

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A MASSAGE ESTABLISHMENT BUSINESS KNOWN AS MUSCLE METHODS LLC WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 2206 WEBER ROAD IN CREST HILL, ILLINOIS (APPLICATION OF MELISSA POLCHLOPEK LMT)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local Zoning Requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

WHEREAS, the Code states that special use requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for special uses in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, Melissa Polchlopek LMT (the “Applicant”) is the tenant of real property located at 2206 Weber Road in the City of Crest Hill, Illinois, bearing PIN 11-04-32-103-071-0000, which is legally described in Exhibit A-1 (the “Property”), and has filed an application requesting approval a Special Use permit for a Massage Establishment business known as Muscle Methods LLC on the Property (the “Application”), and the owner of the Property has signed off and consented to the filing of the Application; and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on March 12, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Special Use permit at its March 12, 2026, meeting, finding that:

- A. The Special Use is in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- C. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

D. The Special Use, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission’s recommendation to approve the Special Use permit was made subject to the project being implemented in substantial conformance with the one (1) condition for approval and application documents referenced in the March 12, 2026, Community Development Department Staff Report attached hereto as Exhibit A-2 (the “Staff Report”); and

WHEREAS, the City Council has reviewed the March 12, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in an open meeting regularly scheduled; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the one (1) condition for approval and application documents referenced in Exhibit A-2; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Special Use permit is hereby granted and approved subject to the project being implemented in substantial conformance with the following one (1) condition for approval and application documents referenced in Exhibit A-2, as follows:

1. Prior to adding any additional licensed massage therapists to the Massage Establishment, the applicant shall notify the City and shall obtain required licensures and approvals.

SECTION 4: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 5: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 6TH DAY OF APRIL, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 6TH DAY OF APRIL, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-26-2-3-1
THE APPLICATION OF MELISSA POLCHLOPEK LMT FOR A SPECIAL USE PERMIT FOR
A MASSAGE ESTABLISHMENT BUSINESS KNOWN AS MUSCLE METHODS LLC AT
PROPERTY LOCATED AS 2206 WEBER ROAD IN THE CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard evidence in support and opposition to the application at a regularly scheduled meeting held on March 12, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Melissa Polchlopek LMT, is the tenant of real property located at 2206 Weber Road in the City of Crest Hill, Illinois, bearing PIN 11-04-32-103-071-0000, and the owner of the Property has consented in writing to the filing of the Application;

B. That the application seeks approval of a Special Use permit for a Massage Establishment business known as Muscle Methods LLC for the property described in the application, commonly known as 2206 Weber Road in Crest Hill, Illinois (the "Property"), with PIN 11-04-32-103-071-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Property is zoned B-2;

D. That the application for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC was properly submitted and notice of the application and the public hearing were properly made;

E. That no interested parties filed their appearances herein;

F. That the public hearing was opened and called to order on March 12, 2026, and the applicant presented evidence and arguments in support of its application on March 12, 2026.

G. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

H. That the proposed Special Use permit for a Massage Establishment business known as Muscle Methods LLC, as considered under section 12.7 of the Zoning Ordinance, meets the six (6) standards for special use under section 12.7-6;

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SPECIAL USE AND VARIANCES, AS FOLLOWS:

1. That the approval of the application of Melissa Polchlopek LMT for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC for Property located at 2206 Weber Road in Crest Hill, Illinois with PIN 11-04-32-103-071-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC be granted subject to the project being implemented in substantial conformance with the following one (1) condition for approval and application documents referenced in the March 12, 2026, Community Development Staff Report for this request, as follows:

1. Prior to adding any additional licensed massage therapists to the Massage Establishment, the applicant shall notify the City and shall obtain required licensures and approvals.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 12th Day of March 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Cheryl Slabozeski	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Commissioner Gordon Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Jeff Peterson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 2206 WEBER ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-32-103-071-0000

LEGAL DESCRIPTION:

LOTS 3 IN CRESTWOOD SUITES SUBDIVISION, BEING A RESUBDIVISION OF LOT 154 IN AUTUMN RIDGE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2001 AS DOCUMENT NUMBER R2001-119512, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

March 12, 2026, Community Development Department Staff Report