MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: June 19, 2020

RE: Prefiling Conference on the Request for a Text Amendment for aesthetician services and massage services as a Special Use in the I-2 Limited Industrial District and a Special Use for these services in Suite S at 151 S. Pfingsten Road

The purpose of a Prefiling conference is to give the petitioner some direction, feedback and input on their proposed plans.

Subject Property

The subject property consists of the Deerbrook Commerce Center, which is addressed as 151 South Pfingsten Road. The property is located along the Edens Tollway Spur east of the 111 Pfingsten Road office building. The subject property has its access from Pfingsten Road through the 111 Pfingsten Road property. The subject property is zoned I-2 Limited Industrial District. A single-story office and warehouse building of approximately 87,700 square feet exists on the site. The facility was constructed in the early 1970s. The size of the subject property is 5.8 acres.

Surrounding Land Use and Zoning

North: Self-Storage Facility, I-2 Outlying Commercial District
South: Edens Spur
East (across creek): Metra commuter train station and Home Depot development, P-1 Public Lands District and C-2 Outlying Commercial District
West: 111 Pfingsten Road office building, I-1 Office, Research, Restricted Industrial District

Proposed Plan

The petitioner is seeking approval of a Special Use for aesthetician services and massage services for BW Spa in Unit S of the 151 Pfingsten Road building.

The petitioner’s material indicate that BW Spa is requesting a Special Use to provide a health and well-being center in the form of healing spa services. The new business would occupy approximately 350 square feet in the existing 4,607 square foot Bizar Entertainment tenant space. The current space has physical fitness classes, yoga,
dancing, jump roping, kickboxing and these spa services would provide additional health opportunities to the clients. A complete list of the spa services and a floor plan for the proposed Special Use can be found in the petitioner’s material.

Operating hours for the proposed use are Monday through Friday from 10:00 AM to 6:00 PM; Saturday from 8:00 AM to 4:00 PM and closed on Sunday. There will be 2 staff members and each staff member will see 1 client at a time. Services will be by appointment only and set by the staff individually. The petitioner’s material indicates that appointments will be spaced 1.5 hours apart. All staff members in BW Spa will be independent contractors and will be certified and licensed by the State of Illinois. Approximately 200 square feet of the 350 square feet leased totals will be used for aesthetician services and approximately 150 square feet will be used for a massage room.

The petitioner’s material indicates that they will not have peak times in the spa as there will only be a maximum of two (2) clients and two (2) techs in the spa at one time, each in their individual suite. Also, during the pandemic requirements for spas, BW Spa would only be allowed to operate at a reduced appointment schedule.

**Zoning Conformance**

The petitioners are seeking approval of a Text Amendment to allow aesthetician services and massage services as a Special Use in the I-2 Limited Industrial District. Currently, aesthetician services and massage services are neither a permitted nor a Special Use in the I-2 Limited Industrial District so the uses are not allowed, therefore a Text Amendment is needed to allow the proposed use as a Special Use. A Text Amendment has to be in the public interest and not solely for the interest of the applicant. The specific text amendment is as follows:

Add number 22. to Article 6.02-C. Special Uses – in the I-2 Limited Industrial District:

(22). Aesthetician services and massage services when such uses are located on a property adjacent to Interstate 94 (also known as the Edens Spur).

In addition to the Text Amendment, the petitioners are seeking approval of a Special Use for the proposed aesthetician services and massage services to be located on the premises. Attached are the Special Use standards. The petitioner has submitted their responses to the Special Use criteria in their submitted material.
Parking

The subject property currently contains a total of 189 parking spaces (159 spaces to the south and west of the building, and 30 spaces on the north side of the building) according to Village records. The 30 parking spaces north of the building does not take into account a sizable unmarked parking area. The Zoning Ordinance requires manufacturing uses to provide one (1) parking space for each six hundred (600) square feet of gross floor area, plus one (1) parking space for each vehicle used in the conduct of the business. Warehousing and storage uses must provide one (1) parking space for each nine hundred (900) square feet of gross floor area, plus one (1) parking space for each vehicle used in the conduct of the business. The property owners have provided staff with the information regarding the existing tenants in the building as well as the vacant space, which was figured into the parking requirements. The proposed aesthetician and massage services would require a total of three (3) spaces based on the requirement of one (1) parking space for each one hundred fifty (150) square feet of gross floor area for a beauty salon (350/150=2.33 or 3 spaces). The proposed use and the current uses on the property would require 176 parking spaces.

The petitioner’s material indicates that the employees will be asked to park in the rear parking lot of the building leaving the front spaces available for the patrons of the business.

The petitioner is asking for a waiver of the parking and traffic study. The Plan Commission will need to decide if there will be adequate parking for the proposed use.

Signage

The petitioner is proposing a door decal for the proposed use. The door decal is proposed to be approximately 12 inches tall by 12 inches wide (one square foot). The text BW Spa will be white with a grey background. There are no changes being proposed to the existing awning sign for Bizar Entertainment.
Village of Deerfield
2020 Zoning Ordinance Map

Subject Property
151 S. Pfingsten Road
SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. **Compatible with Existing Development**
   The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.

2. **Lot of Sufficient Size**
   The size of the lot will be sufficient for the use proposed.

3. **Traffic**
   The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.

4. **Parking and Access**
   Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

5. **Effect on Neighborhood**
   In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.

6. **Adequate Facilities**
   That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

7. **Adequate Buffering**
   Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.

8. **If in C-1 Village Center District:** That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.