

August 9, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 07-24; 330 E. North Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use approval to allow for a day spa (i.e., massage establishment, as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances), in the B4 Corridor Commercial District.

Peter Dagrizikos, business owner of the establishment, Heavenly Massage & Spa, presented the petition. He noted their conditional use request and described his business. Heavenly Massage & Spa is a day spa that provides manicures, pedicures, massages, waxing and facials. They have been in business for twelve years and they have multiple locations around the Chicago area. They are proposing to expand into Lombard with a new establishment and they have submitted plans to the Village for approval.

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

William Heniff, Senior Planner, presented the staff report and submitted it to the public record in its entirety. He noted that the day spa use is considered to be a type of massage establishment, which is classified as a conditional use in the B4 District. The proposed use will occupy a currently vacant 6,053 square foot space within the Overlook on North, a 17,500 square foot multi-tenant building. Prior to commencing the proposed massage establishment, the applicant is required to submit an application and receive approval for a Massage Establishment Business License with the Village.

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Regarding the Inter-departmental Review Comments, the Building Division has been reviewing their build-out plans and they have provided comments directly to the petitioner on the submitted plan set.

With respect to Planning Services division, the Zoning Ordinance lists "Physical culture and massage establishments" as conditional uses within the B4 District. While the petitioner denotes that they are a day spa, staff has made the land use interpretation that the day spa use is most closely akin to a massage establishment, based upon the representations made by the petitioner as well as the review of the submitted interior build out plans.

Prior to commencing the proposed massage establishment, the applicant is required to submit an application and receive approval for a Village Massage Establishment Business License. Individual masseurs/masseuses are licensed through the State of Illinois and are required to provide a copy of their license as part of the overall business license application.

The concept floor plan, proposes to have eighteen massage rooms, four restroom/shower rooms, two restrooms, a manicure/pedicure area, a hair cutting area, and a front counter/waiting area. No external improvements are proposed as part of the business operation and the business use will be entirely within the enclosed building.

He noted that the use would be compatible with the Comprehensive Plan and would be compatible with the adjacent land uses.

Vice-Chairperson Flint then opened the meeting for discussion among the Plan Commissioners.

Commissioner Sweetser inquired about the operations of the establishment. Mr. Dagrzikos stated that he proposed the business to be open from 9 a.m. to 10 p.m. Monday through Saturday and 9 a.m. to 8 p.m. on Sunday.

Village Counsel George Wagner noted that condition 2 should be amended to reflect that the required license from the Village is a business license.

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 Ordinance. It was moved by Commissioner Sweetser, seconded by Commissioner Burke, that the petition be forwarded to the Village Board with a recommendation of approval of PC 07-24, subject to the following conditions noted in the staff report, as amended:

1. The conditional use for the physical culture and massage establishment is exclusively for the tenant space at 338 East North Avenue. Any expansion of the establishment within the existing shopping center beyond what was submitted as part of PC 07-24, shall require an amendment to the conditional use approval.
2. Any massage establishments to be located on the premises shall apply for and receive a business license from the Village of Lombard. Said establishments shall meet all

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provisions of Chapter 12, Section 122 of the Village Code and shall keep their license in good standing. Moreover, all massage therapists employed on the premises must have a current license from the State of Illinois for the conditional use to apply.

3. The petitioner shall apply for and receive a building permit for any improvements to the interior of the tenant space prior to starting and build-out of the tenant space. Moreover, the petitioner shall apply for and receive approval of a Certificate of Occupancy/Zoning Certificate prior to opening the business establishment.

The petition was recommended for approval by a 4-0 vote.

Respectfully,

**VILLAGE OF LOMBARD**

Stephen Flint, Vice-Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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