#2017-43
Astro Spa Massage – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	December 6, 2017
Request:	Special Use Permit to allow a massage establishment.
Location:	7115 Virginia Road, Suite 111
Existing Zoning:	O PUD (Office Planned Unit Development)
Surrounding Properties:	North: B-2 (General Commercial) South: R-2 (Single-Family Residential) East: R-3B PUD (Multi-Family Residential Planned Unit Development) West: R-2 (Single-Family Residential)
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is an office park. The unit has been vacant.
- Background: The petitioner will operate a massage business along with astrology consultations, chart interpretation and skin care educational workshops.
- 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.

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 Office. This land use designation is appropriate for this use.
- Zoning: The site is zoned Office PUD (Office Planned Unit Development).

2030 Comprehensive Land Use Plan Review:

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

Land Use - Office

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

Providing jobs for residents and members of the surrounding communities is critical to establishing a healthy daytime population, promoting a live, work, play environment and encouraging a skilled workforce.

This can be accomplished with the following supporting action:

Supporting Action: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

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*
   A floor plan has been provided.

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*

   The therapist's information has been provided.

3. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.

   ☐ *Meets* ☐ *Does not meet*

4. 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*

5. 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*

6. 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*

7. 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*

8. No residential use is permitted within the massage establishment at any time.

   ☐ *Meets* ☐ *Does not meet*

9. Alcohol is not permitted to be served in a massage establishment at any time.

   ☐ *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 (Lazarova, dated 11/01/17, received 11/02/17)
   B. Floor Plan (Lazarova, received 11/02/17)
   C. Massage License (Lazarova, received 11/02/17)

2. Business records, including the names of clients and the services provided, must be readily available to inspect without prior notice.

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.

4. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.

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.

6. No residential use is permitted within the massage establishment at any time.

7. Alcohol is not permitted to be served in a massage establishment at any time.

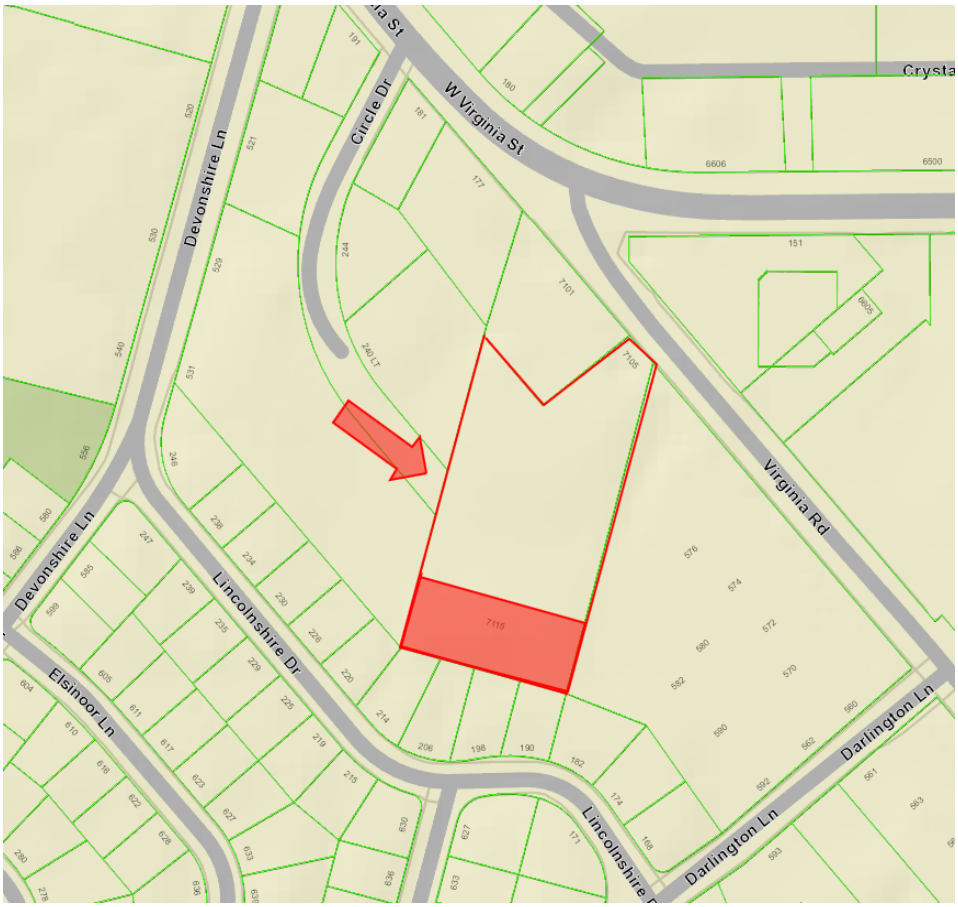
8. The applicant consents to unannounced inspections by the City, its agents or employees for the purpose of determining of the provisions of this section are met.

9. If the City passes an ordinance requiring a business license for massage establishments, the petitioner must comply with the business license requirements.

10. Upon the petitioner's sale, transfer or relocation of this massage establishment, this special use will be considered null and void.

11. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

2017-43 Lazarova – 7115 Virginia Rd Suite 101 – Special Use Permit





2017-0073

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

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Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ✓ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Velina Lazarova
Address: 219 Uteg Str. app. H
Crystal Lake IL 60014
Phone: 773 655 8553
Fax: _____
E-mail: Roseinspiration@gmail.com

Owner Information (if different)

Name: ROC Property Management, Inc.
Address: 7115 Virginia Road, Suite 101
Crystal Lake, IL 60014
Phone: 815-455-1112
Fax: 815-788-1909
E-mail: rocmgt.maintenance@gmail.com

Property Information

Project Description: 1. Astrology consultations, charts interpretation 2. Skin care educational workshops - products knowledge and technics, skin consultations 3. Ayurveda treatments (Reflexology, chakra evaluation, head massage, and Massage therapy after permission

Project Address/Location: Virginia Park
7115 Virginia Road, Suite 101
Crystal Lake, IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

V Lazarova

Velina Lazarova

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Rick O'Connor Rick O'Connor 11/1/17

OWNER: Print and Sign name **Date**

NOTE: If the property is held in 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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF

Velina Lazarova

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of the Velina Lazarova for the following described real estate commonly known as 7115 Virginia Road, Suite 101, Crystal Lake, Illinois 60014, PIN: 19-08-130-029.

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400(C)(65), as well as any other variations as necessary to allow a massage establishment. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 6, 2017 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald November 20, 2017)1478736

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
132.000222

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2018

LICENSED ESTHETICIAN TEACHER

VELINA J LAZAROVA
219 UTEG STREET APPH
CRYSTAL LAKE, IL 60014

BRYAN A. SCHNEIDER
SECRETARY

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11123962

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LICENSE NO.
132.000222

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED ESTHETICIAN TEACHER

VELINA J LAZAROVA

EXPIRES:
09/30/2018

BRYAN A. SCHNEIDER
SECRETARY

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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2017 43

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NOV 02 2017
BY:

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
131.003987

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2019

LICENSED ESTHETICIAN

VELINA J LAZAROVA
219 UTEG STR
APP H
CRYSTAL LAKE, IL 60014

SEAL OF THE STATE OF ILLINOIS

BRYAN A. SCHNEIDER
SECRETARY

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11985347

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LICENSE NO.
131.003987

Department of Financial and Professional Regulation
Division of Professional Regulation

SEAL OF THE STATE OF ILLINOIS

LICENSED ESTHETICIAN

VELINA J LAZAROVA

EXPIRES:
09/30/2019

BRYAN A. SCHNEIDER
SECRETARY

JESSICA BAER
DIRECTOR

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State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
227.009342

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2018

LICENSED MASSAGE THERAPIST

VELINA J LAZAROVA
219 UTEG STR
APP H
CRYSTAL LAKE, IL 60014

BRYAN A. SCHNEIDER
SECRETARY

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

11246667

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LICENSE NO.
227.009342

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED MASSAGE THERAPIST

VELINA J LAZAROVA

EXPIRES:
12/31/2018

BRYAN A. SCHNEIDER
SECRETARY

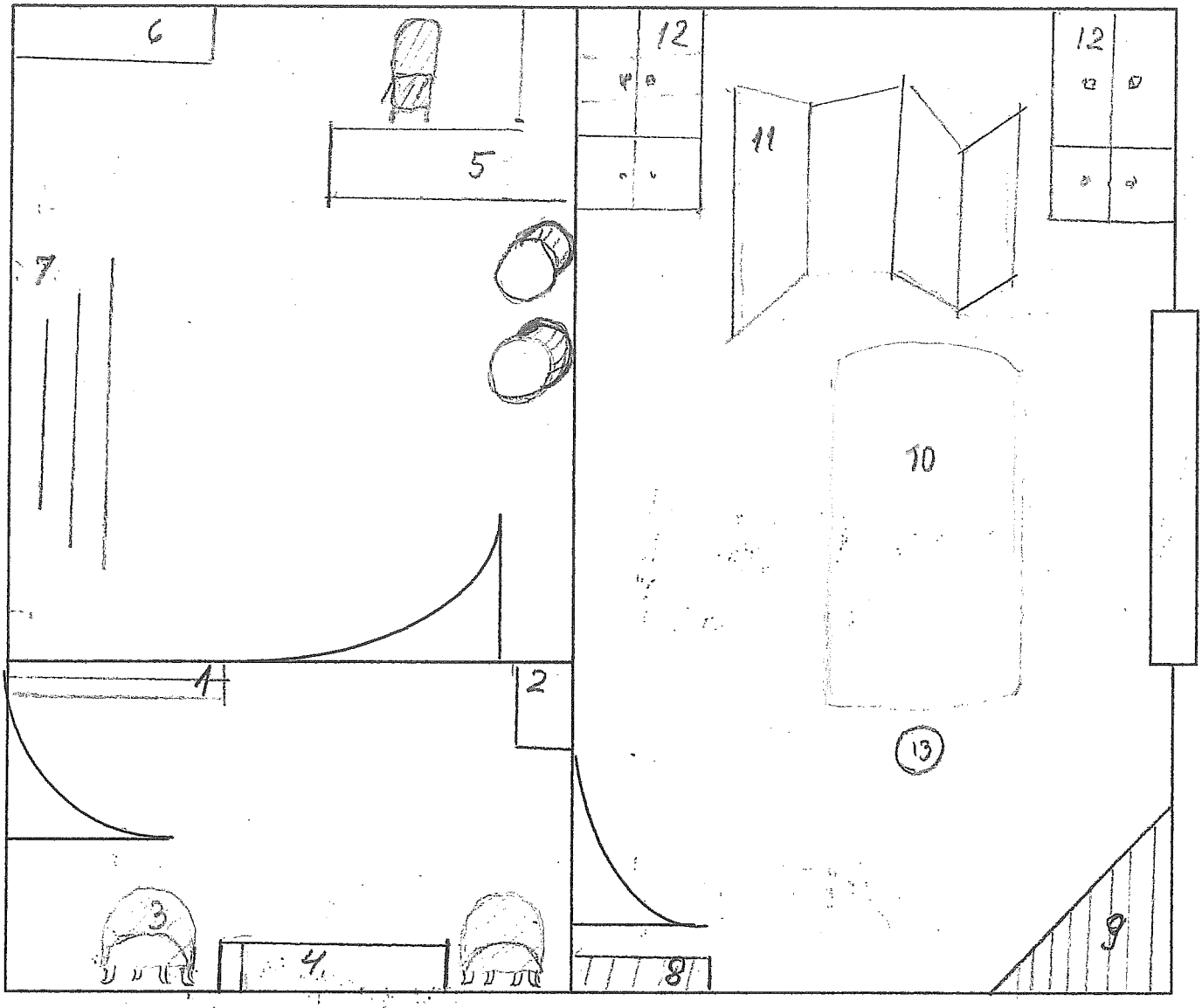
JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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Suite #111 - 370 sq. ft.



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Reception Area

1. Shoes bench - slippers (disposible)
2. Coffe/Tee little table
3. Armchairs
4. Reception desk

Consultation room - chairs

5. Computer desk
6. Bookcase
7. Wall shelfs for products exposure

Treatment/Massage Room

8. Storage bench and hangers (for customer belongings)
9. decoration corner desk - for candles, music
10. Massage table
11. Room decorative divider - behind - trolley cart, laundry basket
12. wardrobes with drawers - for sheets, towels in the drawers - massage supplies
13. little message chair