



Legislation Details (With Text)

File #:	19-383B	Version:	1
Type:	Ordinance	Status:	Agenda Ready
File created:	4/18/2019	In control:	City Council
On agenda:	5/7/2019	Final action:	
Title:	Pass the ordinance approving a Conditional Use for a Massage Establishment for the subject property located at 1112 S. Washington Street (Soma Sage Health and Healing)- PZC 19-1-025		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Soma Sage Ordinance, 2. 4.17.19 PZC Minutes DRAFT, 3. Exhibit A- Legal Description, 4. Exhibit B- Subject Property, 5. Exhibit C- Findings of Fact, 6. Use Letter, 7. Floor Plan, 8. Forest Preserve District of DuPage County Letter of No Objection, 9. Public Comment-Letters of Support Redacted, 10. Application		

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a Conditional Use for a Massage Establishment for the subject property located at 1112 S. Washington Street (Soma Sage Health and Healing)- PZC 19-1-025

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on April 16, 2019 and voted to recommend approval of the request (approved 9-0). Staff concurs.

BACKGROUND:

The petitioner, Nikole Clay of Soma Sage Health and Healing, is requesting approval of a conditional use for a Massage Establishment. The 563 square-foot tenant space is located on the lower level of an existing 42,680 square-foot mainly medical and business office building.

The subject property is located on the east side of Washington Street, near the intersection of Olympus Drive and Washington Street with a common address of 1112 S. Washington Street. The lot is zoned OCI (Office, Commercial, Institutional) and Suite 10 is currently occupied by the petitioner. Originally, the petitioner moved into the space and applied for a simple occupancy permit. Through the review process planning staff notified the business owner that a conditional use was required before the occupancy permit could be issued.

The East Sector Plan (1998) identifies the future land use of the subject property as Office/Research

& Development; the tenant is compatible with this designation.

DISCUSSION:

Planning and Zoning Commission Action

The Planning and Zoning Commission opened the public hearing to consider PZC 19-1-025 on April 17, 2019. Nikole Clay spoke as the petitioner. Two members of the public spoke in support of the request during public testimony. The Planning and Zoning Commission voted to recommend approval of PZC 19-1-025 finding it straight forward (approved, 9-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Conditional Use for a Massage Establishment

Per Section 6-7F-3 of the Municipal Code (OCI District: Conditional Uses), a massage establishment is a conditional use in the OCI zoning district. Suite 10 is generally accessed from the lower lobby entrance and is located on the bottom floor as depicted on the floor plan.

There are no exterior changes or modifications proposed to the building. The petitioner's tenant space meets the required building and life safety codes.

The existing building is served by parking areas located on three sides with a total parking space count of approximately 125 spaces. Per Section 6-9-3:6, a massage establishment is required to have 1 space per service station plus 1 space per employee thus resulting in 2 required parking spaces for the proposed use. Given that the prior medical clinic use required 3 parking spaces, staff has no concerns with the code required parking spaces for the massage establishment.

Staff finds the proposed use is consistent with the intent of the OCI district and is compatible with surrounding uses within the existing building. The petitioner's responses to the standards for granting a conditional use are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval a conditional use for a massage establishment. Staff supports the request as it is compatible with the OCI District, the future land use plan and the surrounding land uses.
- The Planning and Zoning Commission reviewed the proposal at their April 17th, 2019 meeting. The PZC is supportive of the request.

FISCAL IMPACT:

N/A