

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the May 14, 2019 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 W. Wesley Street. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Absent: None

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - APRIL 23, 2019

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #19-05/ SPECIAL USE PERMIT/ 104 NORTH HALE STREET/ IMAGES MED SPA WHEATON CORP.

Pursuant to notice duly published on April 26, 2019 and letters mailed to neighboring property owners on April 24, 2019, Chair Weller called to order the May 14, 2019 public hearing requesting a special use permit to allow a business and professional office (medical spa) to occupy the main floor of the existing building located at 104 North Hale Street. The property is zoned C-2 Retail Core Business District.

Chair Weller stated that the subject property is located on the west side of Hale Street between Wesley and Front Streets. The property is zoned C-2 Retail Core Business District and was previously occupied by the former Bella Roba boutique, a woman's clothing and accessories store.

Jeff Glazer, 1006 W. Armitage Avenue, Chicago was sworn in. Mr. Glazer stated that Images Med Spa is requesting a special use permit to allow a business and professional office (medical spa) to occupy the main floor of the existing building located at 104 North Hale Street. A medical spa is a hybrid between a plastic surgeon's office and a day spa, specializing in Botox and fillers, laser skin care, facials, peels and retail skin care. Hair stylists and day spas offering less "medical" treatments such as facials, peels and microdermabrasion are a permitted use in the C-2 District.

Mr. Glazer stated that the proposed business is overseen by his father, Scott Glazer, M.D., a dermatologist practicing in the Chicagoland area for the last 35 years with four existing locations: 505 Skokie Road, Wilmette; 18 West 1st Street, Hinsdale; 19070 Everett Boulevard #202, Mokena; and 1006 West Armitage Avenue,

Chicago. Mr. Glazer states that the proposed build-out at 104 North Hale Street would resemble a retail business more than a medical office.

Mr. Glazer states that the target market of their business is women between the ages of 35-65, with their median customer being 43 years old and living within 10 miles of the spa. He stated that a typical customer generally visits our center 4-5 per year and has disposable income. He further stated that while they have some male customers, their target market is women.

Mr. Glazer stated that their businesses generally sell between \$40,000 and \$60,000 of retail sales per year which would provide some sales tax revenue to Wheaton.

Mr. Glazer addressed the special use permit standards as required by the Zoning Ordinance. He stated that the proposed special use permit would not be detrimental to the public health, safety, morals, comfort, convenience or general welfare of the neighboring property owners.

Paula Barrington, 108 E. Wesley Street, Wheaton was sworn in. Ms. Barrington stated that the Board of the Downtown Wheaton Association (DWA) reviewed the proposed zoning application at their meeting on Wednesday, May 8th and has submitted a letter of support for Images Med Spa to occupy the main floor of the existing building located at 104 North Hale Street. The Board of the Downtown Wheaton Association (DWA) stated that they feel that this business would serve to attract additional customers and enhance the range of personal services offered within the Downtown.

Mr. Dabovich moved and then Ms. Horejs seconded the motion to close the public hearing. On a voice vote, all voted aye.

The Board decided to vote this evening.

Mr. Wanzung moved and then Mr. Gudmundson seconded the motion to approve ZA #19-05 granting a special use permit to allow a business and professional office (medical spa) to occupy the main floor of the existing building located at 104 North Hale Street.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Nays: None

Absent: None

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Gudmundson seconded the motion to adjourn the meeting at 7:38 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner