

## MEETING NOTICE

### AGENDA

#### VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

January 15, 2020

The Planning and Zoning Commission of the Village of Hoffman Estates will hold a meeting in the Helen Wozniak Council Chambers of the Municipal Building, 1900 Hassell Road, Hoffman Estates, Illinois, at 7:00 p.m., **Wednesday, January 15, 2020.**

1. **Call to Order/Roll Call**

2. **Approval of Minutes**

December 18, 2019

3. **Chairperson's Report**

4. **Old Business**

5. **New Business**

1. **PUBLIC HEARING** – Approval of a request by W-T Properties, LLC (Owner) and Arek Szawlowski (Applicant) for a special use under Section 9-8-2-C-9 to permit a Massage business on the property located at 1000 Grand Canyon Pkwy.

6. **Staff Report**

7. **Adjournment**

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, February 05, 2020 at 7:00 p.m.**



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2019-060P

PROJECT NAME: JOURNEY TO WELLNESS  
MASSAGE ESTABLISHMENT

PROJECT ADDRESS/LOCATION: 1000 GRAND CANYON PKWY

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION   
SITE PLAN AMENDMENT  PLAT

MEETING DATE: JANUARY 15, 2020

STAFF ASSIGNED: PARTH JOSHI

## REQUESTED MOTION

Request by W-T Properties, LLC (Owner) and Arek Szawlowski (Applicant) for a special use under Section 9-8-2-C-9 to permit a Massage business on the property located at 1000 Grand Canyon Pkwy.

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

ADJACENT NORTH: VILLAGE OF SCHAUMBURG SOUTH: APARTMENT DISTRICT, A-1  
PROPERTIES: EAST: APARTMENT DISTRICT, A-1 WEST: COMMUNITY BUSINESS DISTRICT, B-2

## PROPOSAL

The petitioner is proposing to open a medical massage business in a 763 square foot vacant tenant space at 1000 Grand Canyon Pkwy. The space is currently not built to suit and will require a demo & remodel permit.

The business would involve massages for customers in private massage rooms. The business would include a reception area at the front, a small office and two massage rooms. The waiting area will include an off-site massage chair as well. The tenant space will also include a sink and a storage room.

Customers would visit by appointment only. The business would be staffed by 1 employee on site with 1 employee during peak hours and 1 employee during non-peak hours. The proposed medical massage & therapeutics practice style treatment focuses on compassion, wellness, and breaking the pain-stress cycle. Customers with musculoskeletal injuries and conditions including neck pain, back pain, athletic injuries,

Meeting Date: January 15, 2020

post-operative musculoskeletal massage rehabilitation, headaches, fibromyalgia, and stress are the primary type of patients the petitioner would work on and provide massage services.

Treatment sessions typically would depend on the person's individual needs and preferences and range between 60-120 minutes. Treatment techniques utilized would include Swedish, deep tissue, myofascial work, trigger point therapy, sports massage, stretching, massage cupping, shiatsu, and thai massage. Additional techniques include energetic techniques such as acupressure and reiki.

Hours of operation and business description has been provided by the petitioner, which is included in this packet.

### **SPECIAL USE – ZONING CODE SECTION 9-8-2-C-9**

The subject property is zoned B-2, Community Business District.

A Massage Facility is not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states "All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted Uses in B-2)".

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

### **NOTIFICATION**

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

**STAFF SUMMARY**

The Village has previously approved massage establishments including Massage Envy in 2006, Angels Feet in 2012 & Happy Foot Massage in 2018.

This use is anticipated to function similarly to a doctors office with light customer traffic that will only visit by appointment. The use is not expected to be detrimental to the property or neighboring properties, traffic, utilities, property values or other items considered with the Standards for a Special Use.

The site has approximately 90 parking spaces which should be sufficient based on the business proposal of expecting a maximum of 2 clients per peak hours and 1 employee.

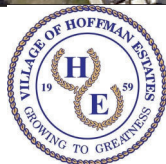
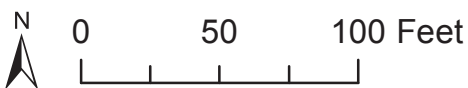
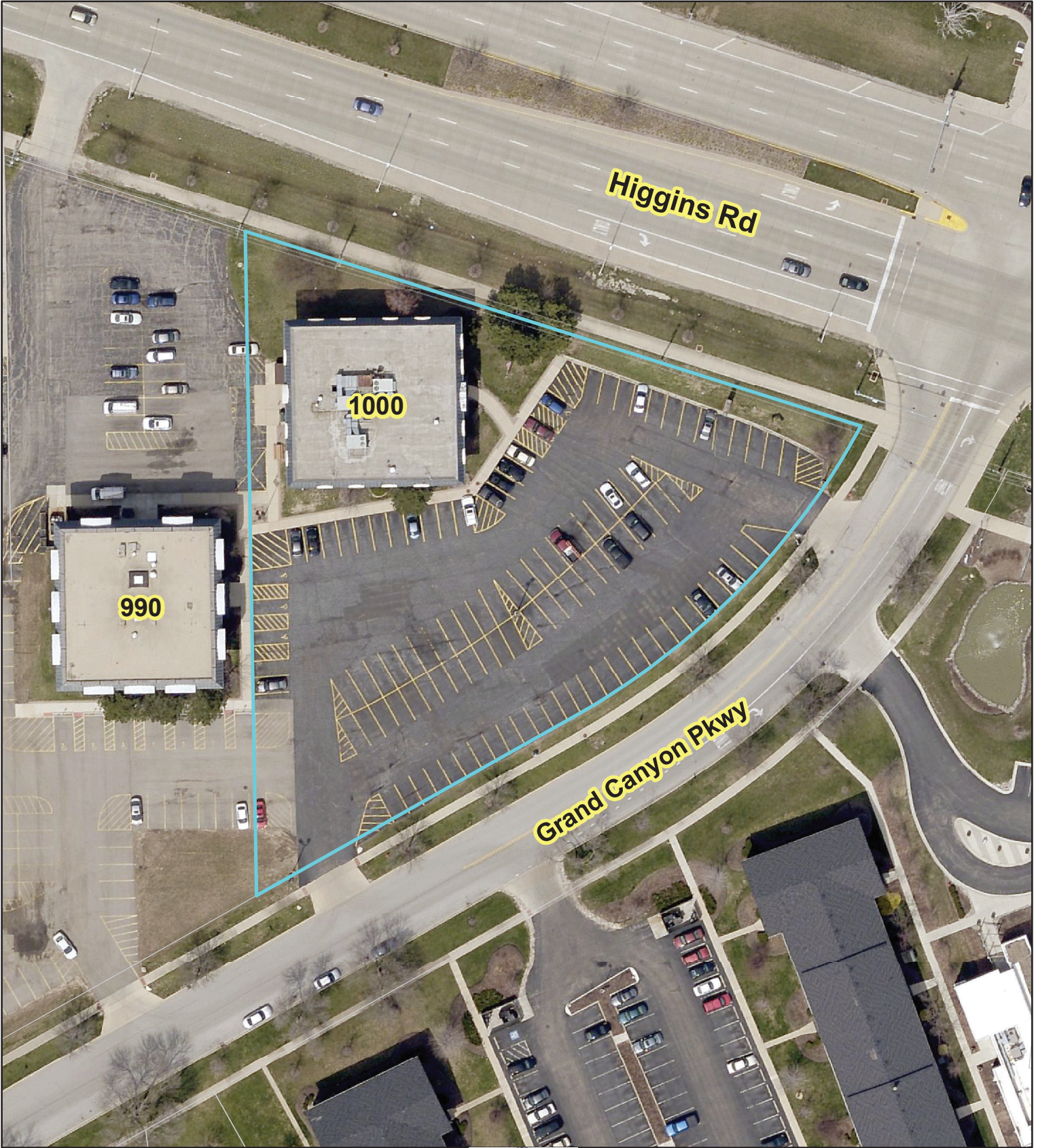
**RECOMMENDED CONDITIONS**

If the Planning & Zoning Commission finds that the standards for a special use have been met, staff recommends the following condition:

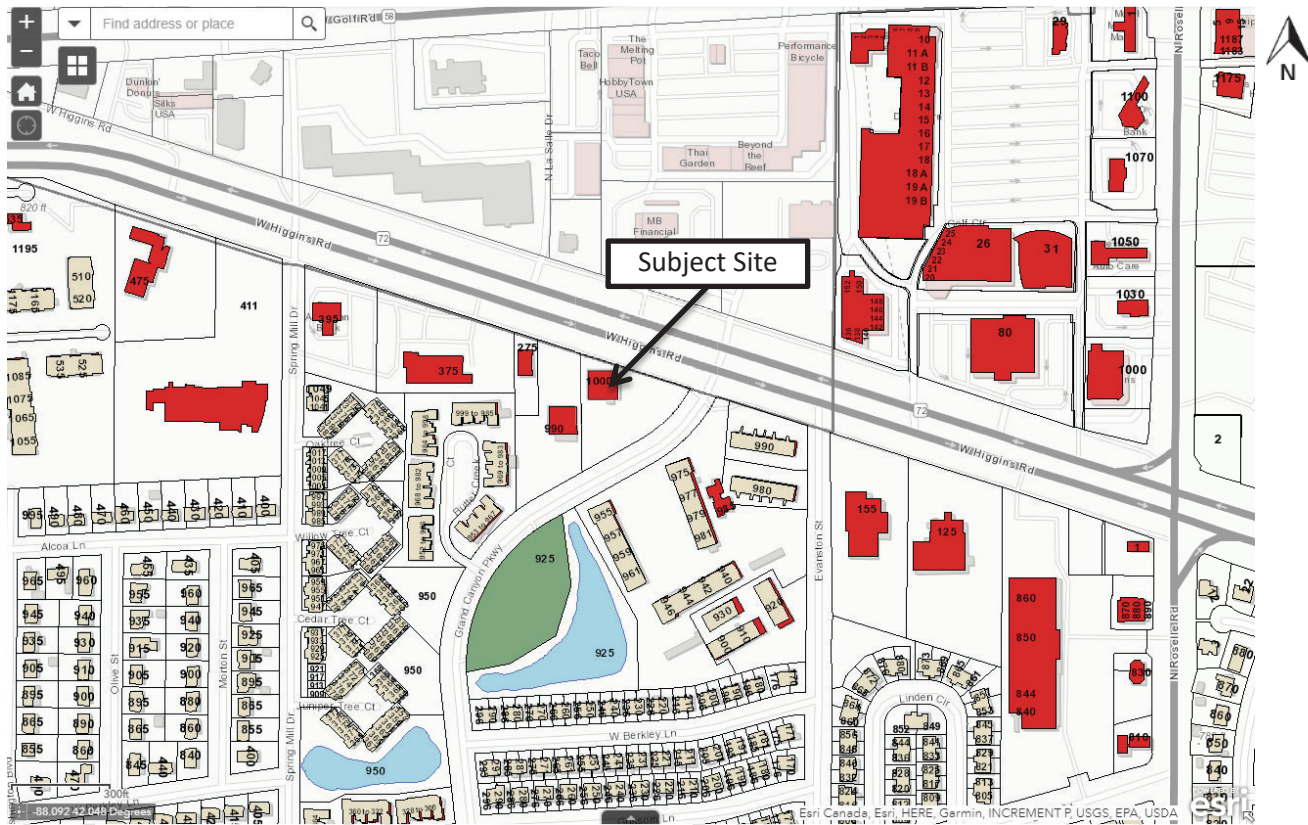
1. The Special Use shall include only the services included in the petitioner's application for this request.

Attachments:           General Application  
                              Special Use Application  
                              Project Narrative  
                              Floor Plan  
                              Legal Description  
                              Location Map  
                              Aerial Map

# 1000 Grand Canyon Pkwy Massage Establishment



Planning Division  
Village of Hoffman Estates  
December 2019



December 2019  
Village of Hoffman Estates  
Planning Division





VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING  
GENERAL APPLICATION\*

RECEIVED  
DEC 06 2019  
PLANNING DIVISION

- Special Use for Massage Facility     Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Variation:     Commercial     Residential     Sign
- Plat (Subdivision & Others):     Preliminary     Final
- Site Plan:     Amendment     Concept     Preliminary     Final
- Master Sign Plan:     Amendment

Other: \_\_\_\_\_

**\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**  
**Posting of Notification Sign(s) may be required.**  
**Specific requirements will be provided when your request is scheduled.**

FOR VILLAGE USE ONLY			
Hearing Fee	<u>500.00</u>	Check No. <u>10094</u>	Date Paid <u>12/09/19</u>
Project Number:	<u>2019-060P</u>		
Staff Assigned:	<u>Joshi</u>		
Meeting Date:	<u>January 15, 2020</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted	<u>01/03/20</u>

**PLEASE PRINT OR TYPE**

Date: 12/3/2019

Project Name: 1000 Grand Canyon Parkway - Medcoa Office Building - Massage Facility

Project Description: New Massage Facility to Occupy Suite #105

Project Address/Location: 1000 Grand Canyon Parkway

Property Index No. 07-15-100-017-0000

Acres: 1.513      Zoning District: B-2

#### IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

**The Owner and Applicant**, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: \_\_\_\_\_

Owner's Name (Please Print): Steve Triphahn

Applicant's Signature: \_\_\_\_\_  
(If other than Owner)

Applicant's Name (Please Print): Arek Szawlowski

Date: 12/6/19

**All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.**

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: [planning@hoffmanestates.org](mailto:planning@hoffmanestates.org)

Address: 1900 Hassell Road  
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



**I. Owner of Record**

Steve Triphahn

W-T Properties Schaumburg I, LLC

Name

Company

2675 Pratum Ave.

Hoffman Estates

Street Address

City

IL

60192

224-293-6333

State

Zip Code

Telephone Number

troy.triphahn@wtengineering.com

Fax Number

E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

Arek Szawlowski

WT Group - DPM

Name

Company

2675 Pratum Ave.

Hoffman Estates

Street Address

City

IL

60192

224-293-6957

State

Zip Code

Telephone Number

Arek@theinnovantgroup.com

Fax Number

E-Mail Address

Applicant's relationship to property: Authorized Agent

**III. Owner Consent for Authorized Representative**

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Arek Szawlowski to act on my behalf and advise that he/she has full authority to act as my/our representative.



Steve Triphahn

Owner Signature

Print Name



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM



**REQUIRED SUBMITTALS:**

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description  
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

*You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.*

**No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The facility proposed will be in line with standards  
 \_\_\_\_\_  
 with neighboring businesses and offices to maintain the  
 \_\_\_\_\_  
 health, safety, morals, comfort, and welfare of the  
 \_\_\_\_\_  
 building as well as the area.  
 \_\_\_\_\_

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The use will be taking an unoccupied space and improving it while adding value and a much sought after facility for people within the vicinity and to bring in people from outside of the community. Safety and security will be upheld to not impede on other nearby properties.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The use is going into an existing building and is similar in nature to the office type use. It is this type of use that is believed to be an exceptional fit and only improve the nearby occupants and area as a whole.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

The existing building is being occupied by the new use  
and all items noted above are readily available.

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5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

The building already has adequate access onto  
Grand Canyon Parkway. It is not envisioned to bring  
more traffic than a similar office would bring in.

The building is accessed off of the side road Grand  
Canyon Parkway and is currently a low traffic road.

We fully expect the traffic to stay at a similar rate.

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6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

All other requirements will be upheld to the intent of the code and ordinances. The use is going within an existing building so no new construction will take place as we are remodeling an existing unit. All other regulations will be upheld as required.

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## *Journey to Wellness*

*Creating and holding a space for you to heal*

Jennifer Dexheimer, BS, LMT

### Explanation of Journey to Wellness, Inc.

Journey to Wellness, Inc. operates as a medical massage and energy therapeutics practice. Jennifer's treatment style focuses on compassion, wellness, and breaking the pain-stress cycle. She has treated patients with a variety of musculoskeletal injuries and conditions including neck pain, back pain, athletic injuries, post-operative musculoskeletal massage rehabilitation, headaches, fibromyalgia, and stress. Treatment sessions can be 30, 60, 90, or 120 minutes and are based on the person's individual needs and preferences. Techniques utilized may include Swedish, deep tissue, myofascial work, trigger point therapy, sports massage, stretching, massage cupping, shiatsu, Thai massage, or energetic techniques such as Acupressure and Reiki. Additionally, off-site chair massage is provided for the workplace or special event. Jennifer often speaks at several local corporate offices on the benefits of adding chair massage to corporate health and wellness programs.

#### The hours of the facility will be

Hours are by appointment only  
February-August 2020 hours will be  
Mon and Wed 1-9pm  
Tue, Thurs, Fri, and Sat (or Sun) 8am-4pm

#### When I return to University in September 2020

Hours are by appointment only  
M-F 8am-4pm  
Sat (or Sun) 8am-4pm

There are typically 1 employee on site with 1 employee during peak hours and 1 employee during non-peak hours. It is expected that roughly 6 clients will be using this space per day and each client will spend roughly 1-2 hours at the facility a single visit. With 1 employee and 2 clients at peak hours we'd expect to need 3 parking spaces, with the exception of the occasional open house or lecture throughout the year which may draw up to 6-8 people at a time at most.

Journey to Wellness, Inc. exists to help patient's find relief from pain, tension, and stress through hands-on therapies and education to teach them about self-care and how to manage the stresses of everyday life.

Located Inside the Wellness Center  
721 W. Lake Street, Suite 201  
Addison, IL 60101

Call or Text: 630-699-3452  
massagebyjendex@gmail.com  
Website: [tiny.cc/journeytowellness](http://tiny.cc/journeytowellness)



# *Journey to Wellness*

*Creating and holding a space for you to heal*

Jennifer Dexheimer, BS, LMT

Owner and sole practitioner of Journey to Wellness, Inc., Jennifer Dexheimer, has nearly 20 years of massage experience. She graduated from the Massage Therapy Program at the National University of Health Sciences in 2000, where she has also served as a researcher and instructor for over 20 years. Jennifer currently serves as a Trustee for the Massage Therapy Foundation supporting massage therapy scientific research, education, and community service. She also volunteers from time to time for the Reiki Brigade providing energy therapy to veterans, first responders, medical schools, and communities in need.

Jennifer has recently been accepted into a Masters/Doctorate Program in Oriental Medicine and Acupuncture at the National University of Health Sciences. She is estimated to complete the program in Summer 2023. At that time, she plans to expand the services she can currently offer to patients by adding both acupuncture and herbal therapies into her repertoire of techniques. The office hours will shift again beginning Fall 2023 to once again accommodate 2 evenings per week.

Ownership of the building believes this space is perfect for Journey to Wellness, Inc. Stating that having this tenant in the building will help bring interest and investment into these buildings so that they may push towards ownerships long-term plan.

Sincerely,

Jennifer Dexheimer

Located Inside the Wellness Center  
721 W. Lake Street, Suite 201  
Addison, IL 60101

Call or Text: 630-699-3452  
massagebyjendex@gmail.com  
Website: [tiny.cc/journeytowellness](http://tiny.cc/journeytowellness)









Engineering • Design • Consulting

## PARCEL 1

LOT 1 IN BERMAN'S SUBDIVISION IN HOFFMAN ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1972 AS DOCUMENT 21915704, IN COOK COUNTY, ILLINOIS.



**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of W-T Properties Schaumburg, LLC (owner) and Arek Szawilowski (applicant) to consider a special use under the Zoning Code to permit a Massage business on the property located at 1000 Grand Canyon Parkway.  
P.I.N.: 07-15-100-017-0000  
The hearing will be held on Wednesday, January 15, 2020 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.  
Evo Combs, Chairperson  
Planning and Zoning Commission  
Published in Daily Herald  
December 31, 2019 (4538114)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

# Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/31/2019 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY   
Authorized Agent

Control # 4538114