



AGENDA
VILLAGE OF ROSELLE
VILLAGE BOARD COMMITTEE OF THE WHOLE
December 3, 2018
Following Village Board Meeting

Meeting Chaired by Mayor Andy Maglio

1. Approval of Prepared Agenda

2. Roll Call

3. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

4. Northwest Massage Therapy Special Use Permit

Documents:

[NORTHWEST MASSAGE THERAPY.PDF](#)

5. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

6. Executive Session

- A. Personnel - performance, appointment and compensation of the Village Administrator
- B. Executive Session Minutes
- C. Collective Bargaining
- D. Litigation
- E. Real Property
- F. Security Procedures
- G. Risk Management

7. Other Business

8. Adjourn

In compliance with the Americans with Disabilities Act, any person with a disability requiring a reasonable accommodation to participate in the meeting should contact Jason Bielawski, ADA Compliance Officer, 8:30 a.m. to 5:00 p.m. Monday through Friday, telephone: 630-671-2810,

email jbielawski@roselle.il.us.

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AGENDA ITEM # 4

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
December 3, 2018**

Item Title: Northwest Massage Therapy Special Use Permit

Staff Contact: Patrick N. Watkins, Community Development Director

COMMITTEE OF THE WHOLE ACTION

Discussion of a Special Use Permit for Robert Clark d.b.a. Northwest Massage Therapy at 405 N. Roselle Road.

Executive Summary:

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit to operate a massage therapy business following their public hearing on November 6, 2018. No members of the audience spoke in favor of or against the request.

Robert Clark, the owner of Northwest Massage Therapy, is relocating his massage business from 17 W. Irving Park Road to 405 N. Roselle Road in the Turner Plaza Shopping Center. Mr. Clark received a special use permit for his current location in 2004. Northwest Massage Therapy needs a larger space to accommodate additional staff and a larger clientele. All required licensing information for a massage therapy business has been submitted to the Village as part of his annual business license renewal. There is sufficient parking on site for this business and the other businesses in the shopping center.

Implications:

Is this item budgeted? N/A

Any other implications to be considered? N/A

Attachments:

November 6, 2018 P&Z Packet



Andrew J. Maglio *Mayor*
 Patty Burns *Village Clerk*

MEMORANDUM

To: Planning and Zoning Commission
From: Caron Bricks, Planner
Date: November 6, 2018 – Planning & Zoning Commission Meeting
Subject: PZ 18-1071, Special Use Permit to operate massage therapy business

SITE: 405 N. Roselle Road

ZONING: B-2 Convenience Shopping Center District

REQUEST: **PUBLIC HEARING** to consider a Special Use Permit

SURROUNDING LAND USE:

	Current Zoning	Land Use
Site	B-2 Convenience Shopping Center District	Turner Plaza Shopping Center
North	B-2 Convenience Shopping Center District	Single Family Residences
East	R-2 Single Family Residential PUD	Single Family Residences
South	B-2 Convenience Shopping Center District	Former Marathon Station & Office Building
West	R-2A Single Family Residence District R-4 Single Family Residence District (Unincorporated Schaumburg Township)	Single Family Residences

BACKGROUND: In January 2004, the Village Board approved Ordinance 2004-3057, which granted a special use for a therapeutic massage establishment at 17 W. Irving Park Road to Robert Clark, on behalf of his business Northwest Massage Therapy.

Mr. Clark would like to relocate his business from 17 W. Irving Park Road to a new space at the Turner Plaza shopping center at 405 N. Roselle Road. He has applied for a new special use permit to operate his massage therapy business at the new location. The new location has approximately 1,500 square feet. This would include five (5) treatment rooms and a bathroom to the rear of the unit. This would be a larger space for Mr. Clark's business so he can better serve his clientele.

PLANNING ANALYSIS: A special use permit for a massage therapy business is required per Section 8.03(C)(8) of the Village's Zoning Ordinance. The request for this use at this location is in harmony with existing land uses in the area. The Village requires the

submission of documentation for all massage therapists as part of the business license application process. The petitioner has provided Staff with the current licensing information for all of his employees provided by the State of Illinois as part of the application for the special use permit. Staff believes that there is sufficient parking on-site for this business and the other businesses in the shopping center.

RECOMMENDATION FOR ZONING: Planning staff recommends approval of the Amendment to the Special Use Permit.

FINDINGS OF FACT FOR SPECIAL USE:

The planning and zoning commission shall not recommend the approval of a proposed special use unless it finds that:

- a. The approval of such special use is in the public interest and not solely for the interest of the applicant;
- b. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- c. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and
- d. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees.

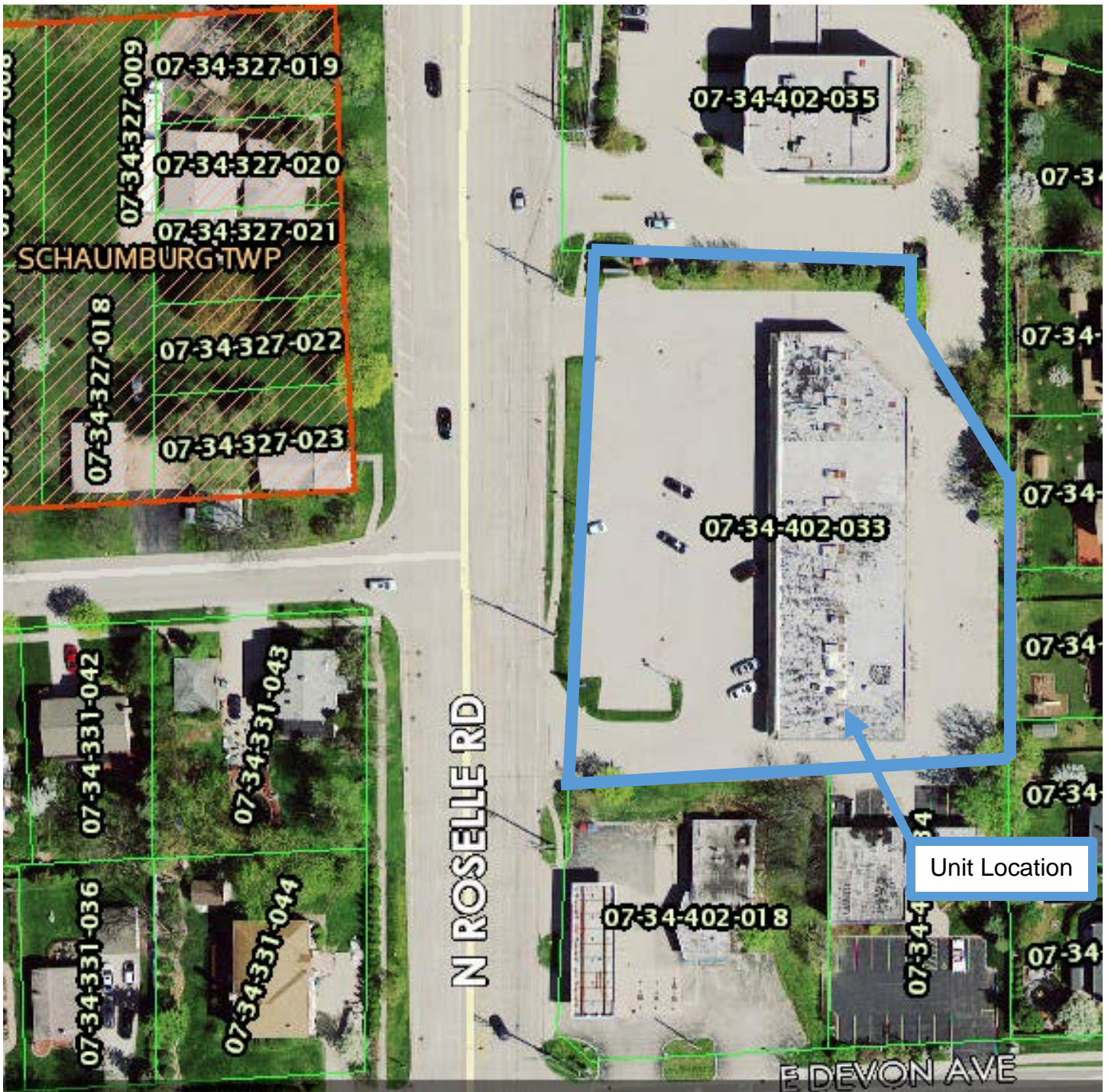
ACTION NEEDED:

1. Recommendation to the Village Board on the findings of fact for a Special Use Permit PZ 18-1071.
2. Recommendation to the Village Board for PZ 18-1071.

ATTACHMENTS:

1. Aerial
2. Narrative Statement
3. Proposed Interior Floor Plan

405 N. Roselle Road – Aerial



— 405 N. Roselle Road, Subject Property

Robert Clark

335 Bay Dr.
Itasca, IL 60143
630.728.7042
Bobby.clark@mac.com

October 12, 2018

Northwest Massage Therapy is a clinical massage therapy business uniquely focused on the treatment of soft tissue to maintain, develop, augment or rehabilitate the patient's physical function. Northwest Massage has been active part of the roselle business community for more than 15 years. With more than a decade of exemplary service in the Roselle community, Northwest Massage Therapy has most recently been awarded the "2018 Daily Herald Readers' Choice award".

I am requesting a special use permit to relocate the clinic to an updated facility. The new location will provide additional rooms to meet client demand.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Clark", with a long horizontal flourish extending to the right.

Robert Clark

Owner/therapist

Treatment Room

Treatment Room

Treatment Room

Treatment Room

Treatment Room

Bathroom