








## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** April 6, 2023

**SUBJECT:** **PC 23-07: 1300 S. Main Street, Suites G and H**

Please find the following items for Village Board consideration as part of the April 6, 2023, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 23-07
3. An Ordinance granting approval of a conditional use pursuant to Section 155.417(G)(2)(b)(ix) of the Lombard Village Code to allow for a massage establishment (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances) on the subject property located within the Roosevelt Road Corridor B4A District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the April 6, 2023, Village Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

April 6, 2023

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

### Trustees

Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 23-07, 1300 S. Main Street, Suites G and H**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.417(G)(2)(b)(ix) of the Lombard Village Code to allow for a massage establishment (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances) on the subject property located within the Roosevelt Road Corridor B4A District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 20, 2023. Sworn in to present the petition were Zhiwei Hu, petitioner; Jennifer Ganser, Assistant Director and Tami Urish, Planner I.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Hu stated that he opened his massage business in Eastgate Shopping Center a few years ago and now due to the improvements of the Shopping Center underway he had no choice but to move to a new location.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report.

Ms. Urish presented the IDRC report for PC 23-07, which was entered into the public record in its entirety. The petitioner is requesting a conditional use for a massage establishment. The petitioner already has a massage establishment located at 837 S. Westmore Meyers, Eastgate Shopping Center and proposes to move it to the Roosevelt Road Corridor at 1300 S Main Street in suites G and H. There have been no known issues at the current location and the petitioner submitted all required documents for review. Staff can recommend approval for the petitioner as outlined by Chapter 122.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Verson, and a second by Commissioner Invergo, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 23-07, subject to the following four (4) conditions:

1. That this relief is limited to the operation of a massage establishment at 1300 S. Main Street, Units G and H. Any expansion, physical site improvement or alterations require approval through the Village;
2. That the operator of the massage establishment apply for and receive a massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission



# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

CONDITIONAL USE FOR A MASSAGE ESTABLISHMENT – 1300 S. MAIN STREET, UNITS G AND H

**MARCH 20, 2023**

**Title**

PC 23-07

**Petitioner**

Zhiwei Hu  
959 W 37<sup>th</sup> St., # 3  
Chicago, IL 60609

**Property Owner**

Omni Partners  
1263 S. Highland Ave. Suite 2W  
Lombard, IL 60148

**Property Location**

1300 S. Main Street, Units G-H  
06-19-201-018  
Trustee District #2

**Zoning**

B4A

**Existing Land Use**

Strip Retail

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use to allow for a massage establishment (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances) within the Roosevelt Road Corridor B4A District.

**Prepared By**

Tami Urish  
Planner I



**LOCATION MAP**

**PROJECT DESCRIPTION**

The petitioner is proposing a foot and full body massage spa at 1300 S. Main Street, Units G and H, Omni Plaza. The petitioner is currently operating the massage spa at 837 S. Westmore-Meyers (PC 18-07 approval) and proposes to close this location and move to the subject property.

There are no exterior site improvements proposed at this time and no utility improvements are necessary for the operation. Concept floor plan is attached.

Massages establishments are further regulated by Title 11, Chapter 122, of the Code of Ordinances. These regulations have been attached.

**APPROVAL(S) REQUIRED**

Per Section 155.417(G)(2)(b)(ix) of the Zoning Ordinance, massage establishments require a conditional use permit within the Roosevelt Road Corridor B4A District.



**PROJECT STATS**

**Lot & Bulk**

Parcel Size:	156,816 SF
Building Size:	39,504 SF
Tenant Area:	~2,500 SF

**Submittals**

1. Petition for a public hearing, submitted on February 27, 2023;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, prepared by ALTA/ACSM Land Title Survey prepared on July 3, 2000; and
4. Concept Floor Plan, prepared by petitioner.
5. Village Code, Chapter 122: Massage Establishments

**EXISTING CONDITIONS**

The subject property is currently improved with a one-story strip center. The petitioner is proposing to occupy approximately 2,500 square feet of the structure.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division notes there is an increased amount of ventilation required for business activities that apply nail polish. The space would have to be modified with a ventilation system to meet the International Mechanical Code such activities are planned.

In addition, items such as hand wash sinks, separate bathrooms, and other items may be required during the permitting process. Should the petition be approved, additional comments will be forthcoming during this permit review.

**Fire Department:**

The Fire Department has no issues or concerns regarding the project. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the project. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B4A	Commercial Offices
<b>South</b>	R2 and R5	Single Family Residential and Multiple Family Residential
<b>East</b>	B4A	Commercial retail strip center
<b>West</b>	B4A	Commercial retail strip center



In consideration that the B4A Roosevelt Road Corridor District is intended to provide for the needs of a much larger consumer population than is served by the B1 or B2 District and thus allowing for a wider range of uses and structure, staff finds that the project is consistent with the zoning and land use of the surrounding properties.

2. *Comprehensive Plan Compatibility*

The proposed site location and use as a massage establishment is consistent with the Comprehensive Plan's recommendation of mixed-use community commercial.

3. *Zoning & Sign Ordinance Compatibility*

The petitioner proposes to move the existing wall sign at the 837 S. Westmore-Meyers Road location to this new location. The sign will be reviewed during the permit process.

4. *Site Plan: Access & Circulation*

The existing access point and parking lot design has proven sufficient for the subject property. The parking lot is shared among the tenants at the Omni Plaza Shopping Center.

5. *Elevations*

The petitioner is not proposing any changes to the exterior elevations at this time.

**SITE HISTORY**

Omni Shopping Center has been before the Plan Commission for the following approved conditional uses:

PC 15-08, outdoor dining.

PC 20-22, tattoo studio.

PC 20-25, animal hospital.

PC 22-26, animal training facility.

**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed massage establishment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

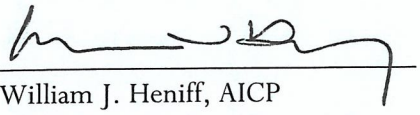
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a massage establishment and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 23-07:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-07, subject to the following conditions:

1. That this relief is limited to the operation of a massage establishment at 1300 S. Main Street, Units G and H. Any expansion, physical site improvement or alterations require approval through the Village;

2. That the operator of the massage establishment apply for and receive a massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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**EXHIBIT 2: STANDARDS FOR CONDITIONAL USES**

RE: Response to the applicable Standards for address:  
1300 S. Main Street, Units G and H

1. 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;

**The foot and full body massage spa we are going to operate will be a legal and professional massage spa that will in no way endanger the public health, safety, morals, comfort or general welfare. No illegal activity will be allowed in our spa.**

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

**We will not produce any waste or make loud noise. No illegal activity will be allowed in our space. We won't be interfering with the current use of nearby business or residence and their property value shouldn't be affected either.**

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

**We will operate a quiet, professional massage spa and will not in any way impede the normal development and improvement of the surrounding property.**

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

**There are adequate public utilities including gas, electricity, and internet services. I haven't changed into my name yet.**

**There are at least 4-5 access roads to our spa from the main road.**

**There are drainage facilities in the property that existed before our lease agreement.**

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

**No traffic congestion will be caused due to fact that there are 4-5 access roads to our spa from the main road and we have plenty parking spots in the parking lot of the square.**

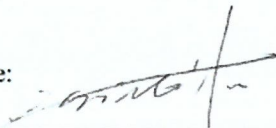
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

**Our massage spa will conform to the objectives of current comprehensive plan of the village of Lombard.**

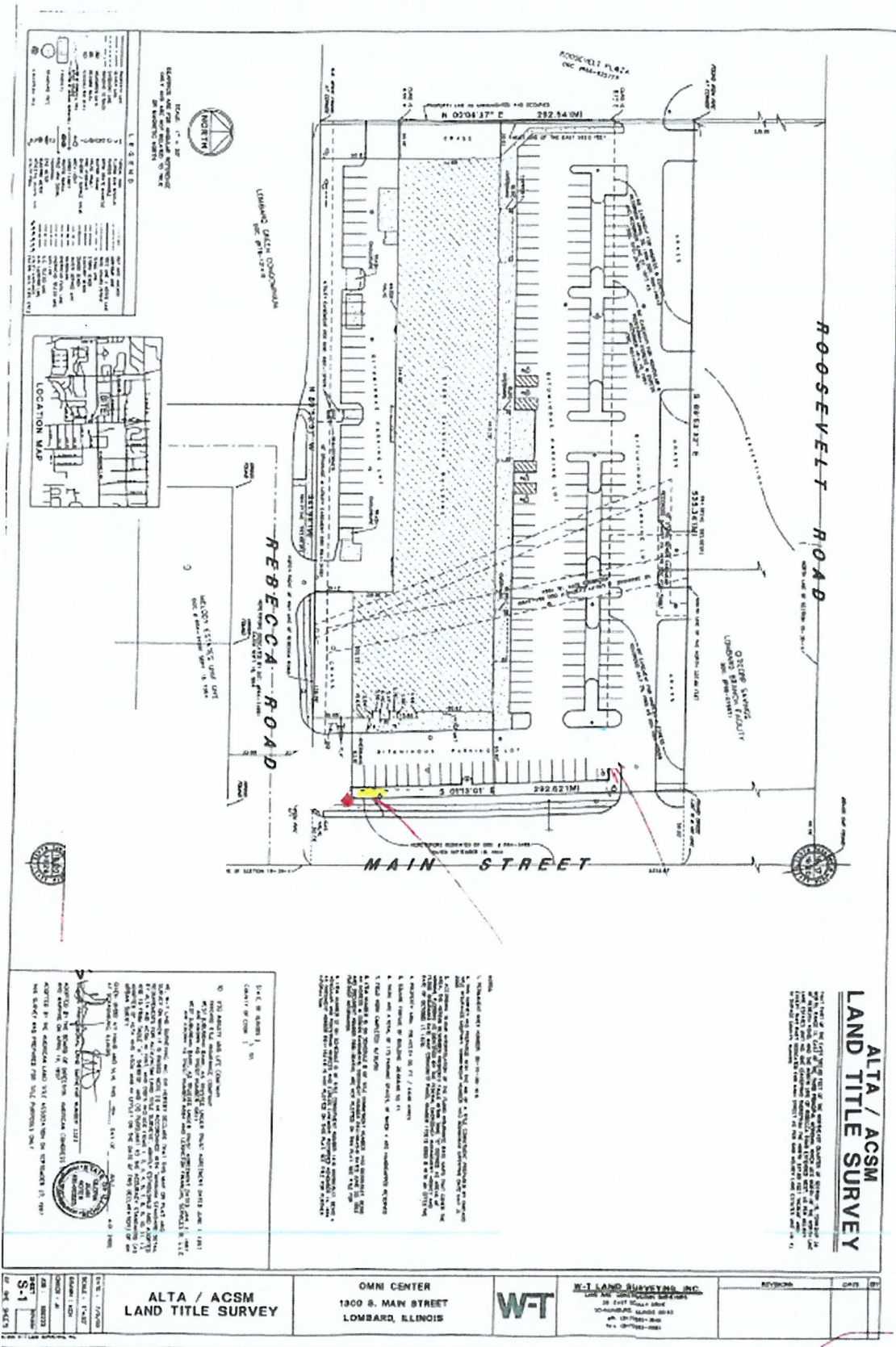
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**Our massage spa will conform to the regulations of the district.**

Tenant signature:



**EXHIBIT 3: PLAT OF SURVEY**



**ALTA / ACSM  
LAND TITLE SURVEY**

The Surveyor has examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois. The Surveyor has also examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois. The Surveyor has also examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois.

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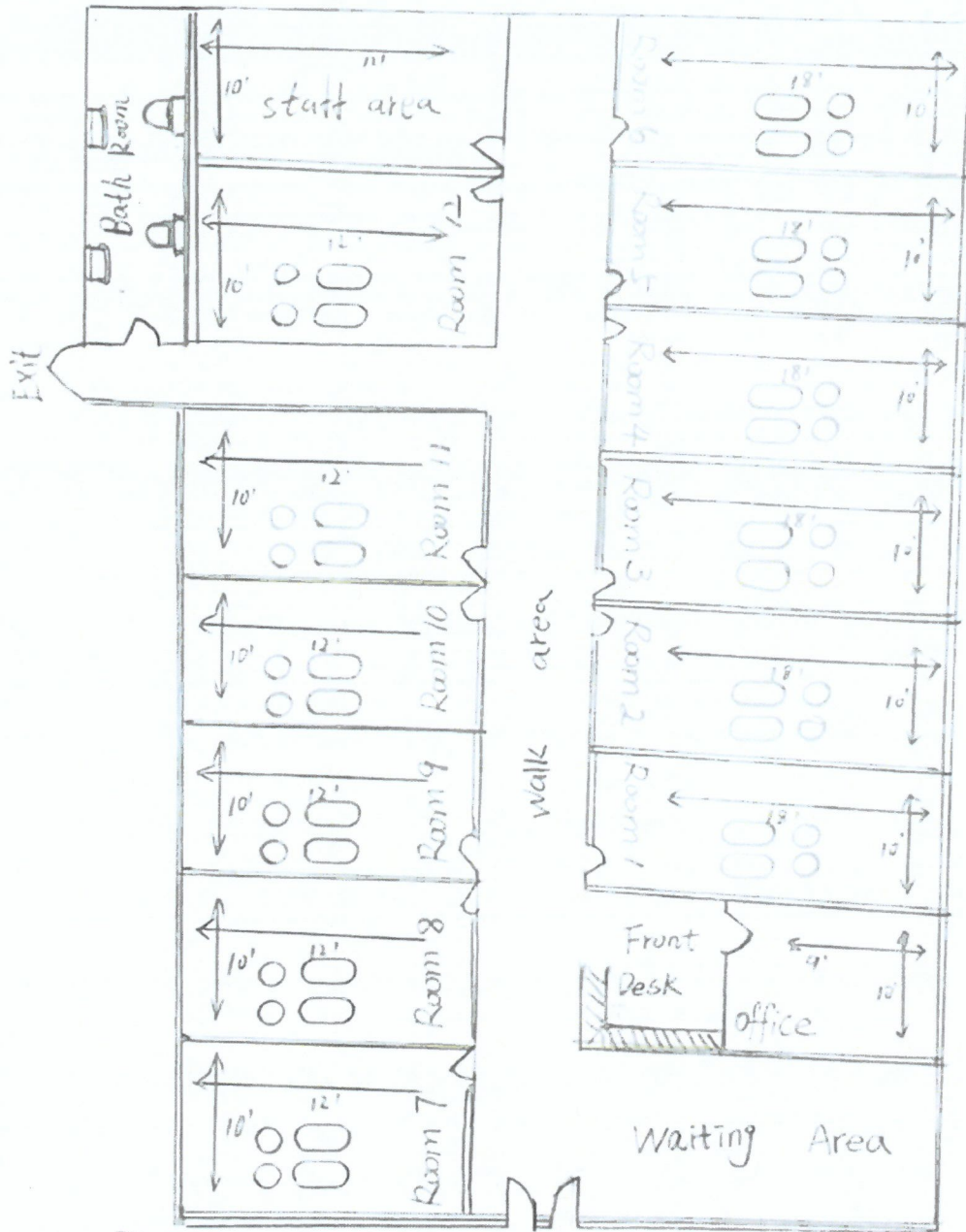
**STATE OF ILLINOIS**  
 Surveyor General  
 Office of the Surveyor General  
 100 North LaSalle Street  
 Chicago, Illinois 60602  
 The Surveyor has examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois. The Surveyor has also examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois. The Surveyor has also examined the original survey of the property shown on this plat and has found it to be correct and in accordance with the laws of the State of Illinois.

<p>REVISIONS</p>	<p><b>W-T LAND SURVEYS, INC.</b>          100 North LaSalle Street          Chicago, Illinois 60602          Tel: (312) 329-1100</p>	<p><b>W-T</b></p>	<p><b>OMNI CENTER</b>          1300 S. MAIN STREET          LOMBARD, ILLINOIS</p>	<p><b>ALTA / ACSM LAND TITLE SURVEY</b></p> <p>DATE: 1-14-07          DRAWN: JCM          CHECKED: JCM          SCALE: AS SHOWN          SHEET: 5-1          OF 5 SHEETS</p>
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**EXHIBIT 4: FLOOR PLAN OF TENANT SPACE**

# SUNNY FOOT SPA



OMNI PLAZA  
1300 S. Main St. Unit G 7 H  
Lombard, IL. 60148

**EXHIBIT 5: VILLAGE CODE, CHAPTER 122: MASSAGE ESTABLISHMENT**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE  
PURSUANT TO SECTION 155.417(G)(2)(b)(ix) OF THE LOMBARD ZONING  
ORDINANCE TO ALLOW FOR A MASSAGE ESTABLISHMENT  
LOCATED IN THE B4APD ZONING DISTRICT**

**PC 23-07: 1300 S. Main Street, Suite G and H**

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;

WHEREAS, the Subject Property as defined below is zoned B4APD; and,

WHEREAS, an application requests approval for a conditional use for a massage establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 20, 2023 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations 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 Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.417(G)(2)(b)(ix) of the Zoning Ordinance for a massage establishment;

SECTION 2: This ordinance is limited and restricted to the property generally located at 1300 S. Main Street, Suites G and H, Lombard, Illinois, and legally described as follows:

THAT PART OF THE EAST 592.0 FEET OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTH LINE OF REBECCA ROAD, AND THE NORTH LINE OF REBECCA ROAD EXTENDED WEST, AS PER MELODY LANE ESTATES UNIT NO. 1 (EXCEPTING THEREFROM THE NORTH 337.80 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR MAIN STREET AS PER SAID MELODY LANE ESTATES UNIT NO. 1), IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-19-201-018 (the “Subject Property”).

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a massage establishment at 1300 S. Main Street, Units G and H. Any expansion, physical site improvement or alterations require approval through the Village;
2. That the operator of the massage establishment apply for and receive a massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



Ordinance No. \_\_\_\_\_  
Re: PC 23-07  
Page 3

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk