

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 26, 2022

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

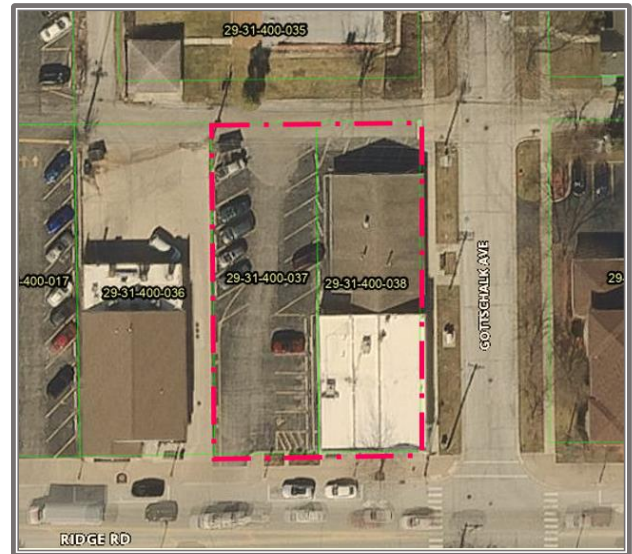
From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for a Salon/Spa Establishment in B-1 Central Business District for Simply Massage the Wellness Center, LLC at 18036 Gottschalk Avenue

PURPOSE

The applicant, Katrina Guthrie, is requesting a Special Use Permit to operate a Salon/Spa in the B-1 Central Business District to relocate her business, Simply Massage the Wellness Center LLC from its current location at 18154 Harwood Avenue, also in the B-1 Central Business District. The proposed business will occupy approximately 1,430 s.f. of the existing multi-tenant building that fronts both Gottschalk Avenue and Ridge Road.

The Homewood Zoning Ordinance classifies massage therapy as a salon/spa use, which is a special use in the B-1 Central Business District. The special use permit process allows for careful evaluation of each requested permit individually to consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location.



PROCESS

In 2013, the applicant was granted a Special Use Permit for the current business operating at 18154 Harwood Avenue, and the applicant has operated Simply Massage at that location for the past nine years. The applicant has applied for a special use permit in order to move the business to a new location.

On July 14, 2022, the Planning and Zoning Commission considered the request for a special use permit at a public hearing. Four commission members were present and voted unanimously to recommend approval of the special use permit for Simply Massage at 18036 Gottschalk Avenue.

VILLAGE OF HOMEWOOD



While considering the request for a special use permit, the Planning and Zoning Commission discussed the fact that the subject property is two parcels in common ownership (PINs 29-31-400-037 and -038). The building is located on one parcel (-038) with the parking lot located on the other parcel (-037). Both parcels are currently considered a consolidated value by Cook County and neither can be developed on its own, as the parking is necessary to support the businesses. Consolidating the lots would ensure the continued orderly development of land in Homewood and guard against misapplication of the code.

The commission members supported the Staff recommendation to consolidate the lots in common ownership into a single parcel, but felt that the property owner should submit an application for a lot consolidation for the two parcels, separate from the approval of the special use permit. Staff will work with the property owner to complete an application and process the lot consolidation according to the procedures of the Municipal Code of Ordinances.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant and one member of the public, and considered the applicant's response to the Standards for a Special Use (attached). The following Findings of Fact were incorporated into the record:

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 the 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 personal services for massage therapy.
6. The proposed establishment will include two treatment rooms (approximately 440 s.f.) and approximately 1,025 s.f. 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 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) 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.

VILLAGE OF HOMEWOOD



FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District for Simply Massage the Wellness Center, LLC at 18036 Gottschalk Avenue.

ATTACHMENT(S)

Ordinance