



**Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056**

January 23, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-16-24 / 1052 Center Drive / CU: Massage Therapy
- 3. NEW BUSINESS**
 - 3.1. PZ-22-24 / 930 E Northwest Hwy / CU: Massage Therapy / Village Board Final
- 4. CITIZENS TO BE HEARD**
- 5. QUESTIONS AND COMMENTS**
- 6. ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-16-24 Hearing Date: October 24, 2024

PROPERTY ADDRESS: 1052 Center Drive, Mount Prospect

PETITIONER: AMC II Investments RM LLC

PUBLICATION DATE: October 9, 2024

REQUEST: Conditional Use for Massage Therapy Establishment

MEMBERS PRESENT: Joseph Donnelly
Ewa Weir
Walter Szymczak
Greg Miller
Richard Rogers
Donald Olsen

MEMBERS ABSENT: William Beattie

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: William Christy, AMC II Investments RM LLC

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on October 10, 2024. The minutes were approved 5-0 (Chairman Donnelly abstained).

Chairman Donnelly introduced case number PZ-16-24, 1052 Center Drive, a request for a conditional use permit to operate a massage therapy establishment at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos explained that subject property is a 3,616 square foot tenant space in Randhurst Village and the space was formerly occupied by a massage establishment, Massage Envy, from 2013 to 2023. She reported that the storefront has been vacant since 2023, when Massage Envy moved from Randhurst Village to Mt Prospect Plaza. Ms. Lalagos stated that because the subject property has been vacant for over six months, the petitioner must request a new conditional use approval to operate a massage establishment in this location.

Ms. Lalagos indicated that the petitioner, William Christy of AMC II Investments RM LLC, proposes to operate a 3,616 square foot "Hand & Stone" massage establishment at the subject property. She explained that the petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit. Ms. Lalagos shared that the petitioner currently operates four Hand & Stone franchise locations in the Chicago suburbs. In the application, the petitioner included a list of massage and facial services offered and stated that all service providers are required to pass Hand &

Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. Ms. Lalagos said that the proposed Mount Prospect location will have 12 treatment rooms and will employ approximately 12 to 20 licensed providers, along with five to seven spa associates, and two spa managers. She reported that the proposed hours of operation are Monday – Friday 9AM to 10PM, Saturday 8AM to 9PM, and Sunday 8AM to 7PM.

Ms. Lalagos confirmed that the subject property is zoned B-3* Community Shopping Planned Unit Development (PUD) and that sufficient parking is provided for this business use per the approved PUD. She reiterated that no interior or exterior renovations are proposed and noted that the Village will require a sign permit to install a new wall sign on the storefront. Ms. Lalagos stated that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11 and that the Police Department confirmed that the petitioner has met all ordinance standards to operate a massage establishment. She reported that staff has not received public comments pertaining to this request.

Ms. Lalagos asserted that the proposed conditional use meets the standards contained in Section 14.203(F) of the Mount Prospect Zoning Ordinance. She requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

"A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:

- a) The business shall hold a valid Mount Prospect business license;
- b) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
- c) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- d) A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location."

Ms. Lalagos stated that the Village Board's decision is final for this case.

Chairman Donnelly swore in the petitioner, William Christy of 864 N Bennett St, Geneva, Illinois. Mr. Christy explained that he is proposing to move his Rolling Meadows Hand and Stone location to Mount Prospect. He noted that he has owned the Rolling Meadows location for seven and a half years and it did really well, but the area has declined and his lease is coming up for renewal, so he decided it was time to move.

Chairman Donnelly asked the petitioner if the conditions of approval were acceptable.

Mr. Christy replied in the affirmative.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the following motion:

"A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:

- e) The business shall hold a valid Mount Prospect business license;
- f) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
- g) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- h) A new conditional use approval shall be required for:
 - iv. A change of ownership involving 50% or more of the officers or partners;
 - v. A change in legal entity; or
 - vi. A change in location."

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Miller, Rogers, Donnelly
 NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the November 6th meeting.

Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Chairman Donnelly made a motion seconded by Commissioner Miller and the meeting was adjourned at 7:08 PM.



Antonia Lalagos, Development Planner



Item Cover Page

Subject **PZ-22-24 / 930 E Northwest Hwy / CU: Massage Therapy / Village Board Final**

Meeting January 23, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N) N

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

The petitioner (Renew Yourself Massage Therapy) is proposing to operate a massage therapy establishment at 930 East Northwest Highway (the subject property). The petitioner is moving their massage therapy business from another office building in Mount Prospect to the subject property. Massage therapy establishments require conditional use approval to operate in the Village. The proposed business meets the standards for a conditional use and therefore staff is supportive of the request.

Discussion

The petitioner, Julie Reidy of Renew Yourself Massage Therapy, proposes to operate a 240 square foot massage establishment at the subject property. The petitioner stated in the application that she has held a massage therapist license for 19 years and has operated in Mount Prospect for 18 years. In the business summary, the petitioner describes the types of services offered, including Swedish massage, sports massage, lymphatic drainage therapy, and reflexology. The petitioner will be the only practitioner, and she anticipates three to four patients per day, six days per week. The proposed hours of operation are Monday / Tuesday 9AM to 2PM, Wednesday / Thursday 11AM to 6PM, Friday / Saturday 9AM to 12PM, and closed Sunday. The tenants at the subject property share a common reception area, common bathrooms, and a common kitchenette with a sink according to the application. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit.

The subject property is zoned B-5 Central Commercial. Five parking stalls are located at the rear of the subject property, and on-street public parking is available at the front of the building. Since the proposal does not involve new construction or major rehabilitation (50 percent or more), or a change in use which warrants additional parking, no additional off-street parking is required.

The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage

Establishments.

As of this writing, staff has not received public comment pertaining to the case.

Alternatives

1. Approval of the following motion: "A conditional use to operate a massage therapy establishment at 930 East Northwest Highway, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - c. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - d. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location."
2. Action at the discretion of the Planning & Zoning Commission.

Staff Recommendation

Approval of a conditional use to operate a massage therapy establishment at 930 East Northwest Highway, subject to the conditions listed in the staff report.

Attachments

1. PZ-22-24 Staff Report
2. PZ-22-24 Administrative Content
3. PZ-22-24 Plans



DATE: January 16, 2025

CASE NUMBER

PZ-22-24

APPLICANT/PROPERTY OWNER

Renew Yourself Massage Therapy /
Anthony J Izzo Revocable Trust U/D dated
January 5, 2009

PUBLIC HEARING DATE

January 23, 2025

PROPERTY ADDRESS/LOCATION

930 E Northwest Hwy

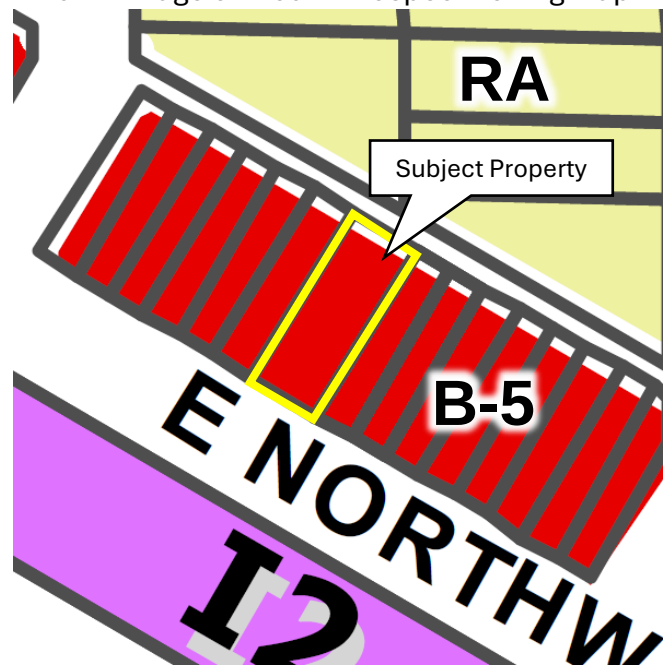
BRIEF SUMMARY OF REQUEST

The petitioner (Renew Yourself Massage Therapy) is proposing a massage therapy establishment at 930 East Northwest Highway (the subject property). Massage therapy businesses require conditional use approval to operate. The subject property is zoned B-5 Central Commercial District. The proposed business meets the standards for a conditional use and therefore staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING

B-5 Central Commercial

EXISTING LAND USE/ SITE IMPROVEMENTS

Multi-tenant commercial

SURROUNDING ZONING & LAND USE

North: R-A Single Family Residential
East: B-5 Central Commercial
South: I-2 Railroad
West: B-5 Central Commercial

SIZE OF PROPERTY

240 SF (Tenant)

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is a single-story multi-tenant commercial building with a mixture of professional office and personal service establishments. The petitioner is moving their massage therapy business from another office building in Mount Prospect to the subject property. Massage therapy establishments require conditional use approval to operate in the Village.

PROPOSAL

The petitioner, Julie Reidy of Renew Yourself Massage Therapy, proposes to operate a 240 square foot massage establishment at the subject property. The petitioner stated in the application that she has held a massage therapist license for 19 years and has operated in Mount Prospect for 18 years. In the business summary, the petitioner describes the types of services offered, including Swedish massage, sports massage, lymphatic drainage therapy, and reflexology. The petitioner will be the only practitioner, and she anticipates three to four patients per day, six days per week. The proposed hours of operation are Monday / Tuesday 9AM to 2PM, Wednesday / Thursday 11AM to 6PM, Friday / Saturday 9AM to 12PM, and closed Sunday. According to the application, the tenants at the subject property share a common reception area, common bathrooms, and a common kitchenette with a sink. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit.

The subject property is zoned B-5 Central Commercial. Five parking stalls are located at the rear of the subject property, and on-street public parking is available at the front of the building. Since the proposal does not involve new construction or major rehabilitation (50 percent or more), or a change in use which warrants additional parking, no additional off-street parking is required.

The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in Exhibit A and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their recommendation to the Village Board.

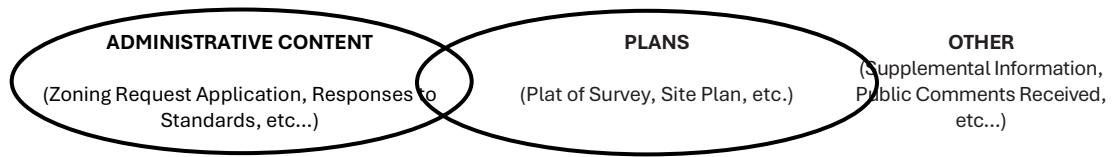
STAFF RECOMMENDATION

Staff finds that the proposed conditional use meets the standards contained in Section 14.203(F) of the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "A conditional use to operate a massage therapy establishment at 930 East Northwest Highway, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - c. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - d. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.

The Village Board's decision is final for this case.

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A

Standards and Findings of Fact

Section 14.203(F) – Conditional Use Standards

No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

- 1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
- 2) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
- 3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- 4) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- 6) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
- 7) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings:

The petitioner states in the application that she will regularly review operations to ensure compliance with health and safety standards and will adjust practices based on client feedback and evolving regulation. The petitioner reports that she will be in a building with other professional businesses, and that her operations will not disturb nearby residents or businesses. The petitioner notes that her business has a low physical and environmental impact that will not hinder the neighboring properties or development potential. The petitioner describes the office building as having adequate public utilities, access roads, and drainage. The petitioner asserts that the traffic generated by her business will be light and that she will monitor and address any issues that arise once the business is open. The petitioner advocates that her business will promote health and wellness among residents. Finally, the petitioner states that she will conform to the applicable regulations of the district and will adjust the proposal to incorporate recommendations and ensure that the business fits harmoniously within the district.

Staff's Findings:

Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. The Police Department confirmed that the petitioner has met the standards to obtain a massage establishment business license. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The business has operated in Mount Prospect for 18 years without incident, and no substantial changes are proposed except for a relocation to another office building in the central commercial corridor. No changes are proposed for the interior or exterior that would impede improvement of the surrounding properties or cause traffic congestion in the public streets. The subject property is designated "Neighborhood Center" in the future land use plan and the proposed personal services use is complimentary to the mix of small-scale business office, retail, and commercial service uses already established in this area.

①



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 22 - 24 Date of Submission: 12/16/24 Hearing Date: 01/23/24

Project Name/Address: Renew Yourself Massage Therapy - 930 E Northwest Hwy

I. Subject Property

Address(es): 930 E. Northwest Hwy.

Zoning District(s): B-5 Property Area (Sq.Ft. and/or Acreage): 7716 SF (240)

Parcel Index Number(s) (PIN(s)): 08-12-407-029

II. Zoning Request(s) (Check all that apply)

☒ Conditional Use: For Massage therapy Business

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

I am moving from one office in Mt Prospect to another in Mt Prospect.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Julie Reidy Corporation: Renew Yourself Massage Therapy

Address: 930 E Northwest Hwy

City, State, ZIP Code: Mt Prospect, IL 60056

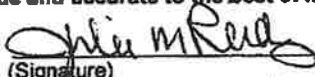
Phone: 847 532 0585 Email: renewyourselfmassage@renewyourselfmassage.com

Interest in Property: lessee
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Tony Izzo</u>	Corporation: _____
Address: <u>930 E Northwest Hwy</u>	
City, State, ZIP Code: <u>Mt Prospect, IL 60056</u>	
Phone: <u>847 274 3921</u>	Email: <u>Ajbi.anthony@gmail.com</u>

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:  Date: 12/9/2024
 (Signature)
Julie M Reidy
 (Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner:  Date: 12/9/24
 (Signature)
Anthony J. Izzo
 (Print or Type Name)

2

Affidavit of Ownership

COUNTY OF COOK)

STATE OF ILLINOIS)

I, Anthony J. Izzo, under oath, state that I am
(print name)

- ☒ the sole owner of the property
☐ an owner of the property
☐ an authorized officer for the owner of the property

commonly described as 930 E. NORTHWEST Hwy, MT PROSPECT IL 60056
(property address and PIN) PIN 08-12-404-029-0000

and that such property is owned by Anthony J. Izzo as of this date.
(print name)

[Signature]
Signature

Subscribed and sworn to before

me this 10 day of
December, 2024

[Signature]
Notary Public



③

TRUSTEE'S DEED IN TRUST

THE GRANTOR, Anthony J. Izzo, Trustee of the Anthony J. Izzo Revocable Living Trust U/D dated January 5, 1996 of the Village of Arlington Heights, County of Cook, State of Illinois, for the consideration of ten and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and QUITCLAIMS to:

Anthony J. Izzo or his successors in interest as Trustee of the Anthony J. Izzo Revocable Trust U/D dated January 5, 2009

Address of Grantee: 2004 E. Fremont Ct., Arlington Heights, IL 60004

as to a one-half (1/2) interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

The Trustee of the above Trust is granted full power and authority to sell, convey, transfer, mortgage, lease and otherwise deal with the subject property pursuant to the provisions of the above Trust.

No taxable consideration - Exempt pursuant to Paragraph 1004(e) of the Real Estate Transfer Act

Date 1/27/09 Bruce Kiselstein

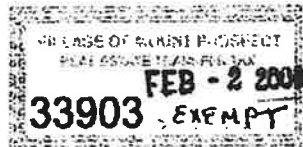
Permanent Real Estate Index Number: 08-12-404-029

Address of Real Estate: 930 E. Northwest Hwy., Mt. Prospect, IL 60056

DATED this 27th day of January, 2009.

Anthony J. Izzo
Anthony J. Izzo, Trustee

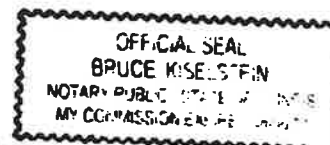
State of Illinois)
) SS.
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony J. Izzo, Trustee of the Anthony J. Izzo Revocable Living Trust U/D dated January 5, 1996, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of January, 2009.

Bruce Kiselstein



This instrument was prepared by: Bruce Kiselstein, 930 E. Northwest Hwy., Mt. Prospect, IL 60056

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

Mail to Law Offices of Bruce Kiselstein, Ltd., 930 E. Northwest Hwy., Mt. Prospect, IL 60056
Mail Tax Bills To: Mr. Anthony J. Izzo, 2004 E. Fremont Ct., Arlington Heights, IL 60004

3

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 11, 2009

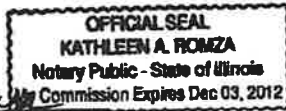
Signature: _____

Grantor or Agent

Subscribed and sworn to before
me by the said AGENT this
11th day of February, 2009.

Notary Public

Kathleen A. Romza



The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 11, 2009

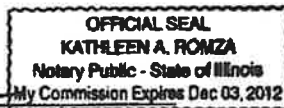
Signature: _____

Grantor or Agent

Subscribed and sworn to before
me by the said AGENT this
11th day of February, 2009.

Notary Public

Kathleen A. Romza



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

4

Cook County Treasurer Property Tax E-Receipt

Payment Date: 10/28/2023 09:04 AM
CDT
Confirmation Number: 171111359
Payment Method: Credit Card (VISA) *****5707

Expiration: ###/##/##

Approval Code: 02863D

AVS Response: Y

Transaction Type: Purchase

Transaction Reference Number:

CVV2 Response: M

Cardholder Name: Anthony Izzo

Payment Towards	Amount	ID
Property Tax Payment Amount:	\$9,599.86	
LexisNexis Non-refundable Processing Fee:	\$201.60	
Total Amount:	\$9,801.46	

Volume Number: 049 **Property Index Number (PIN):** 08-12-404-029-0000

Property Location: 930 E NORTHWEST HWY MOUNT PROSPECT, IL 60056-3444

Bill Year: 2022 **Tax Year :** 2022 **Tax Type:** 0 **Installment:** 2

Property Tax Payment Amount:	\$9,599.86
LexisNexis Non-refundable Processing Fee:	\$201.60
Total Amount:	\$9,801.46

Your payment has been submitted. It will be reflected on Cook County Treasurer's website within 10 business days.

Your confirmation number is 171111359. Your payment is subject to further verification by the Cook County Treasurer's Office.

If after 10 business days your payment is not reflected, please contact us at Cook County Treasurer

We recommend that you print and retain this page for your records.

Click here to return to Cook County Treasurer's Home Page.

If the mailing information on your property tax bill is incorrect and you would like to submit a Name/Address change application to

TOTAL PAYMENT DUE

\$11,424.74

by 08/01/2024

(4)**2023 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-12-404-029-0000	049	16140	2023	(2024)	ELK GROVE	5-17

**F PAYING LATE,
PLEASE PAY**08/02/2024-09/01/2024..
\$11,510.4309/02/2024-10/01/2024..
\$11,596.1210/02/2024-11/01/2024..
\$11,681.81**LATE INTEREST IS 0.75% PER
MONTH, BY STATE LAW**

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES**Total 2023 Tax Bill \$24,248.25****\$932.77 MORE than 2022**

Taxing District	2023 Tax	2022 Tax	Difference
TIF VI of Mt Prospect-Prospect & Main	\$7,480.59	\$11,946.85	-\$4,466.26 Less
Mount Prospect Public School District 57	\$8,372.98	\$4,278.90	\$2,094.08 More
Township HS District 214 (Arlington Hts)	\$4,438.30	\$2,918.79	\$1,520.51 More
Village of Mount Prospect	\$1,603.23	\$1,189.01	\$434.22 More
Mt Prospect Park District	\$1,018.59	\$678.82	\$339.77 More
Mount Prospect Library Fund	\$911.47	\$614.28	\$297.19 More
Harper College Comm College 512 Palatine	\$749.87	\$508.80	\$241.07 More
Metro Water Reclamation Dist of Chicago	\$628.40	\$464.13	\$162.27 More
County of Cook	\$308.64	\$307.76	\$0.88 More
Cook County Public Safety	\$252.38	\$131.54	\$120.84 More
Cook County Health Facilities	\$139.81	\$95.56	\$44.25 More
Cook County Forest Preserve District	\$136.18	\$100.52	\$35.66 More
Town of Elk Grove	\$92.60	\$62.05	\$30.55 More
Consolidated Elections	\$58.10	\$0.00	\$58.10 More
Road & Bridge Elk Grove	\$21.79	\$14.89	\$6.90 More
Northwest Mosq Abatement Dist Wheeling	\$18.16	\$11.17	\$6.99 More
General Assistance Elk Grove	\$18.16	\$12.41	\$5.75 More
DO NOT PAY THESE TOTALS	\$24,248.25	\$23,315.48	\$932.77 More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	87,050	2023 Total Tax Before Exemptions	24,248.25
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2023 Assessed Value	87,050	Senior Freeze Exemption	.00
2023 State Equalizer	X 3.0163		
2023 Equalized Assessed Value (EAV)	262,589	2023 Total Tax After Exemptions	24,248.25
2023 Local Tax Rate	X 9.235%	First Installment	12,823.51
2023 Total Tax Before Exemptions		Second Installment +	11,424.74
	24,248.25	Total 2023 Tax (Payable In 2024)	24,248.25

IMPORTANT MESSAGES

PROPERTY LOCATION

930 E NORTHWEST HWY
MOUNT PROSPECT IL 60058 3444

MAILING ADDRESS

ANTHONY J IZZO
930 E NORTHWEST HWY
MT PROSPECT IL 60058-3444

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
WISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	18.16	0.010	0.07%		11.17
Metro Water Reclamation Dist of Chicago	626.40	0.345	2.58%	65.36	464.13
Mt Prospect Park District	1,018.59	0.561	4.20%	90.78	678.82
Miscellaneous Taxes Total	1,663.15	0.916	8.85%		1,154.12
SCHOOL TAXES					
Harper College Comm College 512 Palatine	749.87	0.413	3.09%		508.80
Township HS District 214 (Arlington Hts)	4,439.30	2.445	18.31%	79.89	2,918.79
Mount Prospect Public School District 57	6,372.98	3.510	26.28%	176.12	4,278.90
School Taxes Total	11,562.15	6.368	47.68%		7,706.49
MUNICIPALITY/TOWNSHIP TAXES					
TIF VII of Mt Prospect-Prospect & Main	7,480.59	0.000	30.85%		11,946.85
Mount Prospect Library Fund	911.47	0.502	3.76%		814.28
Village of Mount Prospect	1,603.23	0.883	6.61%	708.10	1,169.01
Road & Bridge Elk Grove	21.79	0.012	0.08%		14.88
General Assistance Elk Grove	18.16	0.010	0.07%		12.41
Town of Elk Grove	92.60	0.051	0.38%		62.05
Municipality/Township Taxes Total	10,127.84	1.458	41.78%		13,818.49
COOK COUNTY TAXES					
Cook County Forest Preserve District	136.16	0.075	0.56%	1.51	100.52
Consolidated Elections	58.10	0.032	0.24%		0.00
County of Cook	308.64	0.170	1.29%	56.28	307.76
Cook County Public Safety	252.38	0.139	1.04%		131.54
Cook County Health Facilities	139.81	0.077	0.58%		95.56
Cook County Taxes Total	895.11	0.483	3.71%		635.38
Do not pay these totals)	24,248.25	9.235	100.00%		23,315.48

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

*** Please see 2023 Second Installment Payment Coupon next page ***

4

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, If you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES	Property Index Number (PIN)	TSLG Volume
\$11,424.74	Cook County eBill	08-12-404-029-0000	049
By 08/01/2024 If paying later, refer to amounts above.	Click to pay online Click to update Mailing Name/Address	Amount Paid	
Internal use only	SN 0020230200 RTN S00001075 AM (see PIN) TC 008911	\$	

00202302004081240402900004008911200011681812000114247470001151043500011596124

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

08124040290000/0/23/F/0901142474/2

OFFICE LEASE AGREEMENT

THIS OFFICE LEASE AGREEMENT is made, entered into and executed this the 9th day of November, 2024, by and between Anthony Izzo hereinafter called "Lessor", and Julie Reidy individually hereinafter called "Lessee". Lessor and Lessee contract and agree as follows:

- 1. Lessor hereby leases unto Lessee the following premises: Suite 5W consisting of 1 office at 930 E Northwest Hwy, Mount Prospect, IL 60056**
- 2. The term of this lease shall be for a primary term of two years, commencing on January 1, 2025 and expiring at midnight on December 31, 2026 Lessee may take possession of the leased property at any time after December 1, 2024. At the end of the primary term this lease shall be automatically extended for one additional year unless within 30 days prior to the expiration of the primary term Lessee gives Lessor written notice of its intent not to extend the term hereof, or Lessor gives Lessee like notice.**
- 3. Lessee shall pay to Lessor, as base rental, the sum of Four Hundred Thirty Dollars (\$430.00) per month for each month of the primary term, in advance, on or before the 5th day of each month during the term hereof, commencing January 1, 2025 See paragraph 18,= for monthly rent between 1/1/26 and 12/31/26. For the extended term the monthly rental shall increase by 10%. Lessee agrees to pay a late payment fee of five per cent (5%) of any sum due hereunder if said payment is made after the tenth of the month in which it is due.**
- 4. The leased property shall be used solely for: Massage Therapy suite for Renew Yourself Massage Therapy. No other use may be made of the leased property without the written consent of the Lessor.**
- 5. The Lessor shall pay all ad valorem taxes assessed against the leased property. Lessee shall pay all personal property taxes duly assessed against Lessee's personal property located on the premises and shall also pay all privilege, excise and other taxes duly assessed. Lessee shall pay said taxes when due so as to prevent the assessment of any late fees or penalties.**
- 6. Lessor shall pay for all electricity and heating utility charges for the leased property. Lessor shall be responsible for payment of all increases if any, in garbage collection fees or garbage container charges which are the result of Lessees occupancy of the leased premises. Lessor shall pay the present charges for garbage collection and garbage containers.**
- 7. Lessor shall be responsible for all maintenance of the grounds and improvements on the leased property including but not limited to landscaping, roof, exterior doors and walls, windows, plumbing, heating, air conditioning, and electrical system associated with the premises. Lessee shall be responsible for maintenance of the interior of the leased property including walls, doors, floors, ceilings, light bulbs, florescent tubes and cabinets.**

If Lessee fails to perform necessary maintenance as provided for herein Lessor may perform said maintenance and bill Lessee the cost thereof plus a service charge of fifteen per cent (15%) as additional rental. Lessee agrees to return the leased property to Lessor at the expiration hereof in the same or similar condition as the present condition.

8. Lessor shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by Lessee or by any person who may be using or occupying or visiting the leased property or be in, on, or about the same. Lessee shall indemnify, defend and hold harmless Lessor against all loss, injury, death, or damage.
9. Lessee has inspected the leased property and finds them to be in a safe, satisfactory, and acceptable condition. The Lessee accepts the leased property in its present condition, and without any representations on the part of Lessor or it's agents as to the present or future condition of said premises.
10. Lessee will keep the leased property in a clean and wholesome condition and will comply at all times with all lawful health and police regulations and will keep the leased property, and improvements thereon and the areas adjacent thereto in a safe, secure and attractive condition. Lessee shall not construct improvements or additions to the leased property without the written consent of Lessor. Any fixtures attached to the walls or floors of the leased premises shall remain the property of Lessor upon expiration hereof unless they can be removed by Lessee without damage to the leased premises.
11. Lessee will permit the Lessor, and/or it's agents or authorized representatives to enter upon the leased property at all times during reasonable business hours for the purpose of inspecting same.
12. If Lessee shall default in the payment of the rent, or any part thereof or any other sums due under the terms hereof, when due as herein provided, or in any of the other covenants, agreements, conditions or undertakings herein contained, and such default shall continue for ten days after notice thereof in writing to Lessee, or if (a) any proceeding under the bankruptcy act of the United States is begun by or against the Lessee, and an order of adjudication, or order approving the petition, be entered in such proceedings, or (b) a receiver or trustee is appointed for substantially all of the Lessee's business or assets, or (c) if Lessee shall make an assignment for the benefit of creditors, or (d) if Lessee shall vacate or abandon the leased property, then, and in any such event, it shall be lawful for the Lessor, at it's election, to declare the term hereof ended and to re-enter the leased property, and to repossess and enjoy the leased property and any buildings and improvements situated thereon without such a re-entry and repossession working a forfeiture of the rents to be paid and the covenants to be performed by the Lessee during the full term of this agreement. If any default shall be made in any covenant, agreement, condition, or undertaking which cannot with due diligence be cured within a period of 10 days, and if notice thereof in writing shall have been given to the Lessee, and if the Lessee, prior to the expiration of 10 days from and after the giving of

such notice, shall commence to satisfy the cause of such default and shall proceed diligently and with reasonable dispatch to take all steps and do all work required to cure such default, then the Lessor shall not have the right to declare said term ended by reason of such default; provided, however, that the curing of any default in such manner shall not be construed to limit or restrict the right of Lessor to declare the said term ended and enforce all of their rights and remedies hereunder for any other default not so cured. The foregoing provision for the termination of this lease for any default in any of its covenants shall not operate to exclude or suspend any other remedy of the Lessor for breach of any of said covenants, or for the recovery of said rent for the full term, and in the event of the termination or default in any of the terms of this lease as aforesaid, the Lessee covenants and agrees to indemnify and save harmless the Lessor from any loss arising from such default, termination and/or re-entry in pursuance thereof including the payment of Lessor's reasonable attorneys fees incurred in the enforcement of any of the terms hereof.

13. Lessor shall maintain hazard insurance on the leased property but Lessee shall be responsible for maintaining hazard insurance on any personal property of Lessee located within the leased property. Lessor shall not be liable for any losses suffered to Lessee's property, except to the extent such losses are occasioned by the gross negligence or intentional acts of Lessor, its agents or employees.
14. In the event all or a portion of the leased property is damaged or destroyed by fire or other casualty or taken by eminent domain, to the extent that Lessee is unable to conduct its reasonable and ordinary business operations, Lessor shall have the option to terminate the lease or restore the leased property to its former condition as soon as practical, during which time the rental shall be abated from the date of such damage until the leased property is restored. All insurance proceeds and eminent domain damages, compensation or award shall be the property of Lessor.
15. Time is of the essence in the performance of all duties obligations, and responsibilities under the terms of this lease.
16. Lessee covenants, understands, and agrees that it is liable under the terms of this lease, and hereby agrees to perform all of the covenants and undertakings herein contained to be kept. This lease may not be assigned nor the leased property subleased without the written consent of Lessor.
17. All notices given pursuant to the terms of this lease and under applicable law, shall be deemed given and received five (5) days after mailing postage prepaid, certified mail, return receipt requested to the following addresses:

IF TO LESSOR

Anthony Izzo
930 E Northwest Highway
Mount Prospect, IL 60056

IF TO LESSEE

Julie Reidy
930 E Northwest Highway
Mount Prospect, IL 60056

18. SPECIAL PROVISIONS:

Security deposit in the amount of \$ 430.00 payable at signing of lease.

Lease rate 1/1/26 thru 12/31/26 will be \$ 450.00/month.

WITNESS the signatures of the parties, this the 9th day of Nov, 2024

LESSOR: [Signature] By: _____

LESSEE: [Signature] By: _____

INDIVIDUALLY [Signature] By: Julie Reidy

14.203: Standards for Conditional use
Letter
Renew Yourself Massage Therapy
Julie Reidy, LMT
930 E. Northwest Hwy Suite 5W
Mount Prospect, IL 60056
847-577-0093

#1: My business will adhere to the highest standards of sanitation, disinfecting all equipment and workspaces between clients. I as a massage therapist will regularly update and train in safe and effective practices, and clients will complete a health assessment to ensure the services provided are appropriate for their conditions. My facility will meet all fire and building safety codes with clear exit routes and accessibility features. Adequate lighting, security systems, and parking space will be in place to ensure the safety and convenience of both clients and staff. My massage therapy office will uphold a respectful and professional environment, where client privacy and comfort are top priorities. I will maintain soundproof rooms to ensure tranquility, and all interactions will adhere to the highest ethical standards. My business will continue to support other local businesses and partner with them to help with the wellness of the community. I use environmentally friendly products and energy efficient lighting. I will regularly review my operations to ensure compliance with health and safety standards and adjust our practices based on client feedback and evolving regulation. I will operate in a way that positively contributes to the community and does not pose any risk to the public well being.

#2 I have had my massage therapy licence for 19 years in the state of Illinois and my business has been in Mount Prospect for 18 years. I have never had any complaints because I work on a professional level. I also support and work closely with the businesses and families in the neighborhood. People like having a place that is established and safe. I am known throughout the village with a great reputation and honest integrity. I am valued in this village. I help people and they are grateful! And I enjoy this village and value the people that live here and in the surrounding villages or towns. I believe that the area in which I have chosen to run my business is a good fit for the location. I'm in a building with other professional businesses. And the parking and accessibility is suitable for my business without disturbing the neighborhood. My business is quiet and won't disrupt nearby residents or businesses. I have very low traffic flow and my customers will not create any traffic congestion. There is parking in the front of the building on the street and a parking lot to the west of the building and parking in the back of the building. I do offer Open House events on Anniversary years and some wellness events yearly. I believe in the past 18 years in this village, I have met some wonderful business owners and people of this community that have embraced the health and wellness industry with open arms. I have always abided by the strict policies and operational hours, client behavior, and cleanliness to ensure my business remains an asset to the community.

#3 My business will align with the existing zoning designation and complement the district objectives for development and use. My business will fit the vision for the area by promoting health and wellness and providing professional services. My business establishment is very orderly and normal. I only have around 3 to 4 patients a day - 6 days a week. All of my patients are well established and with good standing. I will be in a building with lawyers, accountants, insurance agents, financial planners, and an esthetician that keeps the professional workplace

clean and aesthetically pleasing. I have a very low physical and environmental impact that will not hinder the neighboring properties or development potential. I will have a positive impact with the health and wellness that is brought into this area and building. I am always willing to collaborate with other businesses to get the word out about health and wellness in the community. I have coexisted in a few offices in this village and have had nothing but positive feedback from all businesses in the building I have served. I am committed to thriving and having a harmonious environment in the district.

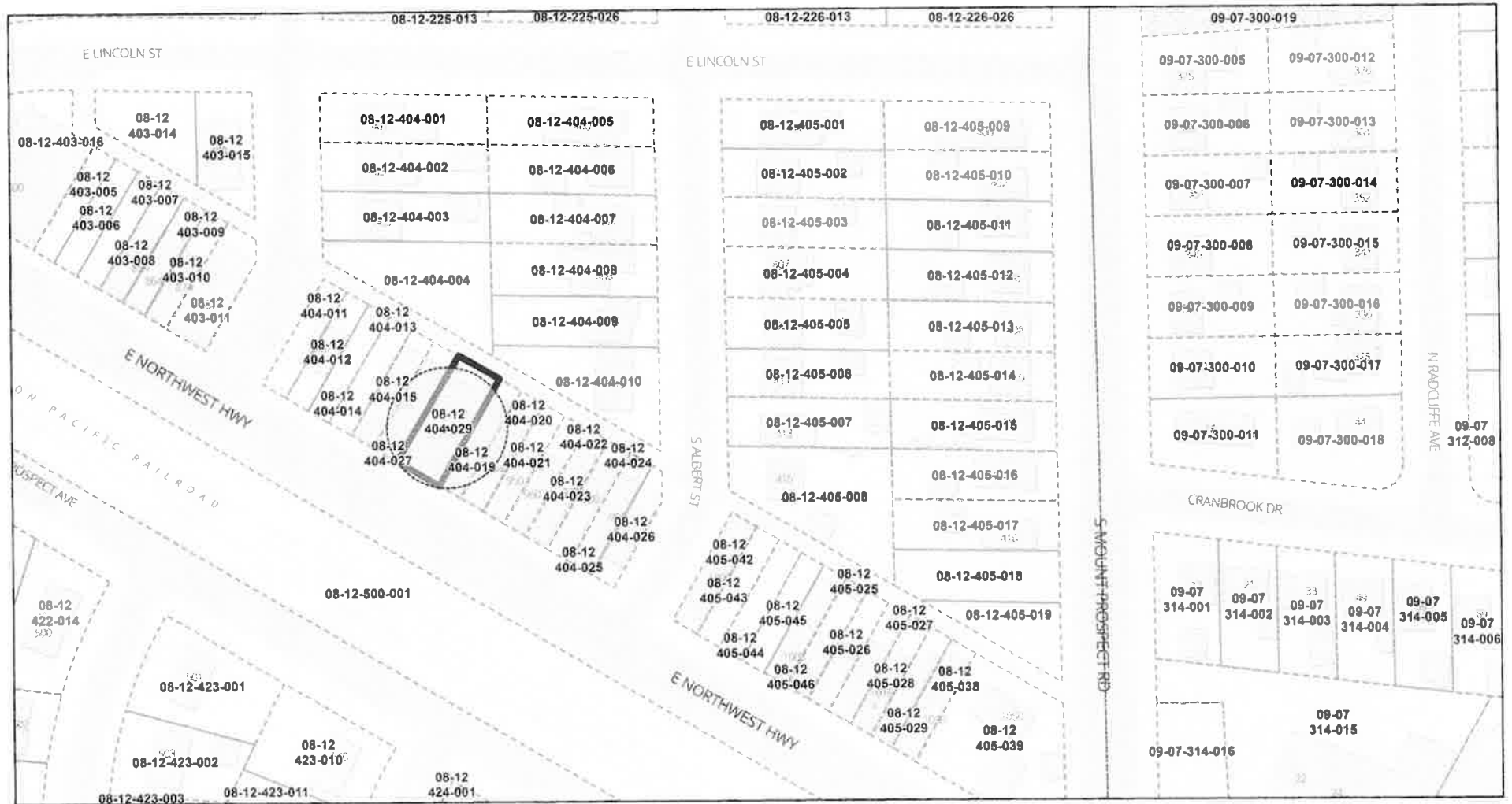
#4 This office building has adequate public utilities, running water and electrical, and good access roads, and drainage and or necessary facilities that will be provided. It has 3 bathrooms and an office water and coffee station, with a sink. Parking in the front and in a lot 2 doors down or in the back alley behind the building. Drainage system has good runoff and will not contribute to flooding or environmental degradation. The office is located on the ground level for good accessibility to ADA and people with disabilities including mobility assisting devices. The landlord is committed to keeping the building up to date with all maintenance services.

#5 The property has a front door and a back door exit. Doors are located near the road and parking lots. And there is enough parking for staff and customers. I will have clients wait in the front of the office building reception area until I am ready for them. I will try to keep the flow of traffic staggered. I try to only be in the office for about 4-5 hours a day so the traffic will be light. I will monitor and address any issues that arise after business opens and adjust as needed. I will carefully consider how my business operations will integrate with a smooth traffic flow so it does not impacted the neighborhood.

#6 The use of the massage therapy business is only for therapeutic massage and pain management and stress relief through massage therapy. The business will support the local communities and attract visitors to the area and help grow the revenue. And maybe other businesses similar to my massage therapy will want to grow their business in this village. With my business and others like mine it will promote health and wellness among the residents. And working with other health-related businesses like chiropractors, physical therapy offices and yoga studios and centers for health care, will make the community united. I am a friendly business and will maintain a good character and accept everyone. Without bias.

#7 I will abide by and comply with the zoning regulations conditions and shall respect, conform to the applicable regulations of the district in which it is located and accept regulation and modified pursuant to recommendation of planning and zoning commission. I have been abiding by all of the planning and zoning commissions regulations for 18 years. I have no problem doing so. I will comply with any operational standard such as hours of operation, signage restrictions, and or noise ordinances. I will monitor the regulations of parking, setbacks, or signage and align with the village's overall objectives. My business will not negatively impact the surrounding area. It may even enhance it. I am committed to cooperate fully with the Planning and zoning commission and address any concerns or suggestions they may have. I will be willing to adjust the proposal to incorporate your recommendations, ensuring the business fits harmoniously within the district. I also will comply with all state regulations. I feel that working with the Planning and zoning commission to approve this business move will demonstrate that I am willing to follow all required standards to make this move possible.

930 E Northwest Hwy., Mount Prospect, IL 60056



December 11, 2024

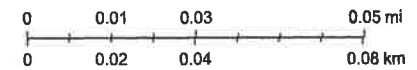


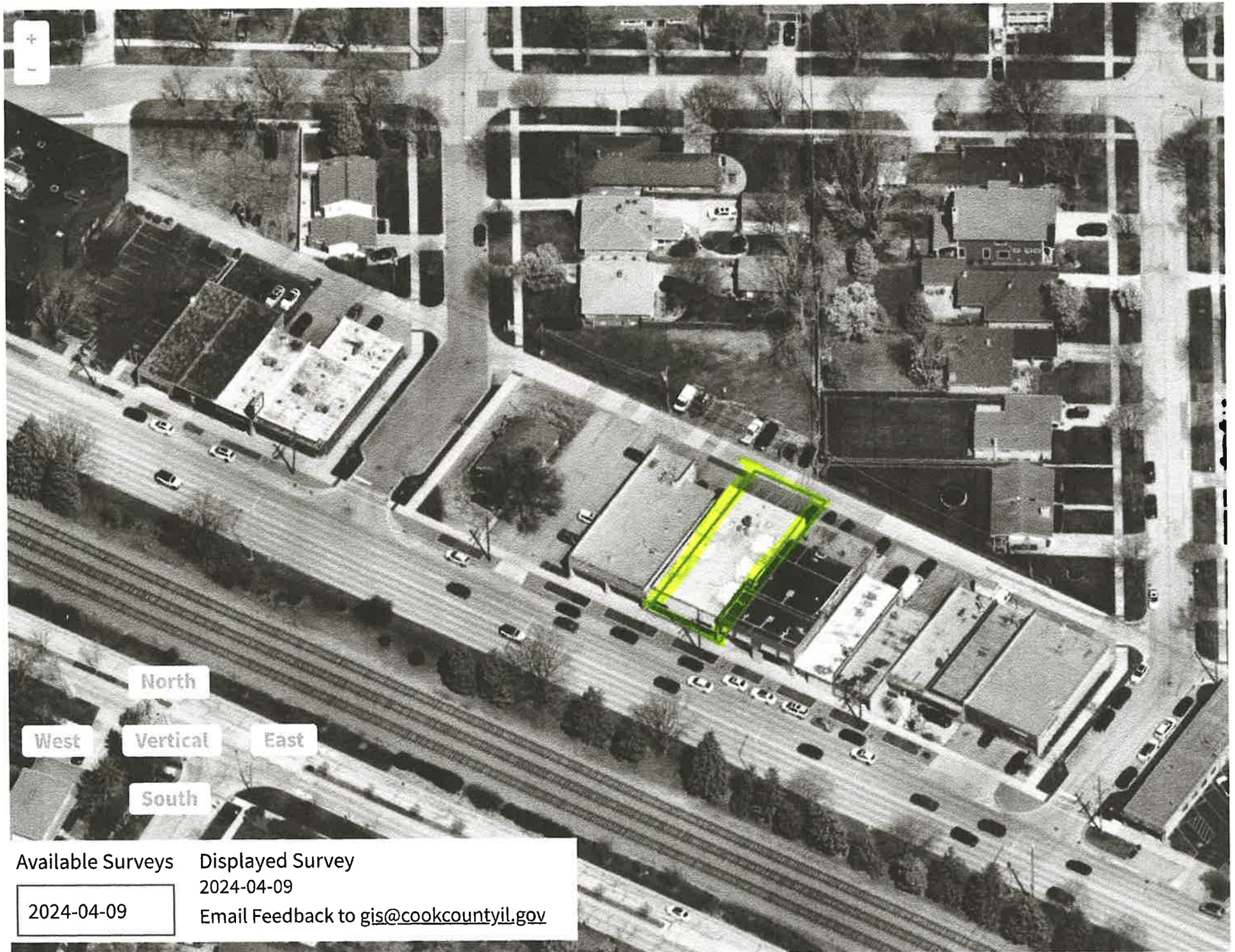
Selected Parcel



Parcels Current

1:1,127





Available Surveys

2024-04-09

Displayed Survey

2024-04-09

Email Feedback to gis@cookcountyil.gov

930 E Northwood Hwy Mt Prospect, IL 60056



Business Plan for Renew Yourself Massage Therapy

Executive Summary

Renew Yourself Massage Therapy is a professional massage therapy business dedicated to enhancing the health and well-being of its clients through tailored massage services. Our mission is to provide a peaceful and rejuvenating environment where clients can experience the benefits of therapeutic touch. Located in a bustling suburban area, Renew Yourself Massage Therapy will cater to a diverse clientele seeking relief from stress, pain management, education and overall wellness. With a focus on professionalism, client care, and community engagement, we aim to become a trusted resource for health and relaxation.

Business Description

Business Name:

Renew Yourself Massage Therapy

Julie Reidy, LMT

Lic # 227.004976

Business Location:

930 E. Northwest Hwy

Suite 5W

Mount Prospect, IL 60056

Business Structure:

Sole Proprietorship

18 years in Mount Prospect

Services Offered:

- Swedish Massage
- Push Therapy (For Chronic Pain)
- Lymphatic Drainage Therapy
- Prenatal Massage
- Sports Massage
- Cranial Sacral Therapy
- Reiki

- Reflexology
 - Facelift Massage
-

Market Analysis

Industry Overview:

The massage therapy industry has experienced steady growth due to increasing consumer awareness of health and wellness benefits for the past 18 years in Mount Prospect. With rising stress levels and a focus on preventative healthcare, massage therapy is a sought-after service.

Target Market:

- Professionals seeking stress relief
 - Athletes requiring muscle recovery
 - Pregnant women needing prenatal care
 - Individuals managing chronic pain conditions & health related issues
-

Marketing and Sales Strategy

Branding:

- Tagline: "Be Good To Yourself"

Promotion:

- Local Advertising: Flyers, partnerships with physical therapy and yoga studios, and local event sponsorships and Chiropractors.
- Discounts: Special rates for a package deal.

Sales:

- Package Deals: Discounted pricing for multiple sessions.
 - Gift Cards: Seasonal promotions for holiday gifting.
 - Event Contracts: Offering chair massages for wellness.
-

Operations Plan

Location and Facility:

- 250 sq. ft. space with private treatment rooms, a reception area.
- Accessible parking and ADA-compliant facilities.

Staffing:

- Owner/Manager/Therapist: Licensed Massage Therapist (LMT)

Equipment:

- Massage tables, linens, oils, aromatherapy diffusers, heating pad.
- Scheduling and payment software for efficient operations.

Hours of Operation:

- Monday & Tuesday: 9:00 AM – 2:00 PM
 - Wednesday & Thursday: 11:00 AM - 6:00 PM
 - Friday & Saturday: 9:00 AM – 12:00 PM
 - Sunday: Closed
-

Financial Plan

Revenue Projections:

- Average session cost: \$70
- Estimated clients per week: 11-15 (11 X 52=572 a year)(15 X 52= 780 a year)
- Weekly revenue: \$770-\$1050
- Annual revenue (Year 1): \$40,040- 54,600

Operating Expenses:

- Rent: \$430/month
- Utilities: \$70/month
- Salaries: \$2,000/month
- Supplies: \$100/month
- Marketing: \$70/month
- Miscellaneous: \$200/month

Profit Margin:

- Projected net profit (Year 1): \$50,000
Expected growth: 10-15% annually as clientele builds.
-

Legal and Regulatory Compliance

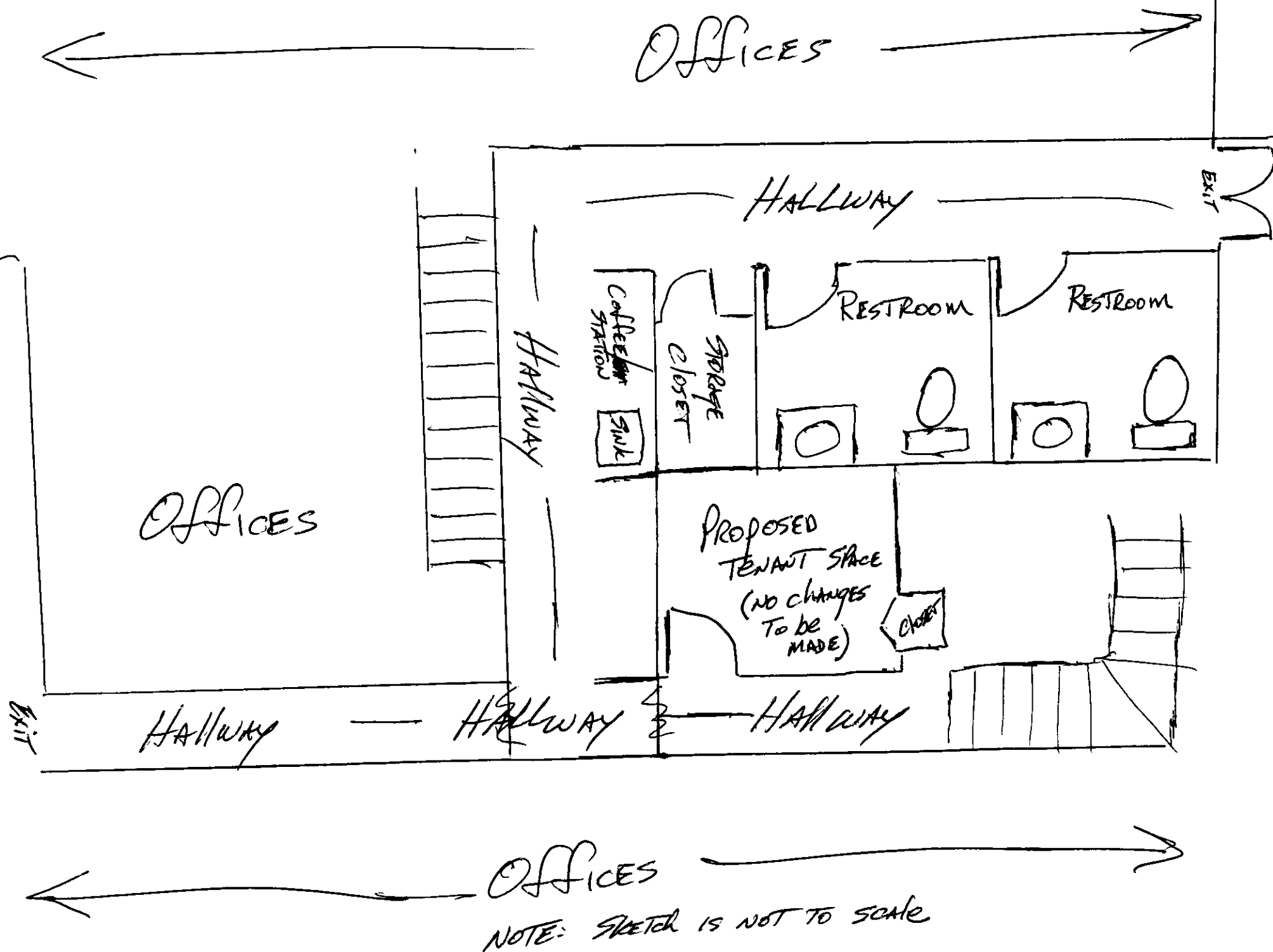
- Licensed Massage Therapist (LMT) certification
 - Local business license and zoning approval
 - Liability insurance coverage
 - Compliance with health and sanitation standards
-

Goals and Objectives

- **Short-Term Goals:**
 - Establish a loyal client base for the next six months.
 - Achieve 90% occupancy for booking slots.
 - **Long-Term Goals:**
 - Keep long term clients for the next 4 years
-

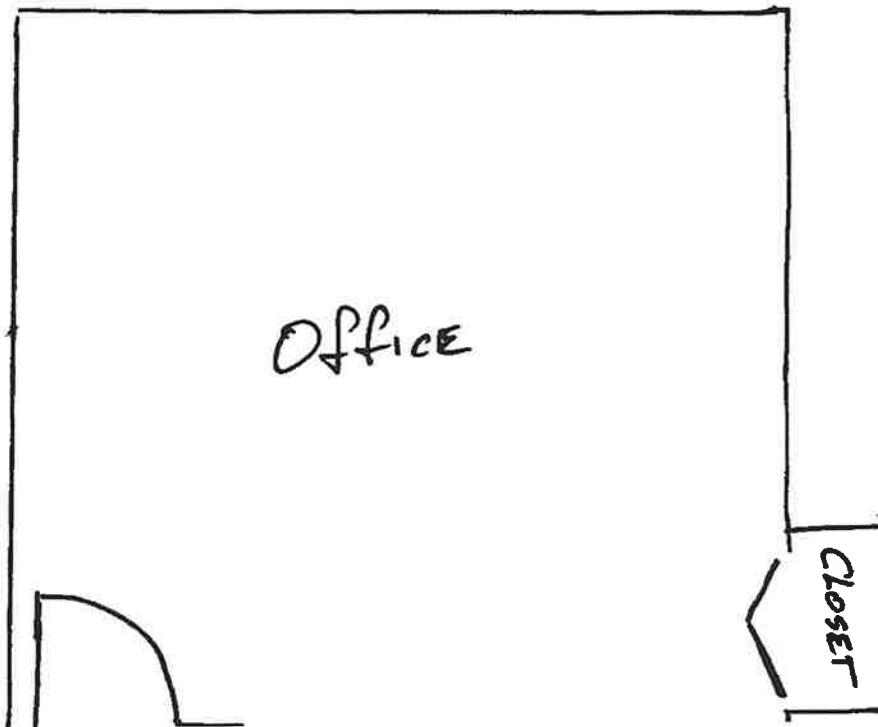
Conclusion

Renew Yourself Massage Therapy is poised to meet the increasing demand for wellness services in the community. By providing exceptional customer care, fostering a relaxing environment, education, and engaging with the local community, we aim to establish a reputable and profitable business that contributes positively to the health and well-being of our clients.



8c

FLOOR PLAN:
Sketch of CURRENT office - EXISTING & PROPOSED
NO CHANGES TO BE MADE



8i

Anthony Izzo, Owner of 930 E Northwest Hwy, Mt Prospect, IL 60056

List of Current Tenants, Vacancies and Future Tenants

Kiselstein Frankowiak Law Group	1544 sq ft	Law Firm
Elite Insurance	128 sq ft	Insurance Agency
DM Studio 1	128 sq ft	Skin Care
Accomplished Plumbing	349 sq ft	Plumbing Contractor
Robert Dlugaczyk	233 sq ft	Law Firm
Daly Investments	336 sq ft	Financial Planning
Anthony Builders/Alto Prop	360 sq ft	Builder/Property Mgr
Falcon Security	360 sq ft	Security/Alarm Co.
B & E Accounting-Lease beginning 5/1/25	620 sq ft	CPA/Accountants
Julie Reidy-Renew Yourself Massage Therapy	240 sq ft	SUBJECT
Vacant Office	270 sq ft	VACANT
Vacant Office	200 sq ft	VACANT
Vacant Office	171 sq ft	VACANT
Total Rentable sq ft including common areas	4939 sq ft	