

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

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, Massage Therapy at 17956 Halsted Street

PURPOSE

The applicant, Jamie Cole of Ascential Healing Massage, has requested a special use permit to operate a massage therapy practice within Essence Salon Suites at 17956 Halsted Street. The applicant would be one (1) tenant within an existing salon/spa establishment, Essence Salon Suites. The applicant plans to move her current practice from Tinley Park to this new location in Homewood. The move to Homewood would allow for greater



proximity to existing clients and increase the business's reach with nearby access to the Tri-State Tollway. According to the Village Zoning Ordinance, any massage therapy use in the B-4 Shopping Center zone requires a special use permit.

The applicant proposes to offer a variety of massage therapy services through their business, including sports massage. The business will offer services by appointment only. Appointments will be booked through the applicant's existing booking system. The business would operate seven (7) days a week with available appointments from 9 a.m. to 7 p.m. While the Essence Salon Suites facility is open for limited access 24 hours a day, the applicant has not expressed a desire to offer services outside of the proposed hours.

Essence Salon Suites is a salon suites facility within the Washington Park Plaza shopping center, a larger shopping plaza located at 17936-17956 Halsted Street (23,000 square feet). The shopping center has 725 parking spaces and meets zoning requirements. Essence Salon Suites has approximately 32 dedicated parking spaces in a lot immediately adjacent to the salon suites. The

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request for a massage therapy practice within Essence Salon Suites does not change the parking requirements for the property.

PROCESS

At its regular meeting on September 11, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. All commission members present voted unanimously to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

The Planning and Zoning Commission recommended the following conditions:

1. **Use Restriction:** No more than one (1) massage therapy use shall operate within the existing salon suites business.
2. **Area Restriction:** No more than 115 square feet of area within the existing salon suites shall operate as massage therapy.



OUTCOME

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

1. The subject property is located at 17956 Halsted Street, and is located within the existing Washington Park Plaza shopping center.
2. The subject property is located within the B-4 Shopping Center zoning district.
3. The applicant, Jamie Cole, is proposing a massage therapy practice within the existing Essence Salon Suites business at 17956 Halsted Street.

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4. The existing business within which is the massage therapy practice is a permitted business with a valid business operation certificate approved by the Village of Homewood.
5. The proposed massage therapy practice will operate within a 115 square foot suite space within the existing Essence Salon Suites business.
6. The applicant has not proposed any changes to the gross floor area of the business, nor the site layout, exterior of the building, or other aspects of the business or the subject property.
7. The applicant meets the special use standards established in Section 44-07-11 of the Zoning Ordinance of the Village of Homewood.
8. The subject site meets all development requirements of the Village of Homewood, and the addition of the proposed special use does not change any zoning requirements.

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 within Essence Salon Suites in the B-4 Shopping Center zoning district to Jamie Cole of Ascential Healing Massage at 17956 Halsted Street.

ATTACHMENT(S)

Ordinance