

ORDINANCE NO. M - 2370

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 17956 HALSTED STREET IN HOMEWOOD,
COOK COUNTY, ILLINOIS.**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to operate massage therapy in a 115 square foot suite in the existing commercial building at 17956 Halsted Street; and

WHEREAS, the subject property is located in the B-4, Shopping Center zoning district; and

WHEREAS, massage therapy is allowed as a special use in the B-4 zoning district; and

WHEREAS, a favorable recommendation by the Planning and Zoning Commission requires four affirmative votes; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on September 11, 2025, and voted to recommend approval with seven (7) ayes to zero (0) nays; 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 – FINDINGS OF FACT:

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.
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 such that the subject site no longer complies with the requirements of the Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Parcel 1: Lots 1, 2 and 3 in Washington Park Plaza, Being a Resubdivision of Part of the East ½ of Section 32, Township 346 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded December 7, 2005 as Document No. 0534145044, and Certificate of Correction Recorded July 5, 2007 as Document No. 0718618033, in Cook County, Illinois.

Parcel 2: Lots 1, 2 and 3 in the Plat of Resubdivision of Lot 4 of Washington Park Plaza, Being a Resubdivision of Part of the East ½ of Section 32, Township 36 North,

*Range 14, East of the Third Principal Meridian, According to the Plat Thereof
Recorded July 18, 2006 as Document No. 0619945052, in Cook County, Illinois.*

Parcel 3: That Part of Lot 1 in Richard Hoffman's Consolidation, Being a Consolidation of That Part of the East Half of the Northeast Quarter of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 13, 1988 as Document No. 88307656, in Cook County, Illinois, Described as Follows: Commencing at the Northwest Corner of Said Lot 1, Thence on an Assumed Bearing of North 90 Degrees 00 Minutes 00 Seconds East Along the North Line of Lot 1, a Distance of 285.75 Feet for a Point of Beginning; Thence Easterly Along a Tangential Curve, Concave to the South, Radius 180.00 Feet, Central Angle 25 Degrees 40 Minutes 50 Seconds, 80.68 Feet, Thence South 64 Degrees 19 Minutes 10 Seconds East Along Tangent, 9.17 Feet to a Line 167 Feet West of and Parallel with the East Line of Lot 1 Aforesaid, Thence South 00 Degrees 00 Minutes 00 Seconds West Along Said Parallel Line, 98.25 Deef to the South Line of Said Lot 1, Thence South 90 Degrees 00 Minutes 00 Seconds East Along the East Line Thereof 70.00 Feet to the Northeast Corner of Lot 1; Thence Westerly Along the North and Northerly Line of Lot 1 (Being Also the South Line and Southerly Line of Maple Avenue as Dedicated by Document No. 26661237) The Following 4 Courses: North 90 Degrees 00 Minutes 00 Seconds West 7.73 Feet; Thence Westerly Along Tangential Curve Concave to the North, Radius 330.00 Feet, Central Angle 19 Degrees 01 Minutes 40 Seconds, 109.59 Feet; Thence North 70 Degrees 58 Minutes 28 Seconds West Along Tangent 52.84 Feet; Thence Westerly Along a Tangential Curve Concave to the South, Radius 270.00 Feet, Central Angle 19 Degrees 01 Minutes 18 Seconds, 89.64 Feet to the Point of Beginning.

Permanent Index Number: 29-32-401-032-0000

Common Address: 17956 Halsted Street
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Jamie Cole, Ascential Healing Massage to allow massage therapy at the above-described property.

SECTION FOUR - CONDITIONS:

1. No more than one massage therapy use shall operate within the existing salon suites business
2. No more than 115 square feet within the existing salon suites shall be allocated to massage therapy.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of September 11, 2025, as they relate to this ordinance.

The Homewood Village Board minutes of September 30, 2025, 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 30th Day of September, 2025.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____