



#2018-06
Spa Thera Pe – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: March 21, 2018

Request: Special Use Permit to allow a massage establishment.

Location: 6315 Northwest Hwy Suite C

Existing Zoning: B-2 (General Commercial)

Surrounding Properties: North: B-2 (General Commercial)
South: M PUD (Manufacturing Planned Unit Development)
East: B-2 (General Commercial)
West: B-2 (General Commercial)

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The subject property is a multi-tenant office building.
- **UDO Requirements:** Massage establishments are required to obtain a special use permit. The special use permit requires all massage establishments to comply with certain criteria.
- The proposed use is a spa with massage, facials, manicure, pedicure and waxing services.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a massage establishment.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned B-2 General Commercial.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City as well as the surrounding region through

coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of new “mom & pop” / small independent business occupancies.

Findings of Fact:

The petitioner has requested a Special Use Permit to allow a massage establishment at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

Meets *Does not meet*

Massage Establishments must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. A floor plan, drawn to scale is required illustrating all the services/uses listed.

Meets *Does not meet*

A floor plan has been provided.

2. A complete list of the names, residence addresses, with zip codes, and dates of birth of all licensed massage therapists engaged in massage at the massage establishment, as well as current copies of the licenses as issued by the State Department of Professional Regulation of all licensed massage therapists must be provided.

Meets *Does not meet*

The therapist's information has been provided.

3. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.

Meets *Does not meet*

4. All massage establishments subject to this section are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.

Meets *Does not meet*

5. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.

Meets *Does not meet*

6. At least 75% of the window area of the massage establishment shall be visible, installed with clear, nonreflective windows. Blocking of windows with drapes, blinds or shelving is prohibited.

Meets *Does not meet*

7. No massage establishment shall be kept open for any purpose between the hours of 9:00 p.m. and 8:00 a.m.
 Meets *Does not meet*
8. No residential use is permitted within the massage establishment at any time.
 Meets *Does not meet*
9. Alcohol is not permitted to be served in a massage establishment at any time.
 Meets *Does not meet*
10. By applying for a special use, the applicant is authorizing the City, its agents or employees to seek information and conduct an investigation into the truth of the statements set forth in the application, including an investigation of the applicant's character, qualification and criminal background check.
 Meets *Does not meet*
11. By applying for a special use, the applicant is consenting to unannounced inspections by the City, its agents or employees for the purpose of determining of the provisions of this section are met.
 Meets *Does not meet*
12. Upon sale, transfer or relocation of a massage establishment, the special use will be considered null and void.
 Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Pe, dated 01/18/18, received 01/19/18)
 - B. Floor Plan (Pe, received 01/26/18)
 - C. Massage License (Pe, received 01/19/18)
2. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.
3. All massage establishments subject to this section are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.

4. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.
5. At least 75% of the window area of the massage establishment shall be visible, installed with clear, nonreflective windows. Blocking of windows with drapes, blinds or shelving is prohibited.
6. No residential use is permitted within the massage establishment at any time.
7. Alcohol is not permitted to be served in a massage establishment at any time.
8. The applicant consents to unannounced inspections by the City, its agents or employees for the purpose of determining if the provisions of this section are met.
9. A business license for massage establishments is required. The petitioner must comply with the business license requirements.
10. Upon the petitioner's sale, transfer or relocation of this massage establishment, this special use will be considered null and void.
11. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

2018-06 Spa Thera Pe – 6315 Northwest Hwy.



**City of Crystal Lake
Development Application**

Office Use Only
File # 2018 06

Project Title: Spa Therape

Action Requested

JAN 19 2018

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: (Spa Therape)
Sara Pe
Address: 6315 Northwest Highway
Unit C, Crystal Lake, IL 60014
Phone: 815.245.4603
Fax: n/a
E-mail: Sgussie@gmail.com

Owner Information (if different)

Name: First Midwest Trust 2534
c/o Ron Bykowski
Address: Century Properties
3723 West Elm Street, Mchenry, IL 60050
Phone: 815.482.2070
Fax: 815.344.3904
E-mail: rmbykowski@comcast.net

Property Information

Project Description: Spa Therape (Day Spa)
providing professional + therapeutic massage,
facial, waxing and nail services.

Project Address/Location: 6315 C Northwest Highway
Crystal Lake, IL 60014

PIN Number(s): 19-08-201-005

Development Team

N/A

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

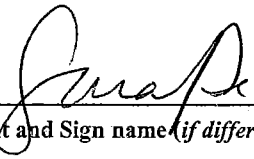
Landscape Architect: _____

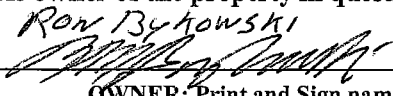
Planner: _____

Surveyor: _____

Other: _____

Signatures

Sara Pe  _____ 1-18-18
 PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.
 Ron Bykowski  _____ 1-18-18
 OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Notice Publish Date:
Friday, February 23, 2018

Notice Content

Public Notice BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Sara Pe LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Sara Pe, Spa TheraPe for the following described real estate commonly known as 6315 Northwest Highway, Unit C, Crystal Lake, Illinois 60014, PIN: 19-08-201-005. This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400(C)(65), as well as any other variations as necessary to allow a massage establishment. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday March 21, 2018 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Tom Hayden, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald February 23, 2018) 1509119



State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
227.017875

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2018

LICENSED MASSAGE THERAPIST



LARCY R WARD
[Redacted]



Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

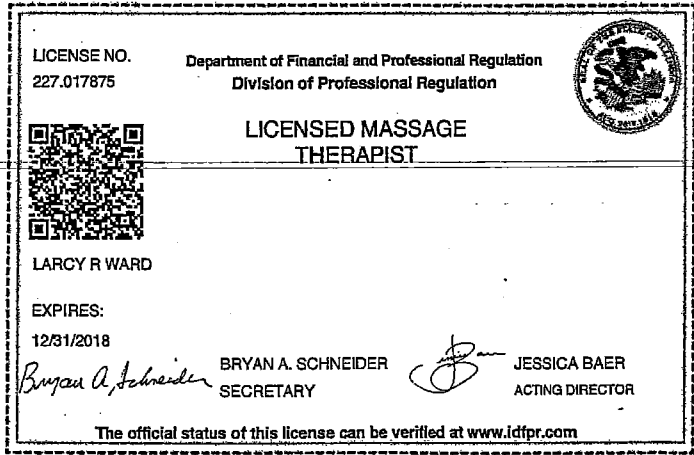
JESSICA BAER
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

11289730

Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3895578



LICENSE NO.
227.017875

Department of Financial and Professional Regulation
Division of Professional Regulation



LICENSED MASSAGE
THERAPIST

LARCY R WARD

EXPIRES:
12/31/2018

Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

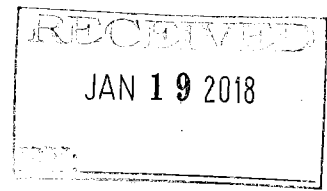
Jessica Baer

JESSICA BAER
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

Cut on Dotted Line ✂

2018 06





State of Illinois

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
227.020246

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2018

LICENSED MASSAGE THERAPIST



JEANNIE P CHRISTOFALOS



Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

12135677

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For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4134193



LICENSE NO.
227.020246

Department of Financial and Professional Regulation
Division of Professional Regulation



LICENSED MASSAGE THERAPIST

JEANNIE P CHRISTOFALOS

EXPIRES:
12/31/2018

Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

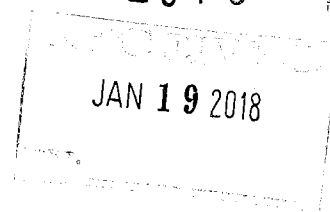
Jessica Baer

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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2018 06





State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
227.008150

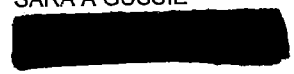
The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2018

LICENSED MASSAGE THERAPIST



SARA A GUSSIE



Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11249611

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For future reference, IDFFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFFPR. Your Access ID is: 1825689



LICENSE NO.
227.008150

Department of Financial and Professional Regulation
Division of Professional Regulation



LICENSED MASSAGE THERAPIST

SARA A GUSSIE

EXPIRES:
12/31/2018

Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

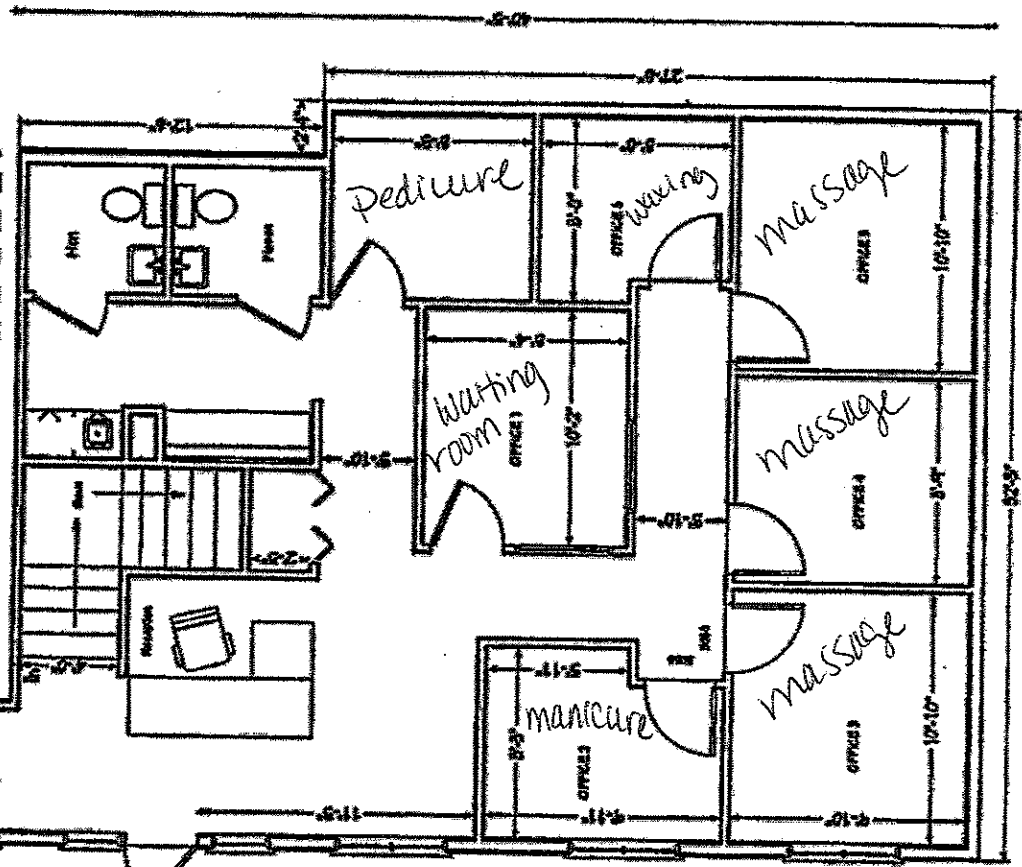
JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

Cut on Dotted Line ✂

2018 06

JAN 19 2018



Route 11

LEASED
OFF IN PARKING

Map shows
location of
this building
in the
parking lot

2018 06

6315 "C" Northwest Highway
Crystal Lake, IL 60014

1330 sq. ft.

JAN 19 2018

West Highway
Co, Illinois 60014
1330 sq. ft.
0912