

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 28, 2023

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-03, Special Use Permit for Massage Therapy

PURPOSE

The applicant, Jing Wang, requests a special use permit to operate a massage therapy establishment within a 1,120 square foot unit at 1131 175th Street in a multi-tenant office building (Homewood Business Center) in the M-1 Limited Manufacturing District.

The Homewood Zoning Ordinance classifies massage therapy as a special use in the M-1 Limited Manufacturing 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

The subject property is currently a vacant tenant space. The applicant requests a special use permit for a massage therapy establishment. The establishment will consist of three (3) treatment rooms, a waiting area, and a kitchen for treatment providers. The business will have three employees on-site at one time, and anticipates an average of between 11 and 17 clients in one day. The hours of operation will span from 10:00 a.m. to 9:00 p.m., providing 11 hours of operation each day.

As the subject property is a tenant space in a multi-tenant office building, the zoning ordinance requires one parking space per 300 gross square feet (GSF). The multi-tenant office building totals approximately 18,600 GSF, thereby requiring 62 parking spaces.

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The off-street parking provided on the site totals 63 spaces, ensuring adequate parking for the proposed business.

On March 9, 2023 the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Six commission members were present and voted unanimously to recommend approval of the special use permit.

OUTCOME

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

1. The subject property at 1131 175th Street, Unit A is zoned M-1 Limited Manufacturing District, and Massage Therapy is a special use in the zoning district.
2. The proposed business will operate within an existing multi-tenant office building that is adequately served by utilities, access, and on-site parking.
3. The proposed business will not have a negative impact on other surrounding businesses or properties.

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 Massage Therapy in M-1 Limited Manufacturing District to Jing Wang of Une Spa for 1131 175th Street, Unit A in Homewood.

ATTACHMENT

Ordinance