

PLANNING & ZONING COMMISSION
MEETING MINUTES
May 4, 2010

Roll Call: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Present: Commissioners Tom Stringfellow, Bob Stare, Paul Zinni, and Chairman Brian Smith

Absent: Beth Keller-Stein, Bruce Berkshire, Hiren Patel

Staff: Planner – Derek Rockwell

Approval of the Agenda: Commissioner Stare moved to approve the agenda for the meeting as presented. Commissioner Stringfellow seconded the motion and the Commission approved the motion by a unanimous (4-0) voice vote.

Approval of the Meeting Minutes: Commissioner Stare moved to approve the minutes for the meeting of April 6, 2010 as presented. Commissioner Stringfellow seconded the motion and the Commission approved the motion by a unanimous (4-0) voice vote.

A. PZ 10-985 – Advanced Therapeutics – Massage Therapist - Special Use

Chairman Smith asked for a motion to open the public hearing for PZ 10-985. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion then carried unanimously (4-0) via a voice vote.

Planner Rockwell presented the petition, explaining that Advanced Therapeutics was seeking to establish a massage therapist business as a special use in a B-3 Town Center District at 201 E. Irving Park Road. The petitioners plan to utilize 730 square feet of space, consisting of two massage rooms, a lobby, a laundry room and a storage area. Proposed hours of operation will be 10am – 9pm Monday through Friday; 10am – 4pm Saturday, Appointment Only on Sunday. The last appointment will begin 1.5 hours prior to close.

The petitioners then presented their proposal to the Commission, explaining that they plan to differentiate themselves from similar businesses in the Village by having more of a local focus, building on existing relationships with their clientele. The atmosphere will be professional and they feel that their combined experience will be of a benefit to themselves and the Village.

Commissioner Zinni inquired about the specifics of certain types of massages, as well as the functionality of the lobby, which will be locked when both therapists are in sessions for safety reasons.

Commissioner Stringfellow asked the petitioners if this was their first time striking out into the business world on their own, which they confirmed.

Chairman Smith asked the petitioners if staff's opening hour recommendation of 10am is suitable, or if they would prefer an earlier 9am restriction. The petitioners responded that this earlier start time would be acceptable to them.

No members of the public spoke during the hearing.

The Commission then agreed to include in their recommendation to the Committee of the Whole a revised recommended opening time of 9am for the business.

Chairman Smith then asked for a motion to close the public hearing for PZ 10-985. Such a motion was made by Commissioner Zinni and seconded by Commissioner Stare. The motion then carried unanimously (4-0) via a voice vote.

Chairman Smith then asked for a motion to find the findings of fact, as amended to include a 9am opening time, in favor of the petitioner for PZ 10-985. Such a motion was made by Commissioner Stringfellow and seconded by Commissioner Zinni. The motion then carried unanimously (4-0).

Chairman Smith then asked for a motion to recommend approval of PZ 10-985 subject to the wording the Commission had agreed upon. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion then carried unanimously (4-0).

Old Business: None

New Business: Planner Rockwell informed the Commissioners that the Commission would likely not meet in June, though that is not definite at this time.

Chairman Smith then called for a motion to adjourn. Commissioner Stare made such a motion, and Commissioner Stringfellow seconded the motion. The motion then carried unanimously (4-0) via a voice vote, and the meeting concluded at 7:25pm.