

OFFICIAL PROCEEDINGS
OF
PLAN COMMISSION AND ZONING BOARD OF APPEALS

STATE OF ILLINOIS)
COUNTY OF HENRY)
VILLAGE OF ORION)

The regular meeting of the Plan Commission and Zoning Board of Appeals of the said Village was held February 27, 2013 at 7:00 p.m. in the Village Hall, 1202 4th Street, Orion, Henry, Illinois. The following members were present: Galliard, Peterson, Thompson, and Coulter. Absent: Weber and Saunders.

The meeting was called to order by Chairman Galliard. It was moved by Weber, seconded by Saunders to approve the minutes of the regular meeting held August 31, 2011. Ayes: Galliard, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber and Saunders.

Chairman Galliard said the meeting was called to hear a special use request by Eric Ford to allow Teresa Riggle to operate a massage therapy business at 1203 5th Street, Orion, Illinois. The property is owned by Mr. Ford, and Mrs. Riggle will be a tenant.

Mrs. Riggle and Mrs. Deb Ford, representing Mr. Ford, were sworn in to provide testimony. Mrs. Riggle intends to live in the house and use one bedroom for her massage therapy business. It was determined the square footage to be used for the business was in compliance with village code. The code allows customary home occupations subject to certain conditions.

Mrs. Riggle said she would only have one customer at a time and they would arrive by appointment only, therefore, parking should not be an issue. No off-street parking is provided but on-street parking is available in front of the house. A small sign might also be posted in the front yard advertising the business, but Mrs. Riggle was told the sign would have to be in keeping with the residential neighborhood.

Mrs. Riggle is currently studying to take the test to become licensed as a massage therapist. She told the board she would obtain all necessary licenses before starting her business. Mrs. Riggle also said she would provide mobile service to anyone handicapped or disabled who could not access her office.

There was some discussion as to whether another tenant could utilize the special use permit, if granted, in the event Mrs. Riggle vacated the house. In general, the board felt it might be possible, though village legal counsel would most likely be consulted if that situation came to pass.

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The minutes of February 27, 2013 continued:

It was moved by Peterson, seconded by Thompson to recommend approval of the request by Mr. Eric Ford to allow Teresa Riggle to operate a massage therapy business at 1203 5th Street, Orion, Illinois. Ayes: Galliard, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber and Saunders.

The recommendation will be forwarded to the village board on March 4th.

There being no further business to come before the board, it was moved by Thompson, seconded by Peterson to adjourn. Ayes: Galliard, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber and Saunders.

Lori A. Sampson
Village Clerk

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