

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 11, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-16 – Special Use Permit for Massage Therapy at 18719 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Fei Li, ReLax Massage
ACTION REQUESTED	Special Use Permit for Massage Therapy
ADDRESS	18719 Dixie Highway, Homewood, IL, 60430
PIN	32-06-400-003-0000

ZONING & LAND USE

LEGAL NOTICE The legal notice was published in Daily Southtown on June 27, 2024. Letters were sent to property owners and residents within 250’ of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Fei Li	06/11/2024
Special Use Standards Worksheet	2	Fei Li/Thomas Frixman	06/11/2024
Business Operation Certificate Appl.	2	Fei Li	06/04/2024
Floor Plan Drawings	1	Fri Li/Thomas Frixman	06/11/2024
Staff Exhibits	2	Asst. Dir. Econ/Comm. Development	07/02/2024

BACKGROUND

The applicant, Fei Li of Relax Massage, has proposed operating a massage therapy facility in the Southgate Shopping Center at 18719 Dixie Highway. The use will operate in a 1,200-square-foot tenant space within the shopping center previously occupied by a pet grooming business. The business will provide four rooms designed to accommodate various types of massage services, and additional supporting spaces including a bathroom, shower, and laundry. Other uses in the building include Cold Stone Creamery, Excuse Free Fitness, Edward Jones, Nail Salon and Kryo Spa.

VILLAGE OF HOMEWOOD



DISCUSSION

Business Operations

As provided by the applicant, the business operations will be the following:

- Services provided are foot, full body, Swedish, and other professional massage services.
- Hours of operation will be Monday through Sunday 10:00 am – 9:00 pm
- The applicant will start as the sole practitioner and expects to hire one additional person in the future. The business will see up to 2-3 customers at any one time.

The use is not expected to cause any additional externalities that could hinder the enjoyment of the commercial center, such as noise, traffic, trash, or other nuisances. Other elements such as lighting, proper ingress/egress, and building security systems are in place to support safety and welfare in the use operation. The business is not located adjacent to or in the direct vicinity of a similar use in a manner that could cause undue economic hardship on a previously approved use. The operators will be required to ensure that all employees offering massage services meet all licensing requirements for massage practitioners in the State of Illinois.

Parking

Under classification as a multi-tenant commercial center, the zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The gross floor area of the building is approximately 18,000 square feet, requiring 60 parking spaces ($18,000/300 = 60$). The property has 80 parking spaces in the off-street parking lot.

Standards for Special Use

The Special Use Permit application must be considered against standards for Special Uses identified in Section 44-07-11 of the Village Zoning Ordinance. These standards are applied to all Special Use Permit applications. The applicant has provided a set of responses to each of the standards for Special Uses, which is attached as an appendix to this memo. A summary of the staff review of the Special Use Standards is included below in **Table A**.

Table A – Special Use Standards

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>"It's on a main highway in Homewood with good lighting at night. Safe for customers day and night. Good for owners and customers."</i>	The proposal provides a new use within easy access of Homewood residents. The location of the use increases the accessibility and likelihood of economic success of the use.

VILLAGE OF HOMEWOOD



Special Use Standards	Applicant Comments	Staff Comments
Is the special use detrimental to the economic welfare of the community?	<i>"The business will bring in customers to other business because massage makes you feel great. Therefore, you will also spend money at other nearby businesses."</i>	The business is not adjacent to or in the direct vicinity of a similar use. The use may provide a small amount of additional customer traffic into the commercial center in a manner which could positively impact surrounding businesses.
Is the use consistent with the goals and policies of the Comprehensive Plan?	<i>"Foot massage; full body massage; Swedish massage; all professional services."</i>	The use is consistent with the goals of the 1999 Comprehensive Plan, including: <ul style="list-style-type: none"> - Recruiting appropriate commercial uses for vacant commercial spaces - Expand commercially and economically productive uses in a variety of Village locations.
Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?	<i>"Not that we are aware of."</i>	Staff has found no concerns with the location or design of the use which could pose risks to public health, safety, or welfare.
Is the use a suitable use of the property, and will the property be diminished in value without the special use?	<i>"Many people require massage. This will also bring people from other suburbs and cities to use this location, so the value of the property should go up."</i>	The staff has reviewed the use and does not believe that the use will cause negative property value impacts. The location is appropriate for an appointment-based service use requiring public visibility and regional access.
Will the use cause substantial injury to the value of the property in the neighborhood?	<i>"Not at all, it should increase the value."</i>	Staff has reviewed the use and does not believe that the use will cause substantial injury to the surrounding neighborhood, including both commercial and residential properties. The applicant and business operators will be responsible for ensuring that customers park within designated off-street parking areas for businesses in the shopping center.

VILLAGE OF HOMEWOOD



Special Use Standards	Applicant Comments	Staff Comments
<p>Will the use be consistent with the uses and community character surrounding the property?</p>	<p><i>"It is not related to other businesses."</i></p>	<p>The staff has noted that the use is unique for the area, with the nearest massage facilities located in Downtown Homewood near the intersection of Ridge Road and Dixie Highway. The nearest similar use is Tokyo Nail Spa located within the same shopping center, offering similar but not related services. While it is unique, staff has determined that the use is compatible with other commercial uses adjacent to the site.</p>
<p>Will the use hinder the use and enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?</p>	<p><i>"None whatsoever."</i></p>	<p>Staff has reviewed the use and determined that the use will not hinder the enjoyment of other property in the neighborhood by being approved.</p>
<p>Will the use impede normal and orderly development of surrounding property?</p>	<p><i>"No negative impacts, only positive!"</i></p>	<p>Staff has reviewed the use and found no concerns which could pose a threat to normal and orderly development of surrounding properties. Parking is adequate on the site, and additional demand created by the proposed use will not be at a scale at which neighboring commercial tenants could not be redeveloped and occupied in a normal and orderly manner.</p>
<p>Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?</p>	<p><i>"Right off Dixie Highway – parking is in parking lot."</i></p>	<p>The site has adequate ingress and egress in a manner which minimizes traffic congestion. The Southgate Shopping Center has multiple ingress and egress points on Dixie Highway and 187th Street.</p>

VILLAGE OF HOMEWOOD



Special Use Standards	Applicant Comments	Staff Comments
Is the use adequately served by utilities, access, and other facilities?	<i>"All in great, as far as I know."</i>	The site has adequate utility access to operate the proposed facility. The tenant space was previously a pet grooming salon, which provided adequate water and sanitary services to host a use with similar demands for utilities. Staff has not identified any outstanding utility concerns with the tenant space.
Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?	<i>"No"</i>	Staff has no concerns regarding the effects of the use on historical, cultural, natural, or archeological resources.

FINDINGS OF FACT

Staff has prepared the following draft Findings of Fact in accordance with the standards set forth in Section 2 of the Village Code of Ordinances. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property at 18719 Dixie Highway is zoned B-3 (General Business).
2. The applicant, Fei Li, is to be the business operator of the proposed use. Jason Diamond of Mega Properties, LLC is the property owner.
3. The applicant, Fei Li, has requested a Special Use Permit in the B-3 zoning district to operate a massage therapy facility, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The proposed use will occupy a tenant space with a total of 1,200 square feet of gross floor area, located within an existing building classified as a multi-tenant commercial center.
5. The existing property provides 84 marked parking spaces, 60 parking spaces are required. The property meets the parking requirements per the Zoning Ordinance.
6. The commercial center meets Village of Homewood requirements for ingress/egress, exterior lighting, and utility access and is suitable for supporting the proposed use.

VILLAGE OF HOMEWOOD



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 24-16 to grant a Special Use Permit for the operation of a massage therapy facility in the B-3 General Business district for “ReLax Massage” at 18719 Dixie Highway with the condition that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate;

AND

Incorporate the Findings of Fact into the record.