

ORDINANCE NO. M - 2224

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE OPERATION OF A SALON/SPA ESTABLISHMENT FOR
“SIMPLY MASSAGE, THE WELLNESS CENTER, LLC”
AT 18036 GOTTSCHALK AVENUE, HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance; and

WHEREAS, Katrina Guthrie, proprietor of “Simply Massage, the Wellness Center, LLC” has requested a special use permit for a salon/spa establishment to operate a massage therapy establishment at 18036 Gottschalk Avenue; and

WHEREAS, Patrick Brady, owner of the subject property has authorized such request for a special use; and

WHEREAS, this business is classified in the Homewood Zoning Ordinance as a special use in the B-1 Central Business District; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on July 14, 2022 and by a vote 4-0 unanimously recommended approval of the requested special use; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a special use permit, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE – INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if fully restated here.

SECTION TWO – FINDINGS OF FACT:

1. The subject property is located at 18036 Gottschalk Avenue.
2. The applicant, Katrina Guthrie, is the business owner; and the property owner, Patrick Brady, has consented to the application.
3. A salon/spa is a special use in the B-1 Central Business District and the proposed massage therapy business is classified as a salon/spa by the Definitions (Sec 44-04) of Homewood Zoning Ordinance.
4. The subject property is within the Downtown Overlay District, as identified in the 2004 Village of Homewood Downtown Master Plan.
5. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing services for massage therapy.
6. The proposed establishment will include two treatment rooms (approximately 440 sf) and approximately 1,025 sf of space classified as a professional office for small group counseling/therapy services and display of artwork.
7. The proposed establishment requires nine parking spaces per Table 44-487.2 of the Homewood Zoning Ordinance, "Parking Requirements."
8. The subject property includes 23 off-street parking spaces and 42 on-street parking spaces within 300' thereby meeting the needs of the proposed establishment and other uses at the subject property, as allowed by Section 44-208.a(3) of the Homewood Zoning Ordinance, "Shared Parking in the Downtown Overlay District."
9. The subject property is comprised of two parcels in common ownership, which should be consolidated into one parcel.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 2 and 3 in Robertson and Young's Second Addition to Homewood, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, IL.

Permanent Index Number: 29-31-400-038-0000 and 29-31-400-037-0000

Common Address: 18036 Gottschalk Avenue
Homewood, IL 60430

SECTION FOUR – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Katrina Guthrie to operate a salon/spa establishment for massage therapy at the above-described property.

SECTION FIVE – DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of July 14, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of July 26, 2022, as they relate to this ordinance.

SECTION SIX – RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 26th day of July 2022.

Village President

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____