

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held February 14, 2018

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Chairman Abbasy called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members Kasper, Hallow, Caballero, Fish, Oberman, Chairman Abbasy and Secretary Schmittel. Also present was Bob Alderden of the Building Department and Village Attorney Matthew Ingersoll.

Absent: Commissioners Venom, McSwiggan and Cole

Chairman Abbasy informed the petitioners a quorum is present.

RE: The request of Lily's Hot Stone Massage, Inc. for a special use permit to operate a massage parlor at 3674 Ridge Road, Lansing, Illinois 60438.

A public hearing was scheduled for Wednesday, February 14, 2018 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, January 30, 2018.

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Present was An Sun Lee "Lee", manager of the business who resides at 18333 Wentworth Avenue Unit 19, Lansing, Illinois, business owner Grace Kwon "Kwon", and translator David Choe "Choe".

Choe described to the board the applicants request for a variance to operate a hot stone-massage therapy for Lily's Hot Stone Massage, Inc. located at 3674 Ridge Road, Lansing, Illinois 60438.

He further represented that Ms. Kwon, who will own the business, intends on moving to the Lansing area once the business is established.

Chairman Abbasy asked if there were any questions from the audience. Brian Hardy, 17937 Roy Street, Lansing, Illinois asked if the business hours were 10 a.m. to 10 p.m. Choe said that they were. With no further questions from the audience, the public portion of the meeting was closed.

Bob Alderden, Building Department stated that the location is zoned B-4, CBD Downtown. In order to operate a massage parlor in this area, a special use must be granted. The Building Department is satisfied.

Chairman Abbasy addressed Choe regarding a phone conversation that took place between Choe and he on February 12, 2018. Choe reiterated the details provided on the phone call that Kwon currently operates a massage parlor, Harmony Spa located at 11 Benefit St. Pawtucket, Rhode Island.

Chairman Abbasy informed the applicants that through a search of the public domain, it was noted that the business associated with Harmony Spa was soliciting as a location providing sexual services to clients on website such as www.backpage.com. Further through online searches it was determined that Kwon currently is engaged in legal proceedings with the city of Pawtucket, Rhode Island in conjunction with the city's attempt to not allow Harmony Spa to operate due to the belief that prostitution is taking place at the business.

Chairman Abbasy distributed to the Commissioners and applicants copies of Harmony Spa's advertisements and also copies of newspaper articles describing Pawtucket's attempts to cease Harmony Spa from operating within the city, which became part of the record of the proceeding.

Kwon, through Choe, stated that Harmony Spa's court cases were regarding certain Harmony Spa workers not having state licenses. As well, Kwon represented that the advertising found at www.backpage.com, was due to a company hired to advertise for her and that she had not seen the ads previously. She further stated, through Choe, that her business has nothing to do with sexual conduct.

Village Attorney, Matt Ingersoll stated that Lily's Hot Stone Massage, Inc. is not listed as an incorporated or LLC business in either Illinois, Rhode Island, or Delaware and that a special use permit could not be granted to a non-existent business entity. An S. Lee, through Choe, represented the proposed business incorporation was in process through the applicants attorney. Lee represented that she had a receipt showing that she paid her attorney, Ben Goldwater to get her licensed in Illinois, but she did not have a certificate of good standing or any other proof that the entity had been formed.

Chairman Abbasy asked if there were any further comments or questions from the commissioners. Being no further questions he asked for a motion.

Commissioner Kasper made a motion to recommend that the Village Board grant a special use permit for Lily's Hot Stone Massage, Inc. to be located at 3674 Ridge Road, Lansing, Illinois. No second on the motion.

Commissioner Kasper made a motion to recommend that the Village Board deny the request for a special use permit for Lily's Hot Stone Massage, Inc. to be located at 3674 Ridge Road, Lansing, Illinois. Motion seconded by Commissioner Hallow.

ROLL CALL ON THE MOTION:

AYES – Hallow, Caballero, Oberman, Fish, Kasper, Abbasy

NAYS - None

FINDING OF FACTS: Unanimous decision to recommend that the Village Board **deny** a special use permit for Lily's Hot Stone Massage, Inc.

Chairman Abbasy asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner Fish made a motion to adjourn at 6:48 p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully Submitted,

Saad Abbasy, Chairman
Planning & Zoning Board of Appeals