



Legislation Text

File #: 21-1534, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a request for a conditional use for a massage establishment for the subject property located at 552 S. Washington Street (Soma Sage Health and Healing) - PZC 21-1-116

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Ashley Green, Community Planner

ENTITLEMENTS REQUESTED:

Approval of a conditional use to allow a massage establishment for the subject property located at 552 S. Washington Street - [Section 6-7F-3:4 \(Office, Commercial and Institutional District: Conditional Uses\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTFOCOFCOINDI_6-7F-3COUS) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTFOCOFCOINDI_6-7F-3COUS>

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 21-1-116 was published in the Daily Herald on November 15, 2021.

BACKGROUND:

The Petitioner, Nikole Clay of Soma Sage Health and Healing, is requesting approval of a conditional use for a massage establishment. The 749 square-foot tenant space is located on the second level of an existing two-story, 29,920 square-foot primarily medical and business office building.

The subject property is located on the east side of Washington Street, near the intersection of Porter Avenue and Washington Street with a common address of 552 S. Washington Street. The lot is zoned OCI (Office, Commercial, Institutional) and the Petitioner intends to occupy Suite 207.

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:

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 207 is located on the second floor as depicted on the floor plan. It is generally accessed through the lower lobby entrance and use of the stairs or the elevator.

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 two sides with a total parking space count of approximately 130 spaces. After a review of the current tenant roster for the building, it was determined the parking requirement for all current tenants totals 78 parking 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. Therefore, there is sufficient parking available for the conditional use.

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 of 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.