



**Meeting Date:** March 23, 2026

**Submitter:** Daniel Ritter, AICP, Community Development Director  
Atefa Ghaznawi, AICP, LEED AP, City Planner

**Department:** Community Development

**Agenda Item:** Plan Commission recommendation on application of Melissa Polchlopek LMT for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC (Case # SU-26-2-3-1) with respect to real property located at 2206 Weber Road in Crest Hill, Illinois

**Summary:**

Melissa Polchlopek LMT (the “Applicant”) has requested approval of a Special Use permit for a Massage Establishment known as Muscle Methods LLC. No variations have been requested as part of this application, and no exterior site improvements have been proposed.

Melissa Polchlopek is an experienced licensed massage therapist and the founder and owner of Muscle Methods LLC. Muscle Methods LLC provides a variety of customized therapeutic massage services ranging from relaxation to chronic pain relief since 2017, and currently operates in Joliet. Melissa has also worked as a massage therapist at facilities in Romeoville, Tinley Park, Carol Stream, and Chicago. The proposed hours of operation of this location will be Monday and Wednesday, 9 a.m. – 9 p.m., and Friday and Saturday, 9 a.m. – 4 p.m. Muscle Methods LLC is looking to expand its business in the City of Crest Hill and lease 2206 Weber Road, a 1,400 SF commercial office space, as its new business location.

Overall, the proposed Massage Establishment is a low-intensity, service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in B-2 Zoning District. Operations will occur entirely within an enclosed building, with no outdoor activities, amplified sound, excessive parking needs, or exterior storage. The business will comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. Because the proposed Special Use is compatible with the B-2 Zoning District’s intended small and medium-scale commercial activities, it will support continued economic vitality without creating conditions that hinder the development, improvement, or reasonable use of surrounding properties in accordance with the Crest Hill Zoning Ordinance.

**Figure 1: Location Map of 2206 Weber Road (the Subject Property)**



The Plan Commission conducted the required public hearing for this application at its March 12, 2026, meeting and unanimously recommended approval of the requested Special Use permit for a Massage Establishment known as Muscle Methods LLC, subject to the one (1) condition referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

**Council Action Requested:** Direction to include the draft approval Ordinance for Special Use Permit for a Massage Establishment Business Known as Muscle Methods LLC on the April 6, 2026, Regular City Council Agenda for final consideration.

**Attachments:**

- Attachment A – March 12, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving 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 (with associated Exhibits)