

APPROVED
**VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
JANUARY 7, 2009**

The meeting was called to order by Chairman Cushman at 7:31 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners, Castillo, Crane, Jackson (7:39), Minden, Stratman, and Tassi. *Excused* – Commissioners Bowling and Luby.
Also present: Village Planner Gadde.

APPROVAL OF MINUTES:

APPROVAL OF THE MINUTES OF THE PLAN COMMISSION MEETINGS:

November 19, 2008 Special Meeting:

MOTION was made by Commissioner Crane, seconded by Commissioner Tassi, to approve the November 19, 2008 minutes of the Special Plan Commission meeting as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

December 3, 2008 Meeting:

MOTION was made by Commissioner Tassi, seconded by Commissioner Stratman, to approve the December 3, 2008 minutes of the Plan Commission meeting as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

255 N. QUENTIN ROAD – ZONING CODE MAP AMENDMENT, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (P.U.D.), SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR PROPOSED 67,335 SQ. FT. WORSHIP, EDUCATIONAL, AND COMMUNITY CENTER ADDITIONS TO HARVEST BIBLE CHAPEL CURRENTLY ZONED R 1½ SINGLE-FAMILY RESIDENTIAL DISTRICT – PETITIONER REVEREND WARD E. CUSHMAN

The public hearing was reopened and continued.

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to continue this item until the next regularly scheduled Plan Commission meeting.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

1025 OLD MCHENRY ROAD – TO CONSIDER A ZONING CODE TEXT AMENDMENT AND A SPECIAL USE PERMIT FOR EVER WELL THERAPEUTIC MASSAGE SERVICES, INC., ON THE SUBJECT PROPERTY ZONED IN THE VILLAGE'S IB INSTITUTIONAL BUILDINGS DISTRICT – PETITIONER LINDA CLIFFORD, PRESIDENT AND OWNER

The public hearing was opened at 7:34 p.m. The court reporter swore in those testifying.

Sean Nelson, Executive Director of The Foglia YMCA, 1025 Old McHenry Road, presented their request to be permitted to provide massage therapy as a service to their members and the community. The YMCA would lease space to Linda Clifford, president of Ever Well Therapeutic Massage Services, Inc., who is a co-applicant.

Commissioner Jackson arrived at 7:39 p.m.

Ms. Clifford provided information about her qualifications and her existing massage therapy business in Barrington. She would like to provide massage during the hours that the YMCA is open because some of the members prefer to receive early morning or late evening massages. Ms. Clifford is the sole employee, but she may consider hiring a part-time licensed massage therapist in the future if the demand warrants it.

In his memorandum dated January 2, 2009, Village Planner Gadde provided an excerpt from Sections 4-102 (E) 23 and 5-102 (E) 35 of the Zoning Code, which permit certain Miscellaneous Personal Services, Not Elsewhere Classified (7299), under which massage therapy subject to certain conditions as a guideline for the Plan Commission to base their motion upon if they approved the petition.

The public hearing was closed at 7:46 p.m.

Discussion followed on applying the proper verbiage for massage therapy in the Village's IB District and the hours that massage would be permitted. It was agreed that the services should be allowed during the hours of operation for the YMCA so Ms. Clifford and her clients would not be needlessly hampered. The hours that massage is permitted should be tied to the principal business hours for any future applicants in the IB District.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve a Zoning Code text amendment to permit massage therapy as a permitted special use in the Village's IB District as an ancillary use for civic, social, and fraternal organizations including the YMCA provided the use shall be permitted during normal business hours for the permitted business seven days a week and such services shall be performed only by trained therapists professionally certified by the Illinois Department of Financial and Professional Regulation.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the special use permit for Ever Well Therapeutic Massage Services at 1025 Old McHenry Road and never before 5:00 a.m. and 10:00 p.m.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

PUBLIC MEETING:

CONCORD CONSTRUCTION SERVICES – SITE PLAN APPROVAL FOR PROPOSED
PARKING LOT EXPANSION AT 570 OAKWOOD ROAD IN THE VILLAGE'S I-1 LIMITED
INDUSTRIAL DISTRICT – PETITIONER MIKE HENDERSON

This item will be continued.

OTHER BUSINESS/ANNOUNCEMENTS:

The new Plan Commission meeting schedule was reviewed. The Plan Commission will meet on the third Wednesday of the month beginning in February. There will not be a special meeting on January 21, 2009 as had been discussed earlier.

ADJOURNMENT:

MOTION was made by Commissioner Crane, seconded by Commissioner Minden, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:04 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 2/18/09