

# The BW SPA

## Special Use Permit

151 S. Pfingsten Rd.

Suite S

Deerfield, Illinois 60015

To: Planning Commission  
From: Jodi Glick, Partner BW Spa  
RE: Application for a Special Use Permit  
Date: July 11, 2020

The following information has been compiled for your review for consideration of The BW Spa application for a Special Use Permit for the operation of a mini-spa facility location at 151 S. Pfingsten Rd, Suite S, Deerfield, Il. 60015

1. Background and Usage	3-5
2. Satisfaction of Village Standards	7-8
3. Signage	9
4. Parking	10
5. Ariel View	11
6. Current Tenants	12
7. BW Spa Floor Plan	13
8. Site Plan	14

July 11, 2020

Planning Commission  
Village of Deerfield  
850 Waukegan Rd.  
Deerfield, Il. 60015

Re: Request for Special Use Permit  
151 S. Pfingsten Road, Suite S

Dear Planning Commission Members:

The BW Spa would be a new business that would open up inside of a current Deerfield business which has been in a long term lease with Korman/Lederer Management Company at the Deerbrook Commerce Center, located at 151 S. Pfingsten Road, Suite S. (the Premises) for the purpose of providing a health and well –being center in the form of healing spa services. Ownership has given their approval of the use.

This property currently houses a fitness center that has physical fitness classes-Yoga, Dancing, Jump roping, Kickboxing and these spa services would provide additional health opportunities to the clients.

It is the perfect extension of our business and compatible with what we currently offer. Now more than ever, the community would greatly benefit from our new healing spa services. It would provide a private, “one stop” health and healing experience, eliminating having to go somewhere else and exposing them to more people and more germs. No other small fitness center offers this and people aren’t rushing back to the big places. Equinox in HP closed. So providing a place like ours that heals the mind, body and spirit will greatly benefit the community.

As for how we will operate under CDC guidelines, we have a 15 step safety plan which includes but is not limited to things like:

Air purifiers

Copper Matt upon entry

Temperature taking upon entry

Hand sanitizers throughout

And Clients will be scheduled at 1.5 hour intervals so that their one hour appointment gives the technician .5 hours to turn over our service suite, sanitize, run UV lighting in the area and run Ozone air cleaner in the area. This will also give the client time to dress and leave without running into another client. Scheduled clients will only be allowed into the Premises at their appointment time. There will be NO waiting area. We have contracted with Sanify USA, a leader in the industry with regards to our safety plan.

Because it is located with the Village's I-2B District, The BW Spa therefore, requests, pursuant to Village Zoning Code Section 13.11, that the Village issue a Special Use Permit.

The Village has previously approved a Special Use permit for IHP llc, a physical health and well being center as well as Chicago Martial Arts to operate a facility for training and performance of martial arts, yoga, dance and exercise.

## APPLICANT

The BW Spa is owned by Buddha Warrior, LLC., Jodi Glick, Partner. Jeff Bizar, Partner.

The BW Spa is a new venture but will be managed by experienced operator Patrizia Ballerini-Trackman.

## LOCATION

The BW Spa plans to use 350 square feet at 151 S. Pfingsten Road, Suite S, Deerfield, Illinois, 60015. The building is also known as the Deerfield Commerce Center. The property is located along the Edens Tollway Spur east of the 111 Pfingsten Road office building. The Building has its access from Pfingsten Road through the 111 Pfingsten Road property. The Building is zoned I-2B, Outlying Limited Industrial District. An office and warehouse building of approximately 85,700 square feet exists on the site. The facility was constructed in the early 1970's. There are approximately 20 tenant spaces in the Building. The size of the subject property is 5.8 acres.

## PROPOSED USAGE AND OPERATION HOURS

Approximately 200 square feet of the 350 leased totals will be used for Aesthetician services and approximately 150 square feet will be used for a healing massage room. Attached is a depiction of the building and the proposed BW Spa rooms within the Suite S.

Our operating hours would be from 10am-6pm Monday-Friday and 8am-4pm on Saturday. Closed Sunday.

The BW Spa will have approximately 2 staff members working within the premises.

Each staff member can see 1 client at a time. Services will be by apt only and set by the staff individually. All staff members will be independent contractors and will be certified and licensed by the State of Illinois.

We will not have peak times in the spa as appointments will be limited during the pandemic requirements for spas. Currently we are allowed to operate at a reduced appointment schedule. There will only be maximum, 2 clients and 2 techs in the spa at one time, each in their individual suite.

The goal of the BW Spa is to provide healing services for the community. Reiki massage is an ancient healing art that can treat an array of ailments. Reiki is based on an Eastern belief in a “Universal Energy” that supports the body’s innate or natural healing abilities. Reiki works with this powerful energy to bring about increased wellness and an overall sense of well being.

The energy healing method is used in some of the most progressive medical treatment facilities in the world including but not limited to The Cleveland Clinic.

Our Aesthetician services will provide healing as well. A groundbreaking study published in the Journal of Biomedical Research revealed that a facial reduced anxiety and negative mood status and increased sympathetic nervous activity. Research has also shown facials have a strong and beneficial effect on stress alleviation and psychological relaxation. Facials help promote well being and the peace it fosters will deliver healing that surpasses surface-level benefits. One of our partners is on premises at all times while we are open. There is no plan to grow the spa at this time.

## **SATISFACTION OF VILLAGE STANDARDS**

The BW Spa believes that its proposed use of the Premises as stated above is an appropriate use in the I-2B Zoning District, and complies with each standard required for a special use in the village as outlined below:

### **1. Compatible with the Existing Development**

The BW Spa's intended use is consistent with the usage by other tenants within the building. While many of the tenants are primarily focused on physical fitness (8), at least one other, Greenhouse, a medical Cannabis facility, is focused on healing the sick, including but not limited to people who are anxious, nervous, and have trouble relaxing.

### **2. Lot of Sufficient Size**

The Building consists of approximately 85,700 square feet. The Premises Consists of approximately 350 square feet or less than 1% of total building area. The size of the Lot, Building, and Premises are more than sufficient to accommodate The BW Spa.

### **3. Traffic**

Traffic will consist of clients arriving and leaving for hourly sessions. Staff will all park in our gigantic back parking lot. The proposed use will have no negative impact on the office and uses already existing in the Building.

**4. Parking and Access**

Due to the limited number of people coming and going and the 2 staff parking in back there will be ample parking spaces for the BW Spa clients and therefore will have no negative impact on the surrounding businesses within or outside of the building.

**5. Effect on Neighborhood**

The proposed use will not be detrimental to the health, safety, or welfare of the public but will actually be extremely beneficial.

**6. Adequate Facilities**

There are currently adequate utilities, roads, drainage and other necessary facilities to accommodate our special use. Our use will not require the construction of additional public infrastructure.

**7. Adequate Buffering**

As an existing structure in the I-2B Zoning District, adequate buffering currently exists.

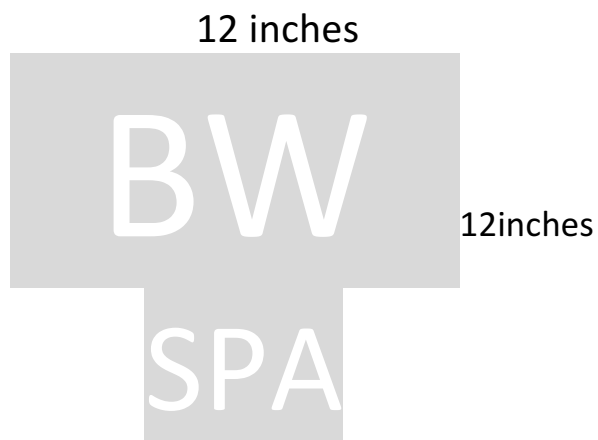
Based upon the above, The BW Spa respectfully requests that the Village issue a Special Use permit allowing the BW Spa to operate it's business at the Premises. Thank You.

Jodi Glick, President      Patrizia Ballerini-Trackman  
President                      Managing Partner



## **SIGNAGE**

There will be a simple door decal approximately 12inches by 12inches which is within the Zoning Ordinance's 16 square foot allowance. Sign will have a grey background with white lettering.



## **PARKING**

Everyone that works at Suite S parks in the gigantic back parking lot. Consequently, there is ample parking for the 1-2 people max per hour who would be coming to the BW Spa. Also, we believe most of the clients of the Spa will be people already parked and at Suite S using our fitness services-take a class then getting a facial or taking a class and then getting a massage...so these services most likely will take up no extra parking.

The Deerfield Police provide 2 officers to help direct traffic in the afternoons from 4:00pm to 6:00pm on Pfingsten Road at the 111 S. Pfingsten Road entrance.

There are 128 spaces on the south side of the Building which services Units E-W including our Suite S. Because staff always parks in the back, there is always plenty of parking in front of our Suite. For our current business-NOT during covid-our peak class was Wednesday night at 7:30pm when almost all the other businesses were closed. The spa will not be open at that time and therefore have no impact on our plans.

Again, appointments will be spaced .5 hours apart but will only consist of an hour of services. Therefore, even if clients were early, the client before them will have already left. And there is no waiting room so no reason to come early. Parking counts in our opinion would be unnecessary.

Conclusion. The BW Spa would not cause any type of parking problem at 151 S. Pfingsten, Suite S and we would like to get a waiver of a parking study.

**CURRENT TENANTS AND PERCENT OF OCCUPANCY**

A/B/C/D	IHP, LLC	20,517sq ft	23.94%
E/F	Brick Loot	7,308sq ft	8.53%
G	Burrows Moving & Storage	3,420sq ft	3.99%
H	Chicago Martial Arts	3,869sq ft	4.51%
J/K/L	Zookbinders, Inc.	12,501sq ft	14.59%
M/N	Digital Black	8,334sq ft	9.70%
P	Lewis Flooring & Home	3,819sq ft	4.46%
R	Vacant	3,819sq ft	4.46%
S	Bizar Entertainment	4,607sq ft	5.38%
T	United Radiology	4,607sq ft	5.38%
U	Rally Point Endeavors	4,607sq ft	5.38%
V	Green House	4,149sq ft	4.84%
W	APE Crossfit	4,149sq ft	4.84%

151 S. Pfingsten Road

