

ASIAN Foot SPA

VILLAGE OF DEERFIELD
PLAN COMMISSION APPLICATION
FOR A SPECIAL USE PERMIT

Business Location: 405 Lake Cook Road, Unit A3, Deerfield, IL

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I. INTRODUCTION

- Proposed business Asian Foot SPA will operate a reflexology and massage therapy business located at 405 Lake Cook Road, Unit A3, Deerfield, IL with 2000 sqft in the C-2 Outlying commercial district.
- Jim Chang is the owner of the proposed business, he is an Illinois licensed massage therapist and currently operating 2 massage businesses in Vernon hills & Highland Park for 8 years. Jim Chang dedicated his career to professional massage industry for over 15 years.

II. SPECIAL USE REQUEST

- ASIAN FOOT SPA is seeking a Special Use Permit in the C-2 outlying commercial district for a reflexology and massage therapy business. The establishment will consist of approximately 2000 rentable square feet located on the street level of 405 Lake Cook Rd, unit A3, Deerfield, IL 60015.

III. APPLICATION MATERIALS

FIGURE 1 – SITE MAP



FIGURE 2 – PARKING LOT

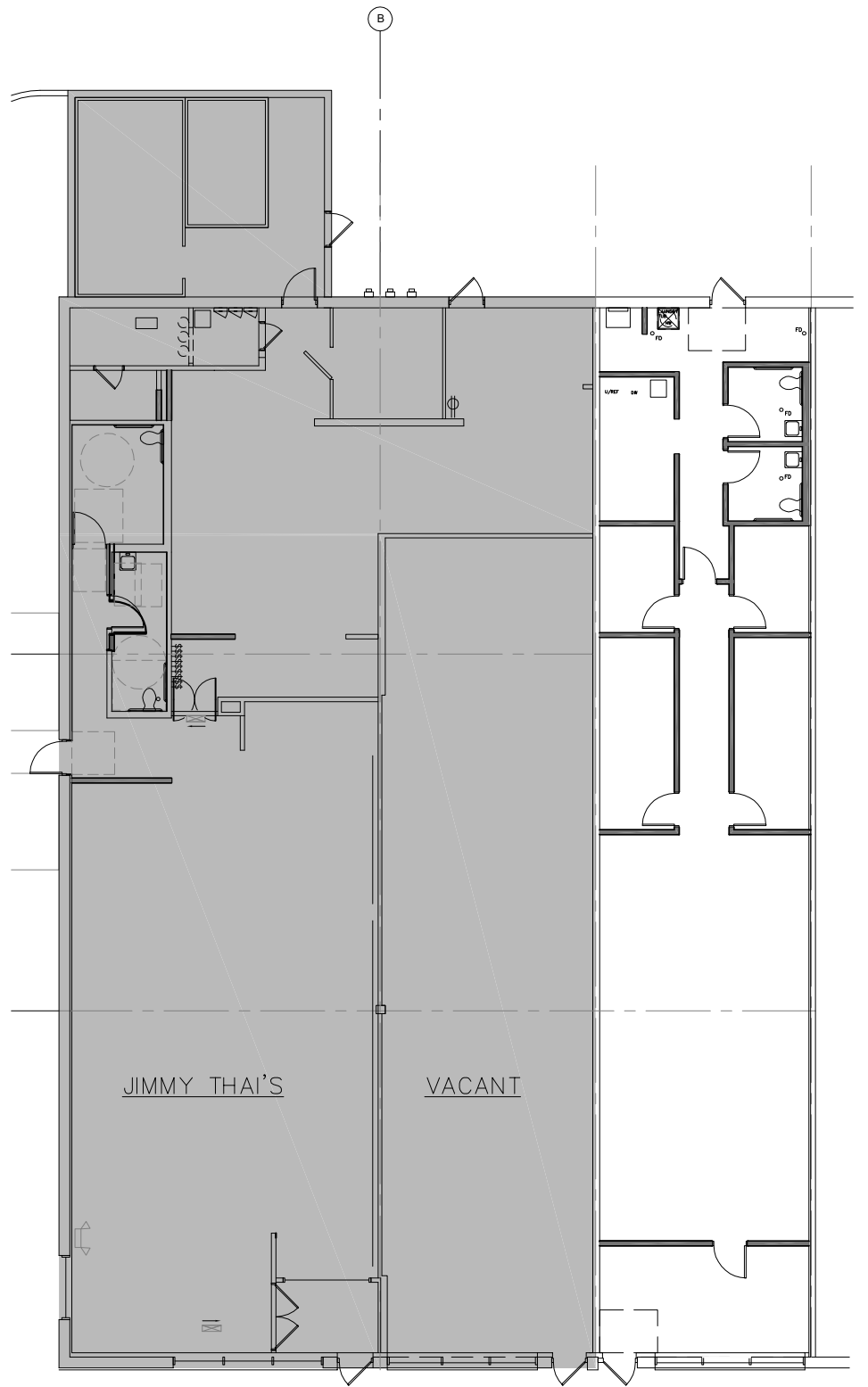
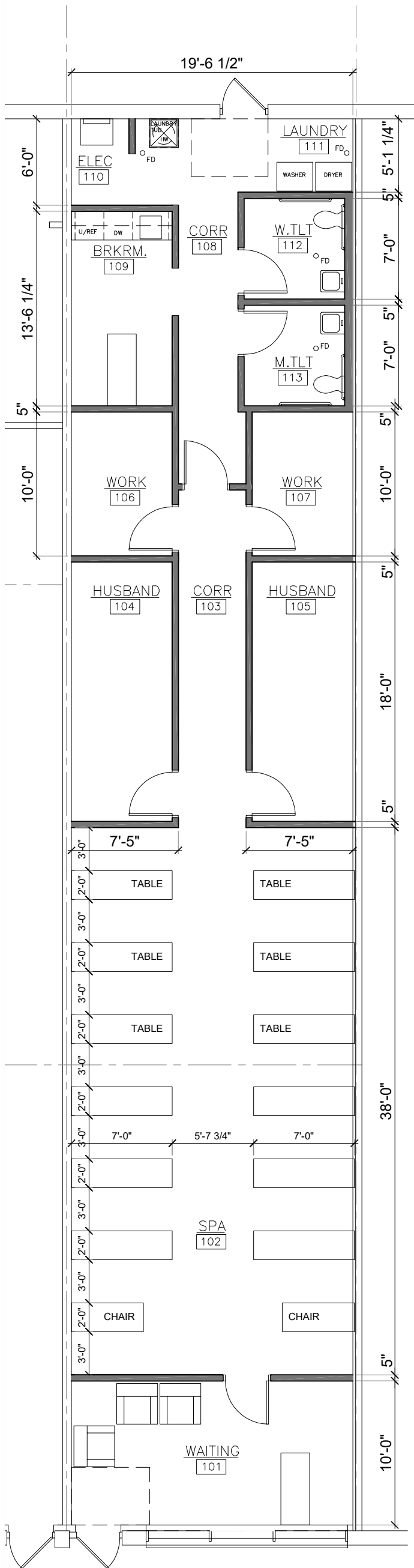


FIGURE 3 – 2D & 3D FLOOR PLAN

Figure 3 shows a two/three-dimensional floor plan for Asian Foot Spa in the 2000 square feet of developable space available at 405 lake cook road.

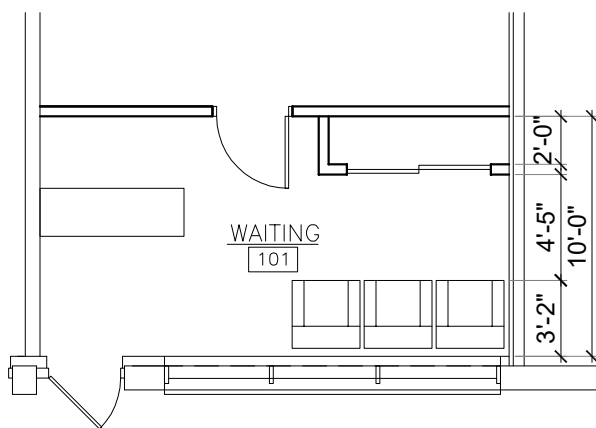
The floor plan includes:

- A Reception area on the right side of entrance of the unit with seating for 4 chairs.
 - 12 foot massage tables behind the reception area.
 - 4 Private rooms for body massage
 - An Employee Lounge for break.
 - Two restrooms
 - A Laundry Room
 - A Utility room
- For the plan, please see EXHIBIT A: 2D & 3D FLOOR PLAN.



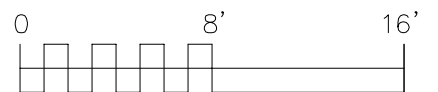
KEY PLAN

SCALE : 1/16" = 1'-0"



PRELIMINARY FLOOR PLAN

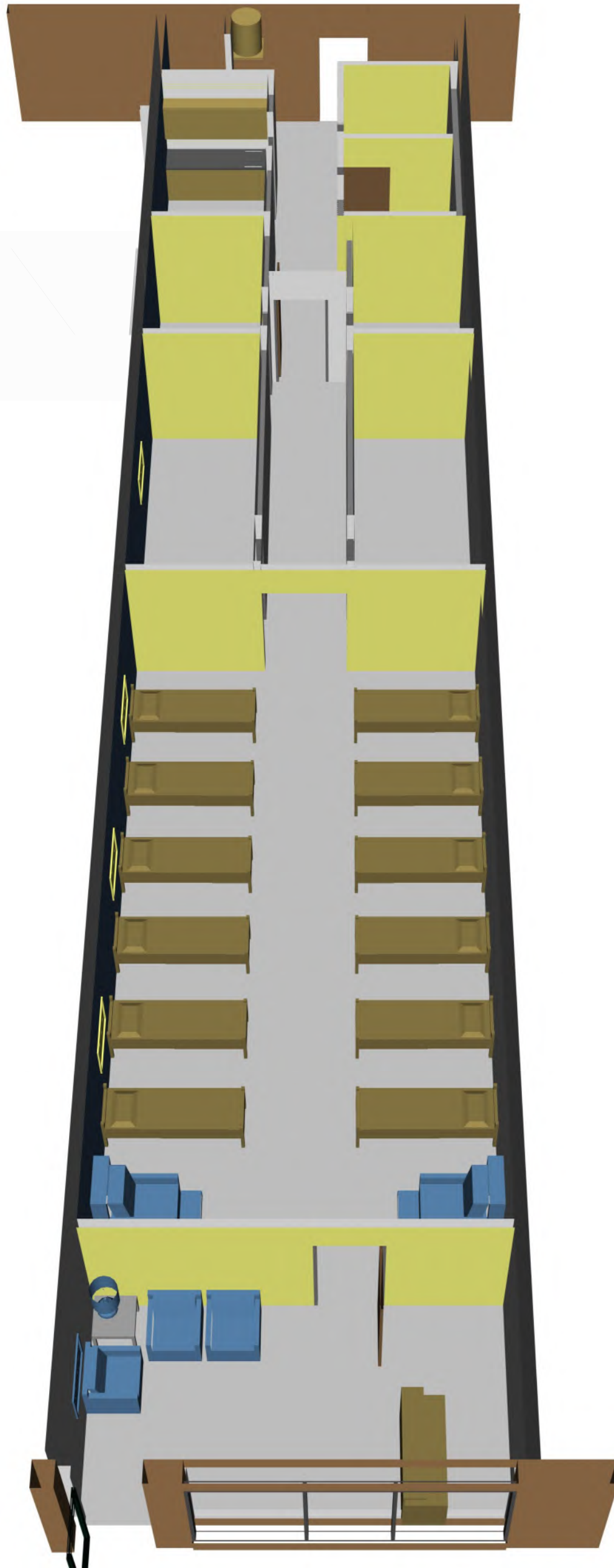
SCALE : 1/8" = 1'-0"



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ASIAN FOOT SPA
 405 LAKE-COOK ROAD DEERFIELD, ILLINOIS

Date: 12/09/19
 Dwg: 19-160
 Drawn by: SGM
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AERIAL PERSPECTIVE VIEW

S C A L E : NO SCALE



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III. Business Service provided

SWEDISH MASSAGE.

Swedish massage is the most popular type of massage in the United States. It involves the use of hands, forearms or elbows to manipulate the superficial layers of the muscles to improve mental and physical health. Active or passive movement of the joints may also be part of the massage. The benefits of Swedish massage include increased blood circulation, mental and physical relaxation , decreased stress and muscle tension, and improved range of motion.

Benefits

- easing muscular strain by flushing out toxins
- improving circulation by increasing oxygen flow in the blood
- helping to keep ligaments and tendons supple
- reducing emotional and physical stress.

Deep Tissue Massage



Deep tissue massage is designed to relieve pain and muscle tension throughout the body. This type of massage is extremely beneficial because it reaches the deepest layer of muscles, fascia (connective tissue surrounding the joints) and tendons. The goal in deep tissue massage is to breakdown adhesions (tense areas within the muscle). Adhesions in the muscle are very important to address because they cause pain, inflammation and limit motion of the muscles and joints.

Benefits

- Alleviate pain
- Recover from injuries (sports, traumatic, whiplash, falls, etc.)
- Increase mobility
- Decrease muscle tension
- Recover from repetitive stresses (sports, computer use, lifting, etc.)
- Improve Posture
- Relief from Osteoarthritis
- Relief from Fibromyalgia

Combo Massage

A Combination Massage is a massage integrating more than one style or massage modality. It can combine techniques from Swedish massage, deep tissue massage, reflexology, trigger point therapy and hot stone. These combinations are used to tailor the massage towards your personal preferences and specific needs.

Acupressure therapy can be used to relieve pain, fortify the sexual reproductive system, improve your appearance, relieve tension in the back, and help heal emotional pain for greater health and beauty.

Benefits

- Helps relieve muscle tension and pain
- Reduces stress and anxiety
- Promotes sleep
- May help relieve symptoms of autoimmune diseases
- May help decrease cancer symptoms
- May boost immunity

Chinese Tuina

Tuina is the Ancient art of Qigong Style Massage, literally meaning “Pushing and Pulling”, it utilizes the Acupuncture Meridian System to get profound therapeutic results. While many modern styles focus exclusively on the physical and anatomical aspects, the Supreme Science approach considers the science of qi and human touch as critical factors in successful TuiNa practice. Adhesions in the muscle are very important to address because they cause pain, inflammation and limit motion of the muscles and joints.

Benefits

The main benefit of tui na massage is that it focuses on the specific problem, whether it is an acute or a chronic pain associated with the joints, muscles or a skeletal system. This technique is very beneficial in reducing the pain of neck, shoulders, hips, back, arms, hands, legs and ankle disorders. It is a very effective therapy for arthritis, pain, sciatica and muscle spasms.

IV. Service & Price list

As a full service reflexology massage spa, Asian Foot Spa will be staffed with up to five Illinois licensed professional massage therapist and one receptionist to support the daily duties. Below table is our service and price list for the public.

Foot Spa	
90 Minutes (1 hour feet & 30 mins Back	\$54.99
60 Minutes (45 mins Feet, Head, Neck & 15 mins Back	\$29.99
30 Minutes (Feet only)	\$25.00
Combo	
90 Minutes (1 hour Back & 30 mins Feet)	\$72.00
60 Minutes (30 mins Back & 30 mins Feet)	\$45.00
Body Only (Oil Reflexology)	
90 Minutes	\$85.00
60 Minutes	\$60.00
30 Minutes	\$30.00
Chair Relax	
60 Minutes	\$55.00
30 Minutes	\$30.00
20 Minutes	\$22.00

Parking Analysis -- NA

As discussed on the first Hearing meeting, NO parking analysis needed, because there are enough parking lot for Asian Foot Spa customers.

Special use Criteria

Section 13.11-D Criteria:

1. Compatible with Existing Development

- Asian Foot SPA will conduct normal business activity and is not proposing any external design or structural changes, ensuring compatibility and continuity with the existing C-2 Outlying Commercial District.

2. Lot of Sufficient Size

- The site plan indicates the space is of sufficient size to fit the needs of Asian Foot SPA and its expected customers.

3. Traffic

- The location Asian Foot SPA and the frequency and amount of its expected customers will not have adverse effects on the traffic patterns of the surrounding businesses.

4. Parking and Access

- The addition of Asian Massage as a special use in the existing strip center will not create parking hazards, nuisances or inconveniences for the surrounding businesses or their patrons.

5. Effect on Neighborhood

- As a quality reflexology and massage business, Asian Foot SPA will compliment and enhance the Village's diverse mix of retail businesses.

6. Adequate Facilities

- Utilities, access roads, and other necessary facilities have been provided.

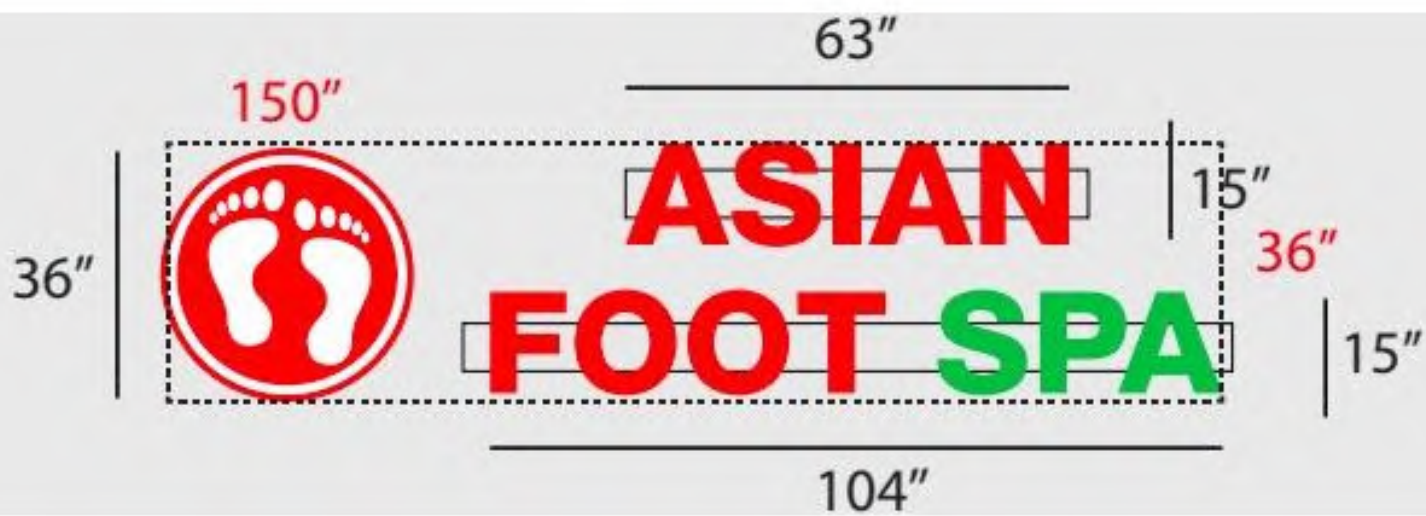
7. Adequate Buffering

- No changes will be made to the existing fencing or screening in the shopping center.

VI. SIGNAGE

Asian Foot Spa will procure signage that conforms to existing signage at the shopping center, the village's codes and the landlord's regulations. The signage will be consistent with the two existing tenants' signage.

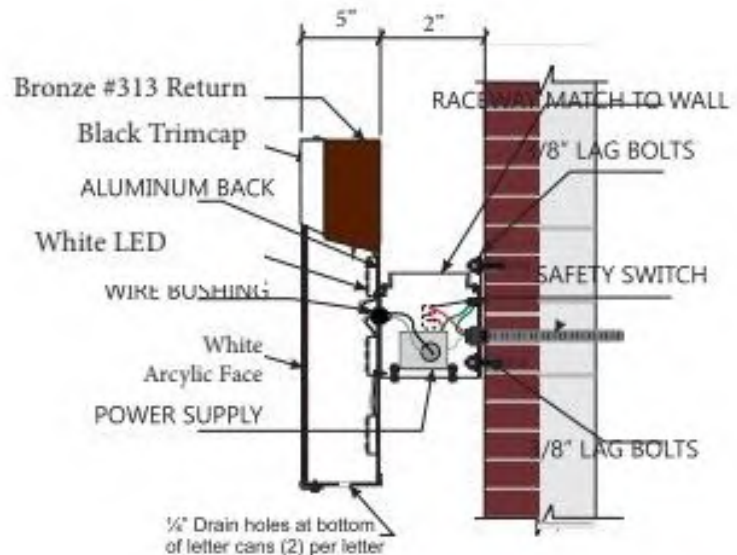




Specifications: LED Channel Letters
1. Existing Facade: Concrete Block/ Brick
2. 0.040" Aluminum letter returns painted to match Black
3. 0.125" x 1" Black Jewelite trimcap
4. .040 White Aluminum backing (interior of sign can will be white for maximum illumination)
5. Interne U.L. approved white LED
6. U.L. approved waterproof disconnect switch per NEC 600-6
7. 1/8" white acrylic
8. U.L. approved Liquid tight metallic conduit (All penetration will be caulked w/ high grade silicone)
9. U.L. approved transformer enclosure (Westrim)
10. U.L. approved LED transformer (Mean well)
11. Junction box with disconnect switch provided by others
12. Mounting hardware to suit (Non-Corrosive)

Electrical Detail: Channel Letters
Mean well CLG-60-12
(1) 60w Transformers @ 0.80
Total Amps: 0.80
(1) Minimum of 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps.
3) Sign is to be U.L. listed per NEC 600.3
4) U.L. disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. *For multiple signs, a disconnect is permitted but not required for each section



No Window Signage.



V. Business in other locations

Asian Foot Spa in Highland Park

Started business since 2011, located at 600 Central Ave, Highland Park IL 60035



Asian Foot Spa in Vernon Hills

Started business since 2011, located at 111 E Townline Rd, Vernon Hills IL 60061



VI. Conclusion

Asian Foot Spa will help to encourage, enhance, and facilitate the establishment and ongoing vitality of the permitted uses in the C-2 Outlying commercial district of Deerfield. With a location in the heart of the Village, only minutes from main shopping centers, Asian Foot Spa offers convenience in its location as well as accessibility to all residents and shoppers. The favorable hours and flexibility in the schedule of therapists is sure to promote wellness and relaxation through professional and affordable services. The addition of Asian Foot Spa will increase the diversity of businesses offered in the C-2 Outlying Commercial District, and the residents of Deerfield and shoppers in the C-2 Outlying Commercial District will benefit from Asian Foot Spa's reflexology and massage services.

We respectfully ask for a favorable recommendation from the Plan Commission and thank you for your time and consideration.