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**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
FEBRUARY 20, 2012**

I. CALL TO ORDER

Chairman Zawacki called the meeting to order at 7:30 PM.

II. ROLL CALL

Present: Commissioners Goodwin, Hendricks, Mast, Przepiorka, Sydelko,
Ch, Zawacki

Absent: Commissioner Krywaruczenko

Also present: Michael Mays, Jennifer Walden, Tonie Harrington, Nada Mullen

III. APPROVAL OF MINUTES FOR THE OCTOBER 17, 2011 MEETING

Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to approve the minutes of the October 17, 2011 meeting.

All in favor. The Motion carried.

IV. CONSIDERATION OF CERTAIN PROPOSED ZONING TEXT AMENDMENTS TO TITLE 9 OF THE VILLAGE CODE, THE ZONING ORDINANCE OF THE VILLAGE OF WOODRIDGE—MESSAGE ESTABLISHMENTS IN THE OSB—OFFICE AND SERVICE BUSINESS ZONING DISTRICT

A. PUBLIC HEARING

Chairman Zawacki called the Public Hearing to order at 7:34 PM. He reviewed the application before the Plan Commission, verifying that all required public notices had been given. He then called for a Motion to adopt the Rules of Procedure.

Commissioner Goodwin moved to adopt the Rules of Procedure, seconded by Commissioner Mast.

All in favor. The Motion carried.

Chairman Zawacki then called upon the Applicants to make their presentation.

Jennifer Hoffman of 502 Redondo Drive and Sandra Rosalia of 6040 Puffer Road in Downers Grove explained that they wish to move their massage establishment from Naperville to the Hobson Ridge Office Park located at 3311 Hobson Road, Woodridge, IL. Ms. Hoffman noted that both she and Ms. Rosalia are State licensed and certified massage therapists. Current State licensing requires that they complete 24 hours of continuing education in Illinois. They offer professional massage therapy including a wide range of supportive health services for medical issues such as carpal tunnel, knee replacement therapy, scoliosis, etc. In addition, both have professional office experience.

1 Ms. Hoffman noted that the Hobson Ridge Office Park is zoned OSB and does not allow
2 massage establishments. For that reason they are requesting an amendment to the
3 Zoning Ordinance to allow massage establishments as a permitted use in the OSB
4 zoning district.

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6 There being no questions from the Commissioners, Chairman Zawacki called upon
7 those in support of the applicant including Village Staff to make their presentation.

8
9 Jenny Walden, Senior Planner for the Village of Woodridge, noted that the Applicant's
10 proposed relocation of their massage establishment is to the Hobson Ridge Office Park,
11 which is zoned OSB. Massage establishments are currently not permitted in the OSB
12 zoning district. Ms. Walden said that last year the Village approved text amendments to
13 allow massage establishments in the B-2 zoning district as well as approved additional
14 provisions which required all massage establishments in the Village to obtain an annual
15 massage establishment license. Ms. Walden entered staff's report into the record as
16 Exhibit "B". She referred to Attachment 2 of Staff's Report entitled "ARTICLE D. OSB
17 OFFICE AND SERVICE BUSINESS DISTRICT." She indicated that only a small
18 portion of the Village is zoned OSB, including the Hobson Ridge Office Park located at
19 the southeast corner of Hobson Road and Route 53, the Lisle-Woodridge Fire Station
20 located on Woodridge Drive, and the Chase Bank located at the southeast corner of
21 Lemont Road and 75th Street. Ms. Walden noted that Staff feels that massage
22 establishments are an appropriate use for the OSB zoning district as it is similar to a
23 number of other service uses permitted in the district such as barbershops and medical
24 and dental clinics. Additionally, she noted that staff feels that the existing massage
25 establishment regulations will ensure that massage establishments do not have a
26 negative impact within the OSB zoning district or any surrounding uses.

27
28 Commissioner Hendricks inquired as to State accreditation. Ms. Walden added that the
29 state mandates that all massage therapists be licensed. The Village regulates the
30 massage establishment, not the therapists, through the massage establishment license.

31
32 Chairman Zawacki noted that applicants have to go through many procedures and State
33 requirements to get their license and open their practice. The massage facilities he has
34 seen are in unincorporated areas to attract truck drivers, and would not be appropriate
35 in Woodridge across from a school. He asked how they can prohibit that view. He is
36 concerned with the parking of trucks.

37
38 Michael Mays of the Village responded that one of the major distinctions between those
39 establishments in the unincorporated areas of the County and the Village is that the
40 Village has license requirements and regulation. The County does not have those
41 requirements. He explained that the Village's requirements are based on a model that is
42 followed for other communities in the area that was researched by Staff last year as part
43 of the request to allow massage as permitted in the B-2 zoning district. Other
44 communities using this model have had no problems.

45
46 There being no further questions from the Commission, Chairman Zawacki called for
47 testimony from anyone in opposition to the request. There being none Chairman
48 Zawacki asked if the applicant would like to provide a brief summarization.

1 Ms. Hoffman noted that the space that they would like to lease is very similar to the
2 space they are currently practicing out of. Their practice is more clinical focused than a
3 relaxation and spa focus.

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5 Chairman Zawacki called for a Motion to close the Public Hearing.

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7 **Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to**
8 **close the public hearing.**

9 **All in favor. The Motion carried.**

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11 Chairman Zawacki closed the Public Hearing at 7:49 PM.

12 **B. Review and Consideration**

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15 Ms. Walden stated that Staff recommends that the Plan Commission make a
16 recommendation to the Mayor and Village Board in support of the requested text
17 amendment.

18
19 Commissioner Sydelko asked whether future applications would be handled
20 administratively if this is approved, or would they still come before the Plan
21 Commission. Ms. Walden responded that applications would come to the Village and
22 follow licensing procedures, but would not be required to appear before the Plan
23 Commission in the OSB or the B-2 zoning districts.

24
25 Commissioner Przepiorka referred to Attachment 3 of Staff's report listing the OSB
26 permitted uses. Ms. Walden explained that there are similarities with OSB, B-2 and B-1
27 districts. If someone wished to have a massage establishment use in B-1 zoning
28 district, they would have the right to request a text amendment. She indicated that the
29 OSB district has the smallest number of uses, but the business uses are similar to the
30 B-1 and B-2 uses.

31
32 Mr. Mays said that the biggest distinction is that OSB has more office and medical uses,
33 while B-2 and B-1 have more retail uses.

34 **C. Recommendation**

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37 Chairman Zawacki called for questions or comments from the Plan Commission
38 members. There being none, he then called for a Motion.

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40 **Commissioner Przepiorka moved that the Plan Commission recommend to the**
41 **Mayor and the Board of Trustees approval of the proposed text amendment to**
42 **Title 9 of the Village Municipal Code as outlined in Attachment 1 of Staff's Report**
43 **dated February 20, 2012. Commissioner Mast seconded the Motion.**
44 **All in favor. The Motion carried.**

45 **V. Public Comment (items not related to the agenda)**

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48 There were none.

1 **VI. Discussion Items**

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3 There were none.

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5 **VII. Update of Previous Plan Commission Cases**

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7 Ms. Walden said that on October 27, 2011, the Village Board approved the Special Use
8 for the Doggie Day Care on Lemont Road. Chairman Zawacki asked if they were
9 required to notify surrounding property owners about the use. Ms. Walden indicated that
10 beyond the required notice for the Special Use Permit, it was up to the owner or the
11 tenant to notice other tenants in the building.

12
13 **VIII. Adjournment**

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15 **Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to**
16 **adjourn the meeting.**

17 **All in favor. The Motion carried.**

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19 Chairman Zawacki adjourned the meeting at 7:55 PM.