



#2020-199

**Natural Therapy Wellness – Special Use Permit
Project Review for Planning and Zoning Commission**

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| <u>Meeting Date:</u> | January 20, 2021 |
| <u>Request:</u> | Special Use Permit to allow a massage establishment. |
| <u>Location:</u> | 110 W. Woodstock Street |
| <u>Existing Zoning:</u> | M-L PUD Manufacturing Limited Planned Unit Development |
| <u>Surrounding Properties:</u> | North: M Manufacturing South: O Office East: M Manufacturing West: R-3B Multi-Family Residential |
| <u>Staff Contact:</u> | Elizabeth Maxwell (815.356.3738) |

Background:

- **Existing Use:** The building is an existing office building with a mix of uses. There is currently a medical therapy office in the space. The massage establishment, Natural Therapy Wellness Center, would rent a portion of this space to provide therapeutic massage services.
- The floor plan illustrates the shared space between the two users. Since both uses complement one another, this would be a good shared use of space.
- **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 is required to make 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 Industrial. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned M-L PUD Manufacturing Limited Planned Unit Development, which allows a massage establishment as a Special Use.

Comprehensive Land Use Plan 2030 Summary Review:

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

Land Use - Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

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*

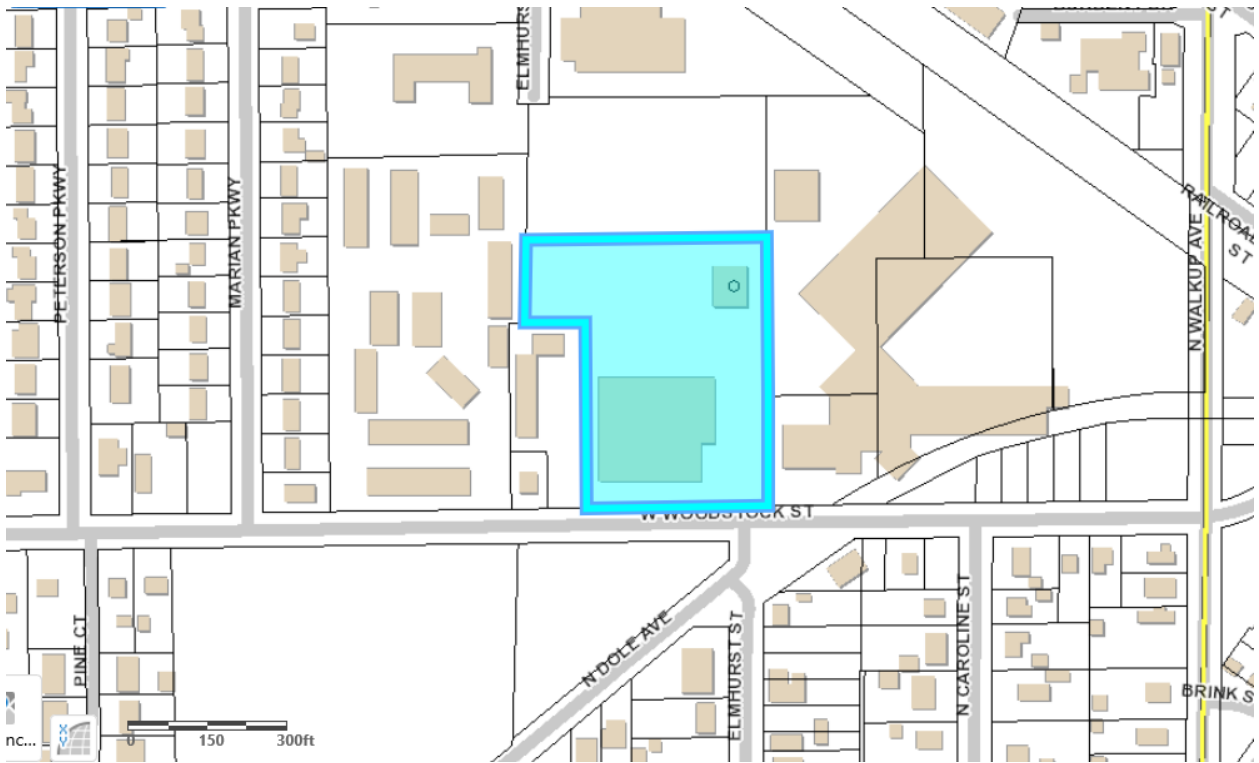
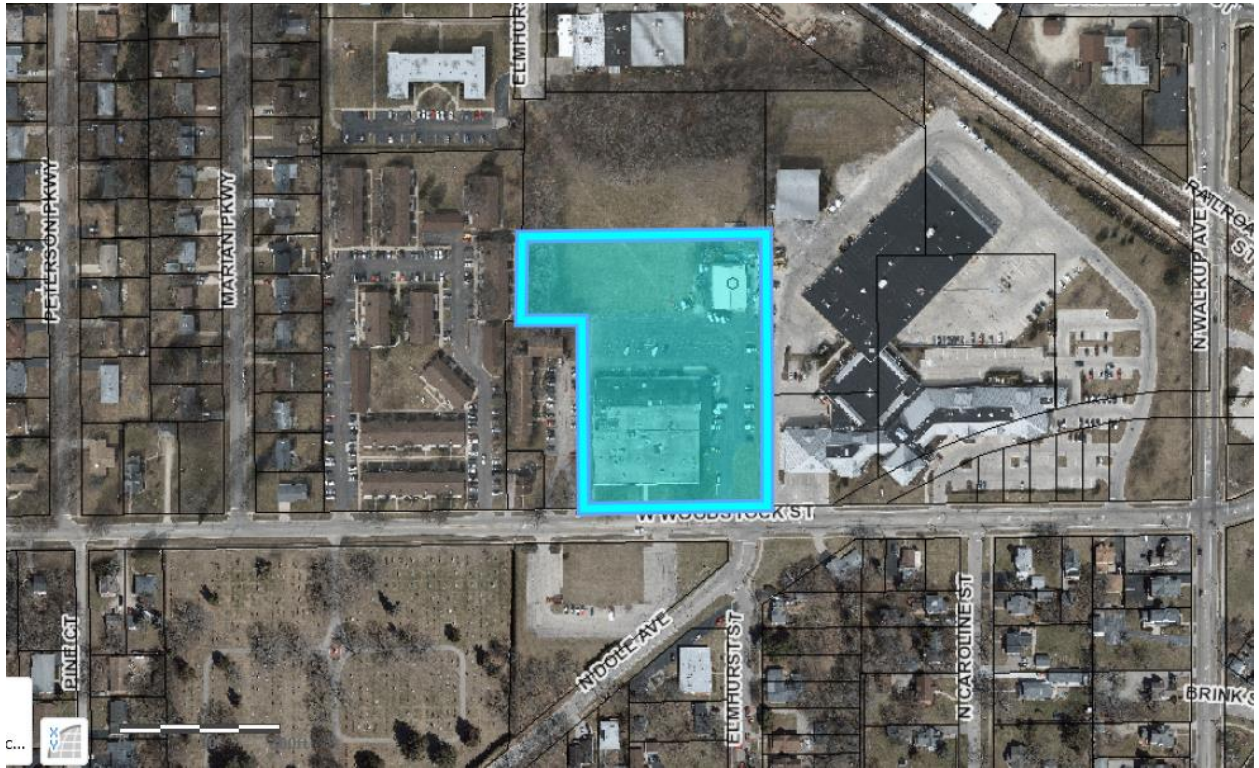
7. No residential use is permitted within the massage establishment at any time.
 Meets *Does not meet*
8. Alcohol is not permitted to be served in a massage establishment at any time.
 Meets *Does not meet*
9. Prior to applying for a special use permit, the owner shall complete the required Massage 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 (4500 NW HWY LLC, received 12/04/20)
 - B. Floor Plan (Petersen, received 12/04/20)
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
110 W. Woodstock Street





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: 4500 NW HWY LLC

Address: P.O. Box 515

Crystal Lake, IL 60039

Phone: 815-351-2875

E-mail: mitchweisz@gmail.com

Project Name & Description: Massage therapy clinic to be operated by Illinois Licensed

Massage Therapists to be located inside the offices of Smith Physical Therapy & Running Academy.

Operated as Natural Therapy Wellness Center Inc

Project Address/Location: 110 W Woodstock St Unit A, Crystal Lake, IL 60014

Signature

mitch Weisz (managing member)

12-3-20

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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 Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Natural Therapy Wellness Center Inc. 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 Jon Petersen with Natural Therapy Wellness Center Inc. on behalf of the owner 4500 NW Hwy LLC for a Special Use Permit relating to the following described real estate commonly known as 110 West Woodstock Street, Crystal Lake, Illinois 60014, PIN: 14-32-402-016. 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 Wednesday January 20, 2021, 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 on December 30, 2020) 1847855

STATE OF ILLINOIS

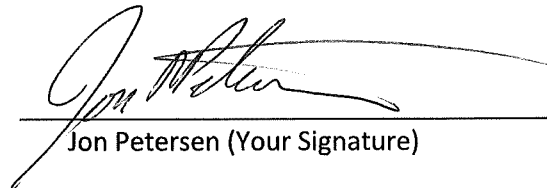
COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Jon Petersen;

AFFIDAVIT

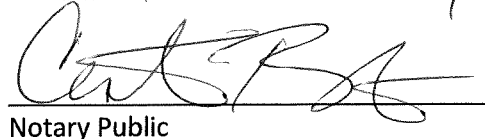
Jon Petersen, being first duly sworn on oath deposes and states as follows:

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on January 20, 2021, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on January 5, 2021
- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on January 4th, 2021



Jon Petersen (Your Signature)

Subscribed and Sworn to me before
This 5th day of January, 2021



Notary Public

