



## PLANNING AND ZONING BOARD APPLICATION – SPECIAL USE

PROJECT NO. \_\_\_\_\_

NAME OF PROJECT AND/OR BUSINESS: Oak Mill Mall - Relax Spa

ADDRESS OF PROJECT AND/OR BUSINESS: Relax SPA

NAME(S) OF APPLICANT: Relax spa

ADDRESS: 239 golf mill center , ste 249

CITY, STATE, ZIP: Niles, IL, 60714

EMAIL: [REDACTED] TELEPHONE: [REDACTED] FAX: \_\_\_\_\_

NAME(S) OF PROPERTY OWNER(S): Oak Mill Station LLC

ADDRESS: 7900 N. Milwaukee Ave.

CITY, STATE, ZIP: Niles, IL 60714

EMAIL: [REDACTED] TELEPHONE: [REDACTED] FAX: \_\_\_\_\_

NAME(S) OF PROPERTY ATTORNEY OR AGENT: Tom Meyers

ADDRESS: 11501 Northlake Dr

CITY, STATE, ZIP: Cincinnati, OH 45249

EMAIL: [REDACTED] TELEPHONE: [REDACTED] FAX: \_\_\_\_\_

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09-25-201-030-0000  
09-25-201-029-0000

AREA OF SUBJECT PROPERTY: 2100sf

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: C-3 Milwaukee Avenue Form-Based District

CURRENT USE OF SUBJECT PROPERTY: VACANT

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY:

Because in the future the golf mill center will be rebuilt, we must move in to the new loctions.

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Niles grant the approvals as noted for the subject property as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

SIGNATURE OF APPLICANT: Zengjian zheng DATE: 07/31/2023

SIGNATURE OF PROPERTY OWNER(S): Thomas Meyers DATE: 07/31/2023



## APPROVAL STANDARDS FOR A SPECIAL USE

Per Village of Niles Code of Ordinances, Appendix B, Section 15.3(E), “the listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed.”

The recommendation of the Planning and Zoning Board and decision of the Village Board will be made based on findings to support each of the following conclusions:

1. The special use in the specific location proposed is consistent with the spirit and intent of the zoning ordinance, the adopted Comprehensive Plan, and other adopted Village land use policies.

Yes, Room plans are eligible for special purpose applications.

2. The proposed special use will not endanger the public health, safety, and welfare.  
Yes, Chinese massage is for customers to relieve muscle pain and make customers healthy.

3. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

In this mall there are small hospitals, dental clinics, gyms and large supermarkets and other shops. This is a comprehensive shopping mall. Therefore, I think Chinese massage shops are compatible with other shops. For example, after a client finishes exercising, they can relax their body muscles through Chinese massage.

4. The proposed is special use deemed necessary for the public convenience at the proposed location?

Massage parlors have become an essential part of many people's lives. These establishments offer much-needed relaxation and relief from the stresses of modern life. Through skilled therapists and a variety of massage techniques, they provide a sanctuary where individuals can rejuvenate their bodies and minds. In today's fast-paced world, massage parlors offer a valuable space to unwind, release tension, and improve overall well-being.

**As part of a complete application, an applicant must provide a specific explanation of how the requested special use meets EACH of the conclusions listed above. You may use the area below each of the standards for your response or respond on a separate sheet of paper.**

***Your explanation of how the requested special use meets EACH of the conclusions will be the basis for a recommendation from the Planning and Zoning Board and final determination by the Village Board. It is incumbent upon YOU to explain how these Village Ordinance requirements are satisfied by your request. Failure to satisfy all of the requirements above may result in the Village denying your requested special use. Please do not submit only "yes" or "no" but provide an explanation of HOW the requested special use supports each of the conclusions listed above.***

## **Project Description: Chinese massage**

### **Introduction:**

Traditional Chinese massage, often referred to as Tui Na, is an integral part of Traditional Chinese Medicine (TCM) that focuses on restoring the balance of Qi (vital energy) in the body to alleviate various physical and mental ailments.

Techniques and Methods: traditional Chinese massage techniques, including Tui Na, Anmo, and acupuncture, along with their respective methodologies, hand movements, pressure points, acupoints, and energy pathways (meridians).

Therapeutic Benefits: Traditional Chinese massage can include pain relief, stress reduction, improved circulation, enhanced energy flow, and its potential role in addressing specific health conditions such as musculoskeletal disorders, anxiety, and insomnia.

Item Specific Classification: chair massage, foot massage and table massage.

Service time & price: 5min-\$8, 10min-\$15, 15min-\$20, 20min-\$25, 30min-\$35, 40min-\$45, 60min-\$65, 80min-\$80, 90min-\$90, 120min-\$120.

Open time: Mon-Thu 11:00am-8pm, Fri-Sat 11:00am-9:00pm, Sun 12:00pm-6:00pm.

Number of employees: 1 cashier(receptionist), 2 massage therapist.

**The two stores are expected to be open for about 3-4 months at the same time. I will close the store in the golf mill shopping center around February next year.**

