



#2018-61

**Massage by Bonnie and Samantha – Special Use Permit
Project Review for Planning and Zoning Commission**

Meeting Date: August 1, 2018

Request: Special Use Permit to allow a massage establishment.

Location: 455 Coventry

Existing Zoning: O Office

Surrounding Properties: North: B-2 (General Commercial)
South: R-3B Multi-Family Residential
East: O PUD Office
West: O Office

Staff Contact: Elizabeth Maxwell (815.356.3738)

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 office suite is shared between Bonnie Michaels and Samantha Weaver, who both work part-time. The space has a small waiting area and also a therapy area. The bathrooms and cleaning sink are available from the hallway.

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 Office. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned O Office.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Commerce

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

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*

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*

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 (Michaels, received 06/06/18)
 - B. Floor Plan (Michaels, received 06/06/18)
 - C. Massage License Michaels
 - D. Massage License Weaver
2. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice, provided they do not violate HIPAA laws.
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 license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.
10. Upon the petitioner's sale, transfer or relocation of this massage establishment, unless the relocation is within the same building, 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 Department.



**City of Crystal Lake
Development Application**

PLN-2018-00061

Office Use Only

File # _____

Project Title: _____

Action Requested

- | | |
|---|--|
| <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: Bonnie Michaels
Address: 455 Coventry Ln.
Suite 110, CL, IL. 60014
Phone: 815-347-0835

Fax: _____
E-mail: bonniemichaelslmt@
gmail.com

Owner Information (if different)

Name: Sheri Prodehl
Address: 320 Waterstone Way
Joliet, IL. 60431
Phone: 815-553-2400

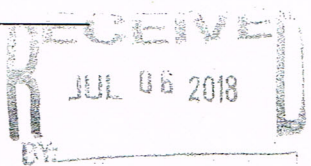
Fax: _____
E-mail: sprodehl@coldwellhomes.com

Property Information

Project Description: small, part time massage therapy
business. Two LMT's renting a space
to save \$. Independent contractors.

Project Address/Location: 455 Coventry Ln. Suite
110 Crystal Lake IL. 60014

PIN Number(s): N/A



Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Samantha Wever

Bonnie Michaels *Bonnie Michaels* 6/28/18

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.

Proden Family Investments LLC *[Signature]* 7/12/18

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.

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

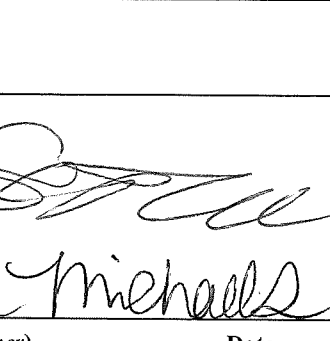
Planner: _____

Surveyor: _____

Other: _____

Signatures

Samantha wever 

Bonnie Michaels  6/28/18

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PUBLIC NOTICE
BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION
OF
Bonnie Michaels and
Samantha Wever

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Bonnie Michaels and Samantha Wever, on behalf of 1st Midwest Bank Trust 7215360, for a Special Use Permit to operate a Massage Establishment relating to the following described real estate commonly known as

451-457 Coventry Lane,
Crystal Lake, Illinois 60014,
PIN: 19-05-376-004.

This application is filed for the purposes of seeking a Special Use Permit to allow the operation of a Massage Establishment, pursuant to Article 2, Land Use and Article 9-200 Administration. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

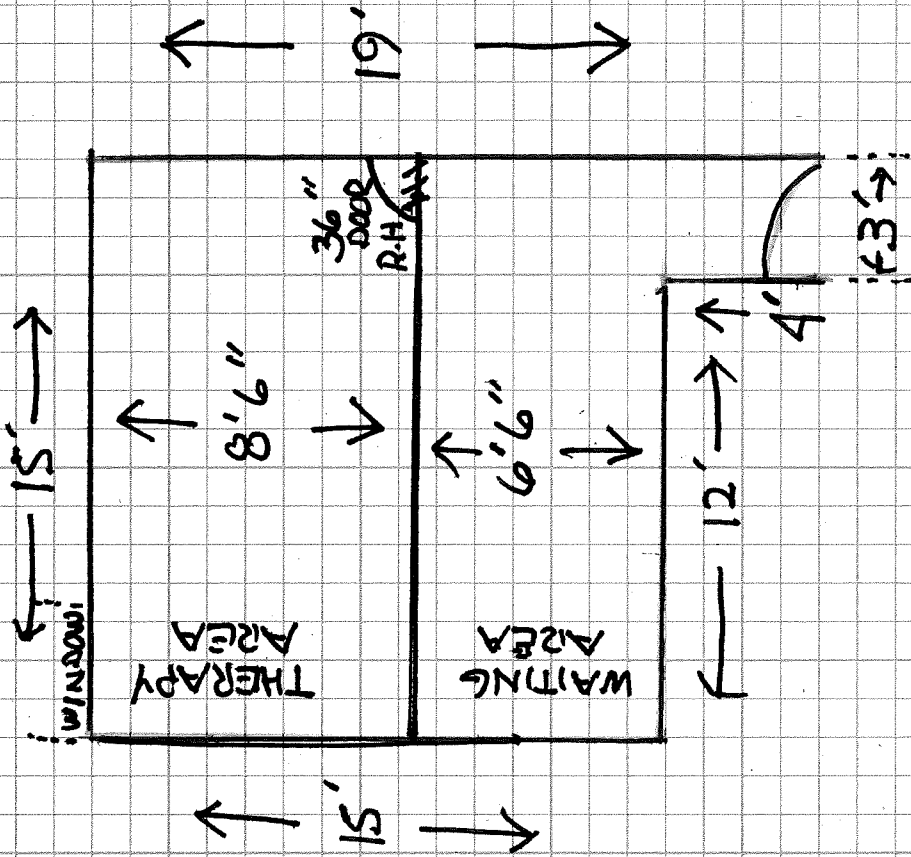
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 1, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on July 17, 2018) 1558634

SQUARE
1 sq = 1'

455 COVENTRY LN
SUITE 110
CRYSTAL LAKE, IL 60012



RECEIVED
JUL 06 2018
BY:

PLN-2018-00061

LICENSE NO.
227.007657

Department of Financial and Professional Regulation
Division of Professional Regulation



LICENSED MASSAGE THERAPIST

BONNIE J MICHAELS

EXPIRES:

12/31/2018

A handwritten signature in cursive script, reading "Bryan A. Schneider", is located to the left of the Secretary's name.

BRYAN A. SCHNEIDER
SECRETARY

A handwritten signature in cursive script, reading "Jessica Baer", is located to the left of the Director's name.

JESSICA BAER
DIRECTOR

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

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
227.019912

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



SAMANTHA WEVER



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

11825828

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: 4088759

LICENSE NO.
227.019912

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED MASSAGE
THERAPIST

SAMANTHA WEVER

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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