



#2020-185
You-Nique Wellness – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: November 19, 2020

Request: Special Use Permit to allow a massage establishment.

Location: 333 Commerce Drive

Existing Zoning: O Office

Surrounding Properties: North: O Office
South: O Office
East: M Manufacturing
West: O Office

Staff Contact: Elizabeth Maxwell (815.356.3738)

Background:

- **Existing Use:** The massage establishment is located within an office building and shares a space with a chiropractor's office. This is a stand-alone business that provides services for clients independent of the chiropractor.
- **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 petitioner has also made an application for a Massage Establishment License, which is processed by the Community Development Department.

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, which allows a massage establishment as a Special Use.

Comprehensive Land Use Plan 2030 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.

Supporting Action: Encourage office development along major roadways, near transit stops, and bicycle routes, and in proximity to residential uses.

Success Indicator: The number of new office 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*

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. 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*

4. 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*

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.

Meets *Does not meet*

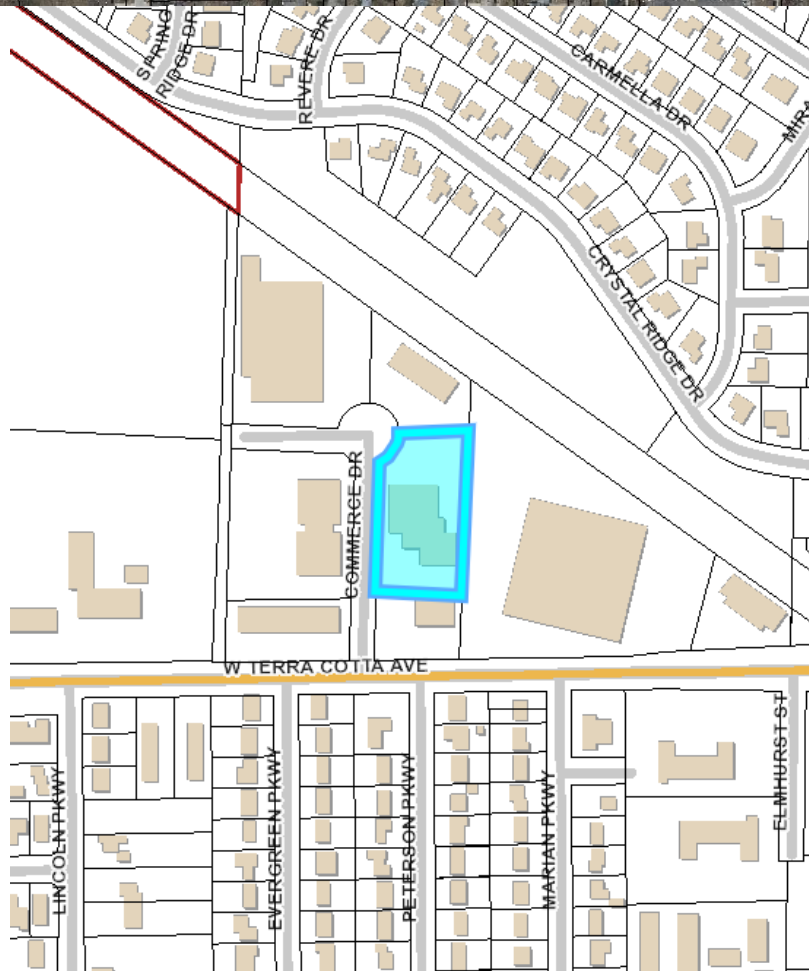
6. No massage establishment shall be kept open for any purpose between the hours of 9:00 p.m. and 8:00 a.m.
 Meets *Does not meet*
7. No residential use is permitted within the massage establishment at any time.
 Meets *Does not meet*
8. Alcohol is not permitted to be served in a massage establishment at any time.
 Meets *Does not meet*
9. Prior to applying for a special use permit, the owner shall complete the required Massage Establishment License application. The license shall be reviewed and approved prior to moving forward with the special use application.
 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 (Foreman, received 10/27/20)
 - B. Floor Plan (Foreman, received 118/05/20)
2. A license for massage establishments is required. The petitioner must comply with the Massage Establishment License requirements.
3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

PIQ MAP - 333 Commerce Drive



City of Crystal Lake
Development Application

Office Use Only

File # _____

Project Title: You Nique Wellness

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

Owner Information (if different)

Name: AGATA M FOREMAN

Name: CHARLES RIVER DEV. BOSTROM

Address: 333 COMMERCE

Address: BSD S. McHenry Ave

site C

Phone: 224 704-9218

Phone: 815 477 3123 #

Fax: _____

Fax: _____

E-mail: WEGS AGATA@GMAIL.COM

E-mail: bostrom@chasriver.com

Property Information

Project Description: Existing office space will be used for a massage establishment

Project Address/Location: 333 Commerce

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

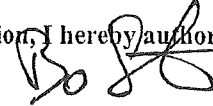
Planner: _____

Surveyor: _____

Other: _____

Signatures

AGATA M FOREMAN  10-26-20
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.
BO STROM  10-27-10
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.

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: GINA BEYER

Printed at 10/27/20 10:25 by gbeye-sm

Acct #: 10069745

Ad #: 1829108

Status: New

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Start: 10/29/2020 Stop: 10/29/2020

Times Ord: 1

Times Run: ***

CLEG 1.00 X 60.00 Words: 207

Total CLEG 60.00

Class: C8100 PUBLIC NOTICES

Rate: LEGAL

Cost: 95.90

Affidavits: 1

Ad Descrpt: ZONING YOU-NIQUE WELLNESS

Descr Cont: 1829108

Given by: AGATA FOREMAN

P.O. #:

Created: gbeye 10/23/20 13:50

Last Changed: gbeye 10/27/20 10:25

Contact: LEGAL CLERK
Phone: (815)459-4040
Fax#:
Email:
Agency:

URL: _____

Source: _____

Section: _____ Page: ____

Camera Ready: N

Group: LEGALS AdType: _____

Misc: _____

Color: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___

Coupon: _____

Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

COPIED from AD 1827772

PUB ZONE EDT TP RUN DATES

NW CL 97 S 10/29

WEB CL 99 S 10/29

APNW CL 97 S 10/29

PAYMENTS:

-- 10/27/2020 95.90 MC *****0756 03652C[347072794]

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: GINA BEYER

Printed at 10/27/20 10:25 by gbeye-sm

Acct #: 10069745

Ad #: 1829108

Status: New

PUBLIC NOTICE

BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY
COUNTY, ILLINOIS
IN THE MATTER OF THE
PETITION OF
You-Nique Wellness LLC

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 Agata Foreman with You-Nique Wellness for a Special Use Permit relating to the following described real estate commonly known as 333 Commerce Drive, Suite 175, Crystal Lake, Illinois 60014, PIN: 14-32-177-012.

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 7:00 p.m. on Thursday, November 19, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman,
Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald October 29, 2020)
1829108



