Fire Prevention has also reviewed and did not note any issues. Business hours will be 7am to 6pm Monday thru Friday. This is a planned development following the B2 Standards therefore the special use is required for medical use.

Mr. Cavanaugh asks what is currently in the space right now.

Mr. Verbic states that it is vacant.

Ms. Wood asks to move to Staff Recommendation.

STAFF RECOMMENDATION:

The proposed use of the tenant space as a dental office would occupy a vacant tenant space and maintain the current mixture of office and service uses within the building and overall development. This is a relocation of the existing practice within Palatine and should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner on 2/23/21 and the Floor Plan prepared by Apex Design Build dated 1/15/21, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Motion to approve subject to staff's conditions; seconded

Deliberations:

Mr. Dittrich feels it is a no risk business as the petitioner has been in operation for over nine years in Palatine and does not see that it could cause any substantial injury to other properties in the area. He states that the business could actually be a benefit of the space and votes to approve.

Ms. Roth-Wurster states that standards have been met and feels it would be a good addition to the community. She votes to approve.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on April 12, 2021

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

2. 220 N. Smith Street Unit #117

Notice was published in the Daily Herald on March 8th, 2021 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. Floor Plan
5. Business Plan
6. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Debra Muffoletto - 101 N Pine St - Prospect Heights, IL

Special Use to Special Use to permit a maximum of eight (8) suites for massage and medical (chiropractic services) pursuant to Section 11.03 (d) (22) and (42) of the Palatine Zoning Ordinance.

Ms. Wood asks petitioner to explain her request.

Ms. Muffoletto explains that she is the owner of My Salon Suites of Palatine. There are currently 31 suites which is an increase from 25 as they have expanded into the former Subway space. Recently, there has been a request from potential tenants that would require special use permission, which is for massage therapists and chiropractic services. Ms. Muffoletto presents a photo of the current suites that are used for stylists and explains the intention is to expand the diversity of the offerings within the space. She explains that they would like to have the potential to offer approximately 25% of the space to massage therapists and chiropractors.

Ms. Wood asks if the plan is to use space that was previously rented to other businesses.

Ms. Muffoletto states that the space was renovated and there are currently 31 suites versus the original 25 suites. Eight of those suites would be designated for the current business request. A maximum of three would be for the chiropractor service requests and five suites for massage therapists.

Mr. Pirog asks why this is a special use for these types of businesses.

Ms. Bremanis explains that the certain business types including these uses require special use review and ultimately approval from Village Council per the zoning code. The new tenant requests will require these businesses to be licensed within the Village and also provide state license. All businesses within the space are licensed individually and registered with the Village.

Mr. Dittrich expresses confusion regarding the limit to 3 spaces for the chiropractor use and asks if the concern is the parking issue.

Ms. Bremanis explains that they anticipate additional foot traffic within the

building for the chiropractic services since most appointments are 10-15 minute intervals. This service tends to have more patients per hour versus the massage therapist or the other current businesses. She also explains that there are 2 entrances designated for the suites and refers to the floor plan showing the entrance locations.

Ms. Muffoletto states that the initial thought did not consider chiropractor or massage services and is not opposed to having only three suites available for the chiropractor service.

Mr. Pirog asks who has the burden of making sure the businesses are licensed.

Ms. Bremanis replies that the ultimately the owner is responsible.

Ms. Muffoletto states that the licensing requirements for the Village is communicated to tenants as part of the welcome package.

Ms. Wood asks how many suites are rented currently.

Ms. Muffoletto confirms that there are 26 rented currently.

Mr. Cavanaugh asks if there are any concerns about the increased traffic due to the chiropractors. Ms. Muffoletto states that there are no concerns as protocols are in place for the suite owners.

Mr. Cavanaugh asks if there is waiting areas within the building.

Ms. Muffoletto states that there is a very small lobby with one chair.

Ms. Wood asks where customers wait if the provider is running late.

Ms. Muffoletto explains that every suite is listed at the security keypad at the front entrance. Customers have to be buzzed in. Every suite has a security camera and a code at the keypad. Customers that need to wait for their service are normally waiting in their car.

Ms. Wood asks if the current security system was put in place due to Covid.

Ms. Muffoletto states that this is the security protocol and was designed specifically for this use and is not Covid related.

Ms. Bremanis asks petitioner how long she has been in business prior to Covid.

Ms. Muffoletto states she has been in business about a year.

Ms. Bremanis asks if the suites were full at this time.

Ms. Muffoletto states they are not. The suites provide people with a sense of safety in the current environment. She also states that not all suites are open at the same time. Start times, close times and days vary among the current tenants.

Mr. Dittrich asks if there is any code for lobby size.

Ms. Bremanis states that she is not aware of any code for lobby size.

Ms. Wood asks if there are any concerns regarding parking.

Ms. Bremanis states that they have 25 parking spaces that service the employees and additional parking for the clients.

Ms. Wood asks if they are marked.

Ms. Muffoletto confirms that as tenants of Hamilton partners, members are allowed to park in office parking spaces. The license plate numbers are provided to building management.

Ms. Wood asks where the 25 parking spaces are located.

Ms. Muffoletto explains that they are on the 1st floor in the parking garage and are marked as office.

Ms. Wood asks staff if there are any other comments.

Ms. Bremanis replies no and states that Community Services and Fire Prevention has also reviewed and did not note any issues.

Ms. Wood moves to staff recommendations.

STAFF RECOMMENDATION:

My Salon Suites are mall-style suites consisting of individual beauty, health and wellness type businesses. The spaces are set-up for individual microbusinesses, and the Petitioners are seeking a Special Use to allow up to 8 of the 31 tenant spaces to be used for massage and chiropractic services. However, Chiropractors do have a much higher number of clients per day in comparison to the existing businesses and proposed massage uses.

Therefore, Staff is proposing that there be a maximum of 3 chiropractors permitted at any one time. With this limitation, the proposed Special Use should not have a negative impact on the surrounding businesses or properties. In addition, each massage therapist and chiropractor will be required to obtain a Palatine Business License and provide a copy of their respective State licensure. 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 2/19/21 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The massage and chiropractic tenants shall apply for a business license with the Village of Palatine and provide a copy of the State License with the business license application.
 3. Not more than three (3) chiropractic tenants shall be permitted at any one time

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

Motion to approve subject to staff's conditions; seconded

Deliberations:

Mr. Pirog states that he believes it would be a good business plan for palatine and notes a similar location in deer park.

Ms. Roth-Wurster agrees and states that the standards have been met. She states that this is a good business for Palatine and a good blend.

Ms. Wood also states that this will be a good business model and agrees with the limitations set forth. The petitioner can still operate successfully and keep the control of the property and the parking demand.

Communications:

Ms. Bremanis states that the next meeting is scheduled for April 15th and there

will be two items on the agenda.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on April 12, 2021

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

IV. COMMUNICATIONS

V. ADJOURNMENT