

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5.2.23

PLAN COMMISSION/ZONING BOARD OF APPEALS April 4, 2023 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Vice Chairman Hale called the meeting to order at 7:05 p.m. Roll call found Vice Chairman Hale and Commissioners Slattery, Henkin, Banasiak, Billingsley and Kasprak present. Chairperson Laimins was absent. With six members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

2. Pledge of Allegiance

Vice Chairman Hale led the Commission in the Pledge of Allegiance.

3. Chairperson's Comments

None.

4. Public Comment

None.

5. Approval of draft meeting minutes from February 7, 2023

Commissioner Slattery made a motion, seconded by Commissioner Billingsley, to approve the draft meeting minutes of the February 7, 2023 Plan Commission meeting. With a voice vote of all ayes and one abstention, the motion carried.

6. Approval of draft meeting minutes from March 21, 2023

Commissioner Banasiak made a motion, seconded by Commissioner Kasprak, to approve the draft meeting minutes of the March 21, 2023 Plan Commission meeting. With a voice vote of all ayes, the motion carried.

6. Public Hearing of Case PC 23-03 – Paradise Spa – 956 N Neltner Boulevard, Unit 318 – Special Use Permit for a Recreational Facility

Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that This is a request from Paradise Spa, LLC, represented by Attorney Daniel Shapiro, to approve a special use permit, in accordance with Section 5.5 of the Zoning Code, allowing the use of a Recreational Facility, in accordance with Section 10.3-4(N) of the Zoning Code, at 956 North Neltner Boulevard, Unit 318, in the Tower Station commercial development in the B-2 General Business District.

The proposed use, to be called Paradise Spa, will offer therapeutic saunas, hot and cold tubs, steam rooms, and rain showers. The subject tenant space is roughly 3,200 square feet and will be renovated to accommodate the proposed operation. Parking and site access already exist in the

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Tower Station development to accommodate the use and the petitioner is not proposing any changes to the site. Changes to the exterior will be minimal including the installation of a wall sign.

The petitioner is also proposing a separate restaurant use in the commercial space adjacent to the subject commercial space. A restaurant use is permitted by right in the district and does not require a special use permit. The two operations will be distinct from one another.

All notification requirements have been completed including mailing to property owners within 250 feet of the subject property, posting a hearing sign on the property, and publication in the newspaper, all having been completed at least 15 days prior to the hearing this evening.

Staff finds that the proposal will comply with all Zoning Code requirements and recommends that the Plan Commission pass a motion recommending approval of the proposed special use permit with the recommended conditions contained in the staff report. Staff has also drafted findings of fact for consideration by the Plan Commission to incorporate into their recommendation.

Attorney Dan Shapiro, representing the petitioner, was duly sworn in. Mr. Shapiro gave a presentation to the Plan Commission on the proposal and answered questions related to parking and a proposed door between the spa tenant space and the restaurant use.

Greg Shilakis of Wild Ginger Trail was duly sworn in. Mr. Shilakis asked the petitioner for other examples in the area of this type of use.

Mihail Ninicu, petitioner, was duly sworn in. Mr. Ninicu provided examples of other spas such as this in the Chicago region. Mr. Ninicu also provided additional overview of the proposal.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Banasiak made a motion, seconded by Commissioner Billingsley, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 23-03 – Paradise Spa – 956 N Neltnor Boulevard, Unit 318 – Special Use Permit for a Recreational Facility

The Plan Commission deliberated the proposed Special Use Permit. After a brief discussion, Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed Special Use Permit with the following conditions:

1. The petitioner shall secure all necessary building permits prior to renovating the space.
2. The petitioner shall obtain a Certificate of Occupancy prior to commencing operations within the commercial space.
3. A sign permit shall be secured prior to the installation of signage on the building.

And that the following Finding of Fact shall be incorporated into this recommendation:

(1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:

The proposed *Recreational Facility*, which will include therapeutic saunas, hot/cold tubs and steam rooms, is best suited in a commercial area that accommodates both local and regional traffic, such as the Tower Station development.

(2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed use will be located within an existing commercial space in the Tower Station commercial development. The existing shopping center has sufficient access and parking to accommodate the proposed use while still meeting the needs of the existing uses. The type of use does not require additional parking above and beyond what is required for a typical commercial use. No site improvements are proposed nor needed to accommodate the proposed use. Renovations to the space will require approval of a building permit to ensure all building codes are complied with.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed use of a *Recreational Facility* will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other commercial uses in the Tower Station commercial development and will not impact surrounding properties.

(4) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:

The subject property is located in the B-2 General Business District and a *Recreational Facility* is listed as a special use in the B-2 General Business District, per Section 10.3-4 (N) of the Zoning Code.

A roll call vote found Commissioners Kasprak, Henkin, Banasiak, Slattery, Billingsley, and Vice Chairman Hale voting “aye” and no one voting “no”. With a roll call vote of six (6) “aye” and zero (0) “no”, the motion carried.

11. Petition Updates/Staff Report

Mr. Sterrett stated that there will be a Plan Commission meeting on Tuesday, May 2, 2023.

12. Adjournment

With no further business to discuss, Commissioner Billingsley made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:49 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner