

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 25, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-15, Special Use Permit for Massage Therapy



APPLICATION INFORMATION

APPLICANT	Benita Best
ACTION REQUESTED	Special Use Permit for Massage Therapy
ADDRESS	920 W 175th Street
PIN	29-29-409-023-0000 29-29-409-029-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Former professional office
PROPOSED	B-4 Shopping Center District	Massage Therapy
SURROUNDING	N: R-4 Multiple Family Residence	Dwelling, Townhouse
	E: B-4 Shopping Center District	Restaurants
	S: B-4 Shopping Center District	Professional Offices
	W: B-4 Shopping Center District	Professional Offices

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 26, 2023. Letters were sent to 74 property owners, residents, and businesses within 250'. As of May 15, 2023 two residents of Garden Lane had called to inquire.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Benita Best	04/17/2023
Response to Standards for Special Use	2	Benita Best	04/17/2023
Business Operations Narrative	2	Benita Best	-
Landlord Authorization Letter	1	John Harrell	04/16/2023

Title	Pages	Prepared by	Date
Plat of Survey	1	Horizon Survey, LLC	02/17/2022
Floor Plan	1	-	-
Staff Exhibits	4	Valerie Berstene	05/27/2023

BACKGROUND

The applicant, Benita Best, requests a Special Use Permit for Massage Therapy, to operate bbHOLISTIC, LLC within a 1,900 square foot unit at 920 175th Street in the B-4 Shopping Center District.

HISTORY

The subject property is a 9,282 sf building containing several commercial tenant suites on the ground floor. A second-story dwelling unit was added to the property in 2014 (Case 13-30). The ground floor tenant spaces have been occupied by a variety of different professional offices over the years. Most recently, two suites have been occupied by two different insurance brokers, and a law office in a third suite.

On December 8, 2022, the Planning and Zoning Commission considered Case 22-35 for the same applicant and business, to be located at 18203 Dixie Highway. The Planning and Zoning Commission recommended approval and the Village Board granted a special use permit on January 10, 2023 (Ord M-2236). After receiving the special use permit, the applicant was unable to agree on terms with the landlord and resumed the search for a location, which led to 920 W 175th Street and the current request.

DISCUSSION

Business Operations

The applicant requests a special use for massage therapy. The applicant proposes to operate a holistic wellness center. Her services will include a wide range of treatments and services. Some of the services offered could also be classified under the Zoning Ordinance as Personal Services or Spa services, both of which are permitted in the B-4 District. Massage Therapy is a Special Use in the B-4 Shopping Center District.

The establishment will consist of 5 treatment rooms; an infrared sauna room; meditation/relaxation room; a multi-purpose room; a reception/waiting area; and a storage room. The business operations narrative provided by the applicant further explains the proposed services/activities to take place.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use in evaluating the appropriateness of the proposed use at the subject property. The Standards are a tool for making a determination with a rational basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on the health, safety, and welfare of neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental

impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

Parking

The subject property has 34 off-street parking spaces. This meets the requirements of the zoning ordinance.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for a Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is a 1,900 sf tenant space located at 920 W 175th Street in the B-4 Shopping Center District, where massage therapy is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing commercial building that is adequately served by utilities, access, and on-site parking.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend approval of Case 23-15 to grant a Special Use Permit for Massage Therapy in B-4 Shopping Center District for “bbHOLISTIC, LLC” at 920 W 175th Street; and

Incorporate findings of fact into the record.