

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS SEPTEMBER 10, 2025 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Michael Lysicatos, Rachel Hitzemann, and Darko Bojin

ALSO PRESENT: Julia Babinska

Call to Order

Chairman Green called the meeting to order at 6:00 p.m.

Approval of Minutes

The meeting minutes of August 27, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE AUGUST 27, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1891 – 125 S. Wilke Road, Linden Aura Massage

The subject property is located within the multi-tenant office building at 125 S. Wilke Rd, which is part of Wilke Office Park. The building is approximately 26,565 sf. and the subject tenant space is approximately 750 sf. Access to the building comes from Wilke Rd. The office building has 120 parking spaces. Located in the B-1 district.

The petitioner, Julia Babinska, is looking to open a new massage establishment. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of two treatment rooms and a reception area. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided.

Ms. Babinska will be the only employee and is an IDFPR Licensed Massage Therapist. She aims to offer massage services, including deep tissue, postpartum, pregnancy, and Swedish massage. Services will be offered by appointment only, with the establishment generally operating from 9 a.m. to 6:30 p.m., Monday through Friday and 9 a.m. to 1 p.m. on Saturdays. As part of the full Plan Commission application, a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees shall be provided.

Ms. Babinska would like to open a massage therapy business. She has been operating as therapist for 20 years in chiropractor doctor offices and would like to open her own office.

Ms. Bojin review the details of the request from the staff report. This property is located in the B-1, Limited Retail Business District. Explaining that a Massage Establishment is not allow in the Village therefore a Land Use Variation is required. As part of their application, the

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petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval.

The petitioner is not proposing any changes to the exterior of the building, if they choose to provide signage, a separate permit will be necessary. Parking should be addressed in the formal PC application to outline the requirements.

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the B-1, Business District Limited Retail District, and is generally supportive of the application subject to resolutions listed in the Staff Report.

Commissioner Sigalos inquired about the cliental being women only, and how many massage therapy business do we have now. Is okay to move forward.

Ms. Babinska stated she would like to focus on woman's health but will not deny a male client.

Ms. Hitzemann stated there are a handful of massage therapy offices in the Village.

Commissioner Cherwin feels that the parking spaces with a half vacant building should be sufficient, and suggested waiving the parking analysis.

Commissioner Schurtz inquired about the Petitioner's interest in working with women.

Ms. Babinska stated that she has enjoyed working with the expecting mothers to help with their pregnancy. She has twins so she would like to give back.

Commissioner Green inquired about a restroom with a sink. Is a sink required in the space?

Ms. Hitzemann we will check with Building and Health Departments, but it was not mentioned in the review comments.

Commissioner Green encouraged the petitioner to move forward.

PUBLIC COMMENT

None

Adjournment

SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:17 p.m.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**