

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Waiver of First Requested _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: March 28, 2006 (BOT) Date: April 6, 2006

TITLE: PC 06-08: 406 W. 22nd Street

SUBMITTED BY: Department of Community Development *WHL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests conditional use approval to allow for a massage establishment, as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances, in the B3 Community Shopping District. (DISTRICT #3)

The Plan Commission recommended approval of this request with amended conditions.

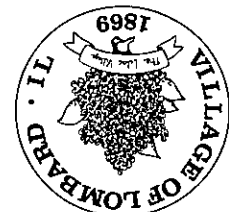
Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X *Donna Flood*
Date _____
Date *03/29/06*
Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

WHL



MEMORANDUM

TO: William T. Lichter, Village Manager
FROM: David A. Huliseberg, AICP, Director of Community Development *DAL*

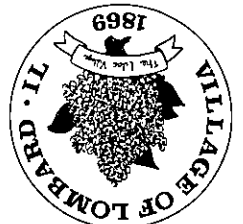
DATE: April 6, 2006

SUBJECT: PC 06-08: 406 W. 22nd Street

Attached are the following items for Village Board consideration as part of the April 6, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-08;
3. An Ordinance granting approval of a conditional use for a massage establishment, subject to conditions.

Please let me know if you have any questions on the aforementioned materials.



VILLAGE OF LOMBARD
 255 E. Wilson Avenue
 Lombard, IL 60148-3926
 (630) 620-5700 FAX: (630) 620-8222
 TDD: (630) 620-5812
 www.villageoflombard.org

Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Steven D. Sebby, Dist. 4
 Kenneth M. Florey, Dist. 5
 Rick Soderstrom, Dist. 6

Village Manager
 William T. Lichter

April 6, 2006

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

Subject: PC 06-08; 406 W. 22nd Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests Conditional Use approval to provide for a Physical Culture and Massage Establishment, as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances, within a B3 Community Shopping District.

John Michael Quinn presented the petition. He stated that he has been a resident of Lombard for eight years. Five years ago, he opened a salon in the Cove Plaza Shopping Center. In October, 2000 he applied for a conditional use for a massage establishment for his business. He noted that the Plan Commission and Village Board found that the use would not be detrimental to the public and would not injurious to properties to neighboring properties. He read his responses to the standards.

He then noted the 2000 approval that was granted with a condition to update the parking lot with the addition of parkway islands, island trees and handicapped parking spaces. At that time, the property owner would not complete the improvements and they decided to open their business without the massage activity. However, since the original approval, the property was sold and the property owner has completed all of the improvements as set forth in the 2000 approval ordinance. As such, they are now asking for approvals to allow for the massage establishment to be permitted on the property. He noted his company suffered a financial loss without the massage therapy and the new conditional use approval will allow him to continue his business operations on the site.

Vice-Chairperson Flint then opened the meeting for public comment. No one spoke in favor or in opposition of the petition.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."
 "The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

William Heniff, Senior Planner, presented the staff report. He stated that the existing salon is located in the Cove Plaza shopping center within the B3 Community Shopping District. He mentioned that the petitioner is proposing to incorporate massage therapy into the services provided at the salon. He noted that while barber shops and beauty salons are permitted uses within the B3 District, physical culture and massage establishments are listed as conditional uses.

Mr. Heniff stated that conditional use approval for a massage establishment was granted in 2000. One of the conditions of approval was that prior to opening the establishment, the petitioner had to submit a revised parking lot plan that included an increase in the number of accessible spaces and a landscape plan for the parkway and the parking lot. He stated that the petitioner was unable to complete the improvements and he chose to open the salon without massage services. He mentioned that the Cove Plaza shopping center is now under new ownership, and the new owner completed the parking lot improvements that were outlined as part of the 2000 conditional use approval. He noted that the Zoning Ordinance states that a conditional use expires if it is not established within twelve months from the date of approval. He noted that as more than five years have passed since the original approval, another conditional use approval is needed.

Mr. Heniff noted that prior to commencing the proposed massage establishment, the applicant is required to submit an application and receive approval for a Village Massage Establishment License. He stated that this license is required for each massage therapist which may be employed by the petitioner, and each massage therapist applying for a position is required to apply for a massage license and must be approved by the Village prior to conducting business.

Mr. Heniff stated that the use will be compatible with the Comprehensive Plan as the physical culture and massage establishment incorporated with the hair care facility is intended to serve local shopping needs, and hence it is compatible with the adjacent land uses.

George Wagner, Village Counsel, stated that the conditions of approval should be amended to reflect the licensing requirements established by the State of Illinois as well.

Vice-Chairperson Flint then opened the meeting for comments from the Commissioners.

Commissioner Olibrysh stated that he remembers the original petition and that the only reason for not getting the conditional use, was due to the parking lot. Also, massage therapy does not bother him as is a popular service, that it is offered at the National University of Health Sciences and they have to meet Village Code and be licensed by the State of Illinois.

Vice-Chairperson Flint referenced the adjacent Citigo property and inquired about the cross-access provisions associated with that site. Mr. Heniff noted that when the Darwish Partnership received approval for their Citigo gas station in 2002, there was a condition that established cross-access provisions. The Citigo property owner would like to see the cross-access provided, but the current property owner was not desirous of granting it. Staff is supportive of the cross-access provisions but believes that enacting this provision should be tied to a more intense activity on the Cove Plaza property, such as an expansion of a restaurant or the building itself. However, if the Plan Commission believes there is a nexus between the cross-access and the petitioner's

request, they could add that as a condition of approval. Staff believes that as the property owner completed substantial site improvements in order to allow the conditional use to be established in the shopping center, the new request should be tied to the past conditions of approval.

Commissioner Sweetser made a motion to approve the petition, subject to the conditions noted in the staff report, including amending conditions 2 and 3 to reference the State of Illinois license provisions, as well as an additional condition to provide for cross-access to the property to the west of the subject property. This motion was seconded by Commissioner Olbrish.

Upon further discussion of the motion, Commissioner Burke expressed concerns regarding the addition of the cross address provision to this petition. He raised concerns that this would create a burden on the petitioner and could result in the petitioner's request not going forward.

Commissioner Sweetser asked if there was a way this could be addressed through any other means by staff. Mr. Heniff stated that if another petition was brought forward, the Village could mandate the cross-access provision. Commissioner Sweetser said she did not want the petitioner to be held hostage to this condition, so she withdrew condition 4 from her motion. This amendment was concurred by Commissioner Olbrish.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of the petition associated with PC 06-08 subject to the following conditions, as amended:

1. The conditional use is exclusively for the physical culture and massage establishment activity proposed to be conducted on the premises.
2. All massage therapists must obtain a license from the Village of Lombard and the State of Illinois prior to commencing the physical culture and massage establishment operations.
3. All massage therapists employed on the premises must have a current license from the Village of Lombard and the State of Illinois for the conditional use to apply.

Respectfully,

VILLAGE OF LOMBARD

Stephen Flint
Stephen Flint, Vice-Chairperson

Lombard Plan Commission

c. Petitioner

Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Plan Commission
HEARING DATE: March 20, 2006

FROM: Department of Community Development
PREPARED BY: Michelle Kulikowski, Planner I

TITLE

PC 06-08; 406 W. 22nd Street: The petitioner requests Conditional Use approval to provide for a Physical Culture and Massage Establishment, as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances, within a B3 Community Shopping District.

GENERAL INFORMATION

Petitioner: Gary Cheetham & Lori Kavanau
2315 Westover Ave.
North Riverside, IL 60546
Status of Petitioner: Lessee

Property Owner: S.N.E. Enterprises

Nick Spentas
1312 Byron Avenue
Addison, IL 60101

PROPERTY INFORMATION

Existing Zoning: B3 Community Shopping District

Existing Land Use: Multi-Tenant Strip Mall

Size of Property: Approximately 1.91 acres

Comprehensive Plan: Neighborhood Commercial Development

Surrounding Zoning and Land Use:

North: R5 PD General Residence District, Planned Development; developed as the Covington townhome development

South: R4 PD Limited General Residence District, Planned Development; developed as the Arboretum Park townhomes

East: B3 Community Shopping District; developed as a commercial strip retail center and office use

West: B3 Community Shopping District; developed as an Auto Service Station

ANALYSIS

SUBMITTALS

This report is based on the following documents which were filed with the Department of Community Development on February 15, 2006:

1. Petition for Public Hearing
2. Standards for Conditional Use
3. Plat of Survey; Prepared by Accredited Land Surveying, Inc.; dated January 31, 2001.
4. Supporting Documentation: Preliminary Interior Building Plans and photographs of the interior.

DESCRIPTION

This petition requests conditional use approval for a massage establishment within Cove Plaza Shopping Center. The proposed use will occupy a 1,200 square foot space within the 24,300 square foot multi-tenant building. The Village previously approved a conditional use for a massage establishment in 2000 (PC 00-53 – see Attachment A for a copy of the Ordinance of approval), subject to a number of conditions. The petitioner chose not to complete the parking lot improvements and chose to open the salon without massage services.

The Cove Plaza Shopping Center is now under new ownership. The new owner completed all of the site improvements that were outlined as part of the conditional use approval in 2000. As more than five years have passed since the conditional use approval was granted, another conditional use approval is needed prior to permitting the use to operate on the subject property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

The Department of Community Development, Private Engineering Services Division has no comments at this time.

Public Works

The Department of Public Works has no comment at this time.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

The existing salon is located at 406 W. 22nd Street within the Cove Plaza shopping center within the B3 Community Shopping District. The petitioner is proposing to buy the existing hair salon and incorporate massage therapy into the services provided at the salon. While barber shops and beauty salons are permitted uses within the B3 District, physical culture and massage establishments are listed as conditional uses in the District.

The original owner, John Michael Quinn applied for and received conditional use approval for massage establishment back in 2000 (PC 00-53). One of the conditions of approval was that prior to opening the establishment, the petitioner had to submit for review and approval, a revised parking lot plan that included an increase in the number of accessible spaces and a landscape plan for the parkway and the parking lot. The petitioner was unable to complete the parking lot improvements or submit a bond to the Village to cover the costs of the improvements. Therefore, the petitioner chose to open the salon without massage services. The Cove Plaza shopping center where the salon is located is now under new ownership. The new owner has completed the parking lot improvements that were outlined as part of the conditional use approval in 2000. Section 155.103(F)(12) of the Zoning Ordinance authorizes the continuation

of a conditional use if the ownership changes provided that the use remains unchanged. However, that section also states that a conditional use expires if the conditional use ceases for more than twelve months for any reason. Since, more than five years have passed since the conditional use approval, another conditional use approval is needed.

Prior to commencing the proposed massage establishment, the applicant is required to submit an application and receive approval for a Village Massage Establishment License. This license agreement will be required for each massage therapist which may be employed by the petitioner. Each massage therapist applying for a position is required to apply for a massage license and must be approved by the Village prior to conducting business.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends neighborhood commercial uses for the subject property and the surrounding area. The proposed use and activity is frequently found within commercial centers and is often complementary with other retail commercial uses. The use will be compatible with the Comprehensive Plan.

Compatibility with Surrounding Land Uses

The subject property is bounded by commercial uses on two sides. To the north are high-density dwellings and to the south are medium-density multi-family dwellings. The physical culture and massage establishment incorporated with the hair care facility is intended to serve local shopping needs, and hence it is compatible with the adjacent land uses.

Compliance with the Zoning Ordinance

The petitioner has requested conditional use approval to allow a massage establishment. The Zoning Ordinance lists, "Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)", as a conditional use within the B3 Community Shopping District.

During the review of the original petition for a conditional use (ZBA 00-53), staff recommended that the petitioner submit a parking lot plan that meets current Village parking lot requirements. The parking lot had two accessible parking spaces when five spaces were required. Also, the parking lot did not have any landscape islands and therefore did not meet interior parking lot landscaping requirements. The parking lot was not setback from the front property line, and therefore did not meet perimeter parking lot landscaping requirements. The new property owner has since made the necessary improvements to bring the parking lot into compliance with the current parking regulations.

FINDINGS AND RECOMMENDATIONS

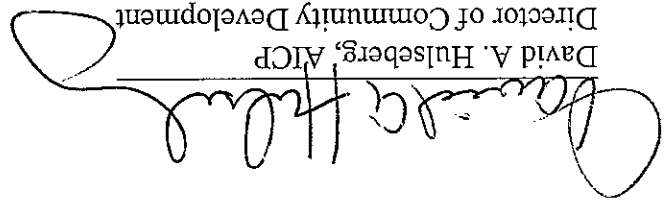
Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission accept the findings and responses to the standards for variations included within the Inter-departmental Review Report as the findings and responses of the Lombard Plan Commission and therefore, recommends to the Corporate Authorities **approval** of PC 06-08 subject to the following conditions:

1. The conditional use is exclusively for the physical culture and massage establishment activity proposed to be conducted on the premises.
2. All massage therapists must obtain a license from the Village of Lombard prior to commencing the physical culture and massage establishment operations.
3. All massage therapists employed on the premises must have a current license from the Village of Lombard for the conditional use to apply.

Inter-Departmental Review Report Approved By:


David A. Hulseberg, AICP
Director of Community Development

DAH/MK
att
c. Petitioner

ORDINANCE NO. 4892

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 414 OF THE
LOMBARD ZONING ORDINANCE

(PC 00-53: 406 W. 22nd Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B3 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for a massage establishment on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 20, 2000 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1. That a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 414 (C) 17 of

the Village of Lombard Zoning Ordinance so as to allow said property to provide a massage establishment.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 406 W. 22nd Street, Lombard, Illinois and legally described as follows:

Lot 1 of Cove Plaza Subdivision, being a subdivision in the west ½ of the southeast ¼ of Section 19 and in the west ½ of the Northeast ¼ of Section 30, Township 39, North Range 11, East of the Third Principal Meridian, according to the Plat thereof Recorded September 30, 1975, as Document No: R75-053087 in DuPage County, Illinois.

Parcel No. 06-30-200-029

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use is exclusively for the physical culture and massage establishment activity proposed to be conducted on the premises.

2. All massage therapists must obtain a license from the Village of Lombard prior to commencing the physical culture and massage establishment operations.

3. All massage therapists employed on the premises must have a current license from the Village of Lombard for the conditional use to apply.

4. That prior to opening the establishment, the petitioner submit for review and approval a revised parking lot plan that includes an increase in the number of accessible spaces from two to five and a landscape plan for the parkway and the parking lot, subject to approval by the Director of Community Development. The petitioner shall complete the parking lot improvements prior to opening the establishment or submit a bond to the Village to cover the costs of the improvements.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2000.

First reading waived by action of the Board of Trustees this _____ day of December, 2000.

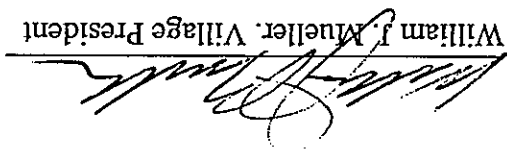
Passed on second reading this _____ day of December, 2000.

Trustees Borgatell, Tross, Schaffer, Sebby, Florey, Kufria, Jr.
Ayes: _____

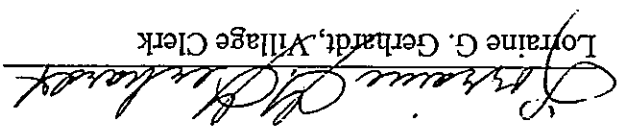
Nays: _____ None

Absent: _____ None

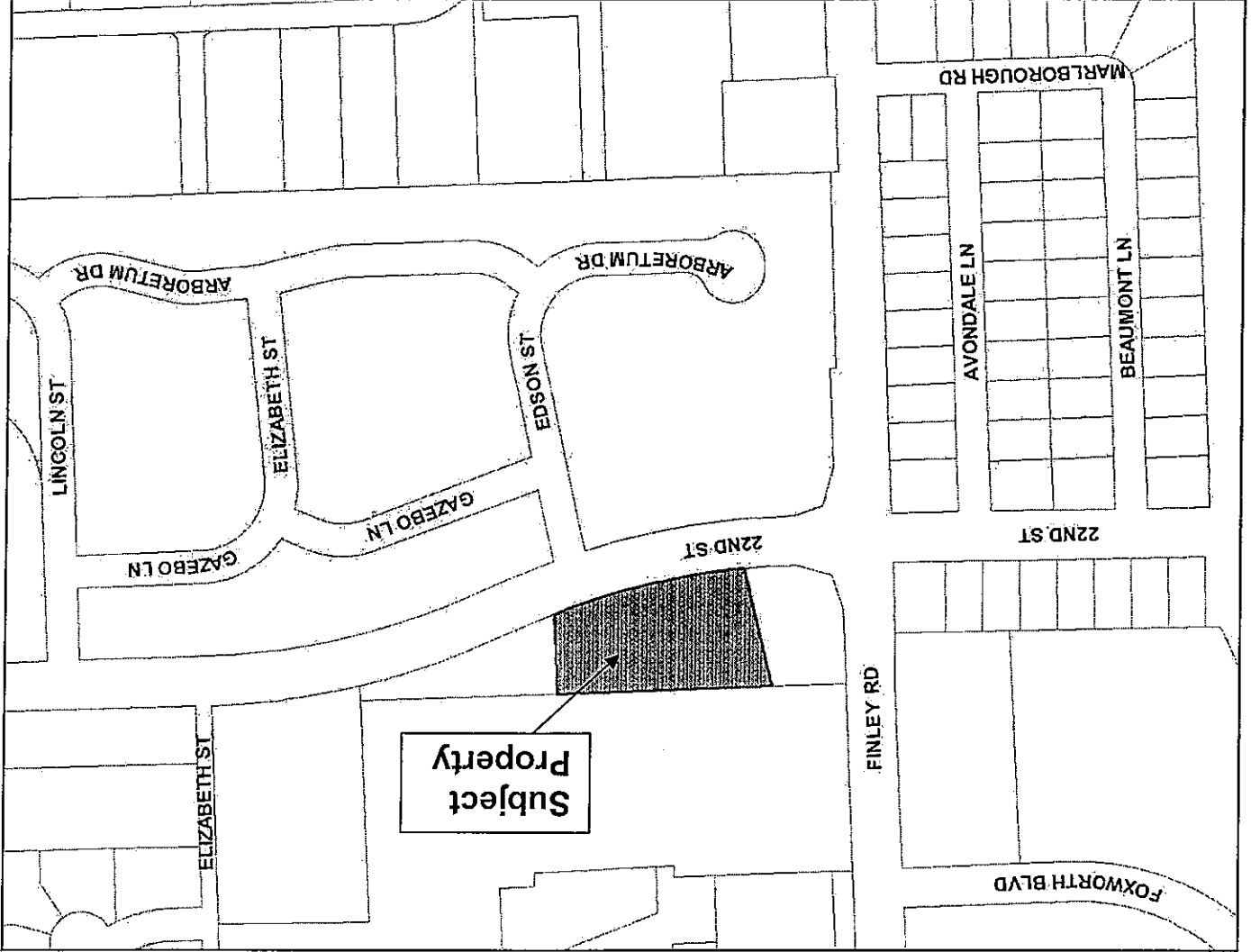
Approved this _____ 7th, day of December, 2000.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

Location Map
PC 06-08
406 W. 22nd Street



John Michaels Salon & Spa

406 W 22nd ST
Lombard, IL 60148

February 13, 2006

255 E Wilson Avenue

Lombard, IL 60148

To The Planning and Zoning Commission:

My name is Lortinda Kavanagh, and along with my partner, Gary Cheatham have purchased the business located at 406 W 22nd St in the Cove Plaza Shopping Center, known as John Michaels Salon & Spa. John Michaels Salon currently operates a 4-station hair salon that offers spa services as well. The hair services include haircutting, hair coloring, perms and styles. The spa services include therapeutic facials, age defying eye treatments, and sea salt exfoliation treatments. We would also like to add to our spa services the ability to offer body wraps and therapeutic massages.

The staff that we have right now are State of Illinois certified hair designers, and the staff we would be looking to employ will be State of Illinois certified massage therapists. We are anticipating to employ 3 full time & 2 part time hair designers and 1 or 2 full (part)time massage therapists. In conjunction with section 155.103 (F) (8) of the Lombard Zoning Ordinance, We would like to personally guarantee that the establishment, maintenance, or operation of the conditional use will NOT be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. If we are granted the conditional use, we can assure you that it will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purpose already permitted, and it will not diminish or impair property values within the neighborhood.

The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district and public utilities, access roads, drainage, and necessary facilities already provided.

Because this location and business has existed for many years, adequate measures have been taken to provide ingress and egress to minimize traffic congestion in the public streets. My proposal for conditional use is not contrary to the objective of the current Comprehensive Plan for the Village of Lombard, and will conform to all the applicable regulations of the district in which it is located.

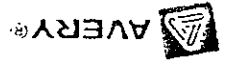
By being able to offer massage therapy as an added service to our guests, we will be able to increase our chances of having a successful business. Therefore, we are asking sincere consideration for the conditional use. If you have any questions about any of the services we offer or will offer, please do not hesitate to contact us.

Respectfully

Lortinda Kavanagh

Owner

John Michaels Salon & Spa



THE ABOVE PICTURE IS THE ROOM CURRENTLY USED FOR FACIAL TREATMENTS AND EAR CANDLING. THIS ROOM WILL ALSO BE USED FOR OFFERING THE MASSAGE THERAPY SHOULD THE CONDITIONAL USE PERMIT BE GRANTED. WE WOULD OF COURSE PURCHASE A CORRECT MESSAGE TABLE.

Fold back and forth along perforations for easy separation



Feed This End Into Printer



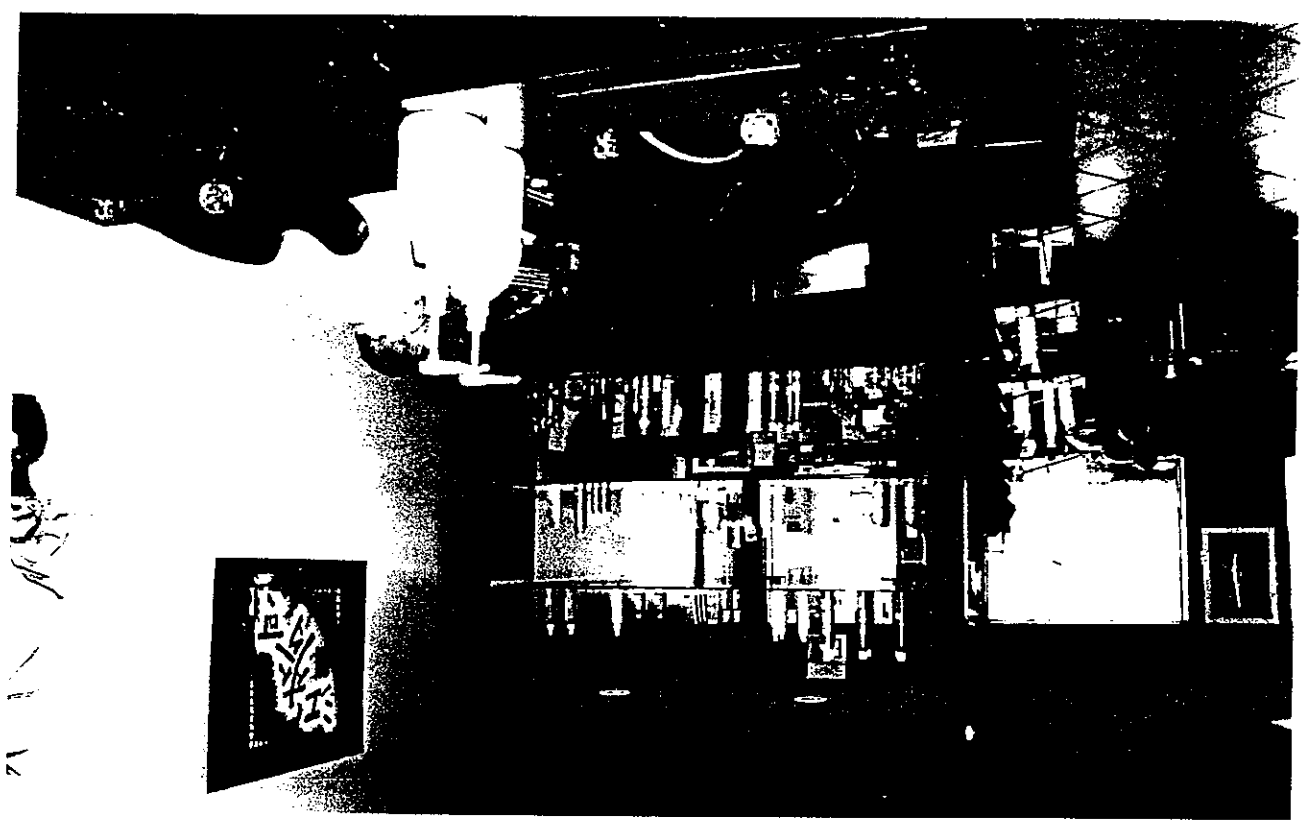
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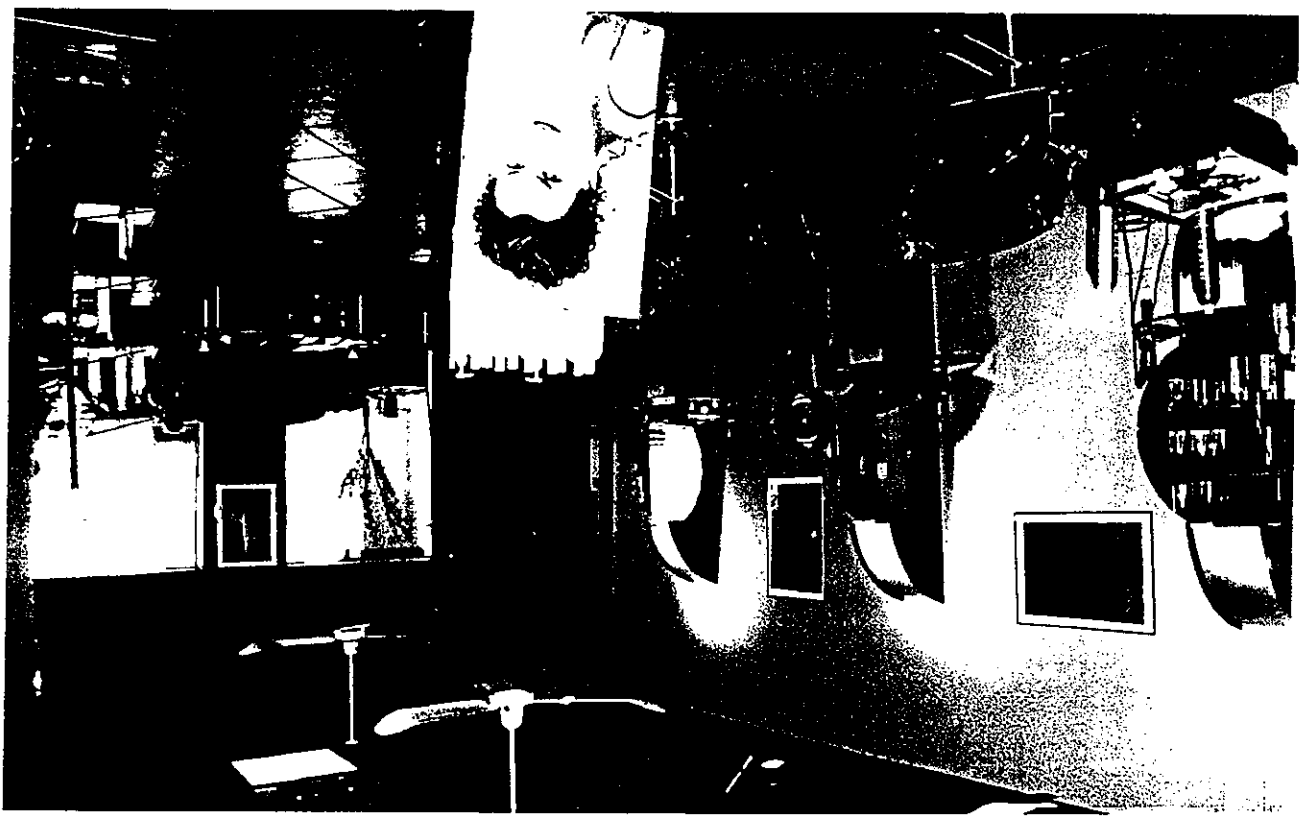
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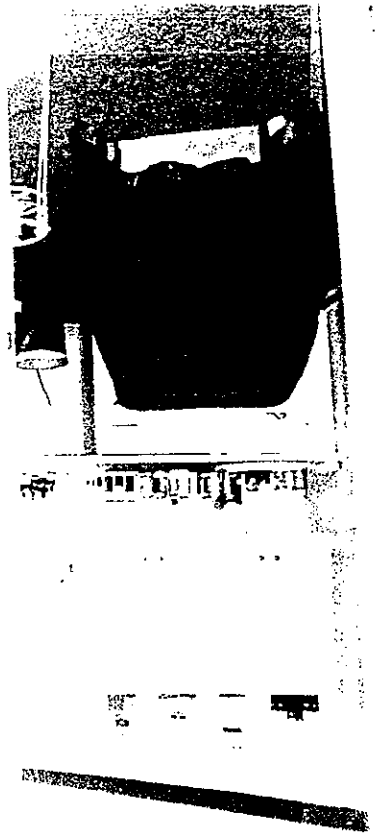
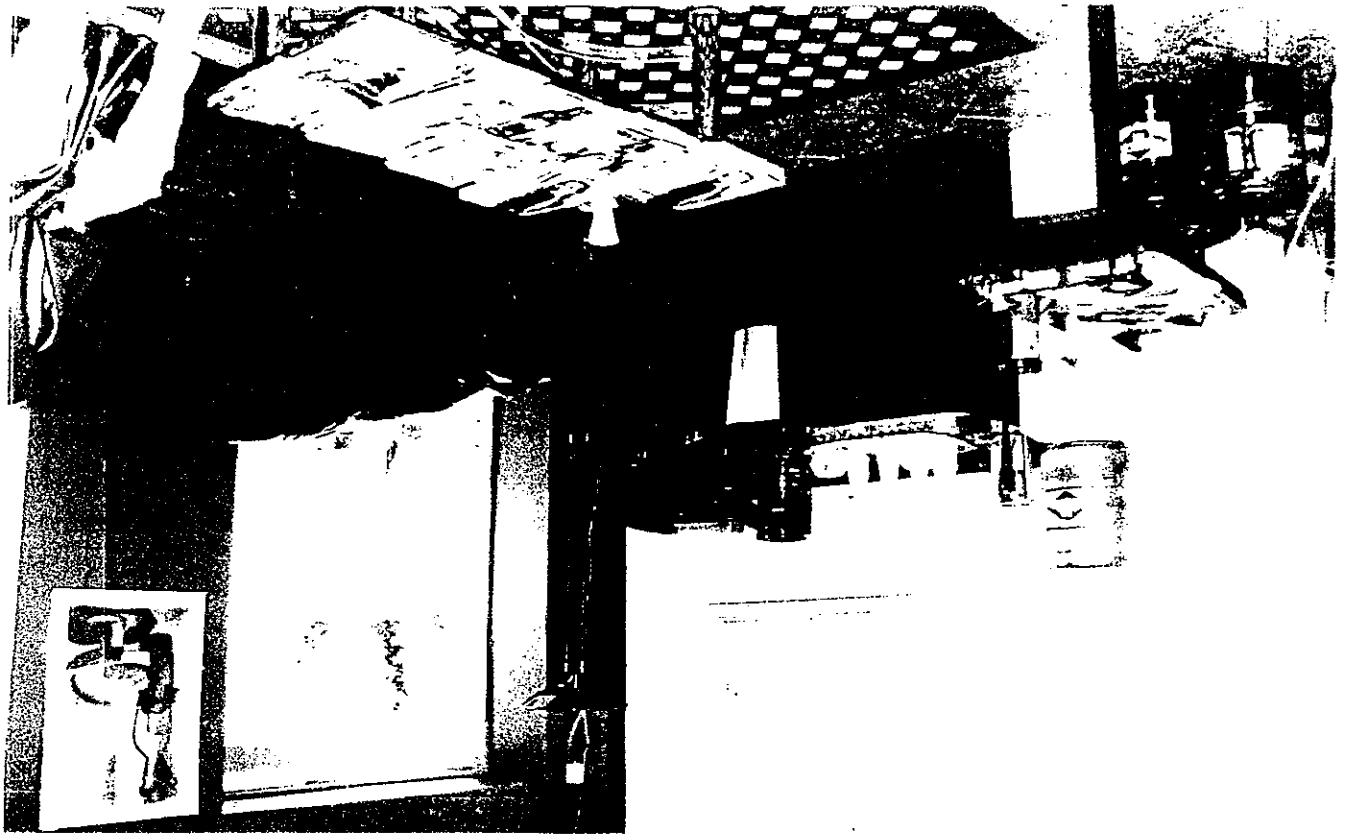
Fold back and forth along perforations for easy separation



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Food Photo 1 - 010

010

CURRENT SALON + SPA MENU

The Specialties

Our treatment professionals are dedicated to making your treatment a relaxing and therapeutic experience. We use the best ingredients, oils, aromas, essential oils, and products to bring the best of nature to your skin, leaving you feeling refreshed and rejuvenated.

Paraffin Body Wrap

This treatment combines the skin softening of paraffin with the detoxifying powers of sea mud. It helps to reduce cellulite, tonify and add minerals to the skin, and assists in eliminating excess fluids from the body. The best of both worlds!

\$90.00

Mineral Sea Salt Skin

Sea salts combined with a warm aromatic emulsion are applied to the skin vigorously to soften and exfoliate the entire body. Your skin is wiped clean with hot towels. Then a vitamin enriched lotion is smoothed over the skin, leaving your body baby soft and smooth.

\$70.00

Therapeutic Coconut Wrap

Your body is surrounded by specially prepared wraps steamed in warm aromatic water and oil, and covered. You are left to bask in cozy comfort, releasing stress.

\$65.00

The Day Packages

The Skin Medics: Mineral Sea Salt Glow, Aromatherapy Coconut Wrap, Therapeutic Paraffin Facial, Paraffin hand and foot, Haircut, Styling & Makeup with a light luncheon.

\$250.00

The Relaxation: Mineral Sea Salt Glow,

Therapeutic Facial, Age defying eye treatment, Paraffin hand and foot, Haircut with Style.

\$180.00

Men's Special Packages: Beard-Softening

facial, Paraffin hand and foot, Men's Haircut & Style.

\$85.00

The Eye Specialties: Age Defying

eye Treatment With Ear Candling.

\$35.00

John Michael

Salon

Menu of Services

We welcome the highest degree of compliments and are committed to providing information based on education. We are friendly, sensitive and make appointments with the understanding that you, our guest, are the number one priority.

406 W. 2nd Street
 Lombard, Illinois 60651

(630) 678-0800

Hours: Mon - Fri 11am to 8pm
 Saturdays - Noon to 5pm

Hair Services

All services listed include a free consultation with your hair designer. Ask about our special designs for your wedding or other special event.

Children's Haircuts

Children's Haircuts \$18.00
Men's Haircuts \$25.00
Women's Haircuts \$35.00

Color & Blend Services

Let our experienced hair color & blend specialists help you with a color change of color products that will give you a cooler, new look. Shields from hazardous ingredients, so able to hold color treatments of your style.

Blending Prices

First Time Color \$45.00
Touchup Color \$40.00
Cap Highlights \$65.00
Full Highlights \$75.00
Permanents (not including Haircut & Styling) starting at \$65.00
with Haircut starting at \$82.50

Skin Care Services

We utilize the finest skin care products to provide beautiful skin. We provide complete hair removal for both men & women. Try skin with special masks, there is deep moisture, eye facial treatments.

Wax Facial

For people on the go! In a Hurry? This service is perfect for you. We deep cleanse, tone, and moisturize your troubles away! \$25.00

Therapeutic Facial

Our gentle hands will smooth away tension. Aromatic oils will take you on a relaxing journey while this deep cleansing facial treatment exfoliates, tones, and moisturizes your skin, with improved circulation and firmness. A luxurious facial massage completes this service. \$45.00

Paraffin Facial

Deep cleansing and toning is followed by a paraffin facial mask applied on a gauze base to exfoliate and deeply soften dry skin. \$50.00

Eye Defining Eye Treatment

Just think firm eyes! This treatment is designed to smooth, fine lines and wrinkles. A rejuvenating cooling, firming cream is massaged around the eye area. Dark circles lighten after one treatment. \$25.00

Ear Candles

This is an ancient practice that uses heat to create a vacuum like suction into a hollow candle. This draws out excess wax, fungus, bacteria, candida and ear mites. Recommended for ear infections, colds and sinus sufferers. \$35.00

Hair Removal Shaving Prices

Eyebrow Arching \$12.00
Lip Waxing \$12.00
Facial Waxing \$30.00
Chest Waxing \$35.00
Back Waxing \$35.00
Bikini Waxing \$25.00
Lower Leg Waxing \$30.00
Full Leg Waxing \$65.00

Cosmetics

Custom makeup application perfect for weddings and other special events. \$30.00

March 6, 2006

Attention: Michelle Kulikowski
Planner I
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148
Fax: 630-629-2374

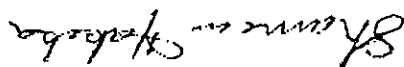
Subject: Public hearing regarding PC 06-08

During my conversation with Ms. Kulikowski dated March 6, 2006, I had inquired about any mechanism built into the bi-laws of the Village of Lombard regarding oversight into professional certification of the individuals who would provide massage services at the business to be established at PC 06-08.

I appreciate it that Ms. Kulikowski gave very detailed information about such oversight. The information provided by her has relieved any concern that I might have had about the establishment of this business, which, unless it is closely scrutinized (and the business operators are made aware that it will be scrutinized on a continuous basis) has the potential of reinventing itself into a provider of adult services.

Now that this matter has been clarified, I close my letter with appreciation for forwarding the Notice of Public Hearing to me.

Sincerely,



Shameem Habiba
1146 East Cambria Lane North
Lombard, IL 60148-3091

Phone/fax: 630-889-0702

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 414 OF THE
LOMBARD ZONING ORDINANCE

(PC 06-08: 406 W. 22nd Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B3 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for a massage establishment on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 20, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 414 (C) 17 of

the Village of Lombard Zoning Ordinance to provide a massage establishment to be located on the Subject Property legally described in Section 2 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 406 W. 22nd Street, Lombard, Illinois and legally described as follows:

Lot 1 of Cove Plaza Subdivision, being a subdivision in the west ½ of the southeast ¼ of Section 19 and in the west ½ of the Northeast ¼ of Section 30, Township 39, North Range 11, East of the Third Principal Meridian, according to the Plat thereof Recorded September 30, 1975, as Document No: R75-053087 in DuPage County, Illinois.

Parcel No. 06-30-200-029

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use is exclusively for the physical culture and massage establishment activity proposed to be conducted on the premises.
2. All massage therapists must obtain a license from the Village of Lombard and the State of Illinois prior to commencing the physical culture and massage establishment operations.
3. All massage therapists employed on the premises must have a current license from the Village of Lombard and the State of Illinois for the conditional use to apply.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____
Nays: _____
Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet form this _____ day of _____, 2006.

Brigitte O'Brien, Village Clerk