



APPLICATION:
**NON-RESIDENTIAL
 ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 930 175th St, STE 1NE + 1E Homewood, IL 60430

Property Index Number(s): n/a

Lot Size: n/a sq. ft. n/a acres
 If the subject property is multiple lots, provide the combined area.

Zoning District:

- R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?
 yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Massage Therapy

Gross Floor Area: 400 sq. ft. Parking Provided: yes
 Existing Use: Wellness center

The requested use is:

- Permitted
 Limited
 Special
 Other:

SITE OR BUILDING CHANGES

Existing Development: n/a

Proposed Development Check all that apply. Provide a description and metrics below.

- New Construction Addition Site Alterations Exterior Building Alterations

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):		
Parking Spaces		
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?

- yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

- yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

- yes no

Is site circulation or parking impacted?

- yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

- yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

- yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

n/a

The applicant requests:

- Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICANT

PROPERTY OWNER

Name Erica Washington
 Company Obsidian Holistic Services, LLC
 Address 930 175th St, STE 1E, Homewood
 Phone 708.433.9890 708.462.2134
 Email ewashington@obsidianholistic.net
 Role owner

Name James Montessano
 Company Four M Management
 Address 1820 Harwood Ave, Homewood, IL
Ste 213
 Phone 847.250.0088
 Email 930building@gmail.com
 Check box if the applicant is the property owner

I acknowledge and attest that: ewashington@obsidianinstitute.org

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Erica Washington
 Applicant Name

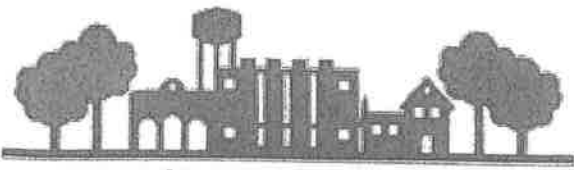
Erica Washington
 Applicant Signature

4/30/24
 Date

Staff Notes

Do not write below this line.

Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.	
Name: _____	Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 930 175th St, STE 1NE and 1E Homewood, IL 60430

Requested Use: Adding massage to available services Area: 300 sq. ft.

Business Name: Obsidian Holistic Services, LLC

Applicant Name: Erica Washington Date: 4/30/24

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

This location is good for massage because we are a clinical mental health and holistic health business and massage is essential to physical and mental health because it is used to release negative energy and stored trauma, assist with healing injuries and other ailments, used as part of Chinese Medicine which is one of the practices in the business currently.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

There is no negative impact on other businesses. Massage would be helpful for other businesses because their employees or clients can find relaxation and somatic health from these services. All practitioners are licensed in the state of Illinois, so they have insurance, professional and ethical training.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

I'm not really sure how this would fit with the Comprehensive plan because we are not building anything, but simply adding an additional service to our current services available. We are bringing value to the community as there are not many of these types of services available. In many thriving communities, holistic services are a crucial part of bringing peace and health to the area and this will help to bring more people to the area for other services as well instead of taking those dollars to other communities that value health and wellness.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

There are not any negative impacts that will result from adding massage to our services.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

The special use is suited to the space. We already provide Reiki, acupuncture, and somatic therapy in our other space. This will fit right into the space's use.

- 6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

There will be no reason for a decrease in value. We are not changing anything about the property.

- 7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

This property has many services including salons, personal fitness, and our current space with holistic services. This will fit in with other available services.

- 8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

There are not any negative impacts that will result from adding massage to our services.

- 9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

There are not any negative impacts that will result from adding massage to our services.

- 10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

We are not changing anything about the property. The current ingress and egress will remain.

- 11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

No

- 12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No



930 175th St, Ste 1E & 1NE, Homewood, IL 60430

www.obsidianholistic.net

ewashington@obsidianholistic.net

708-462-2134

April 29, 2024

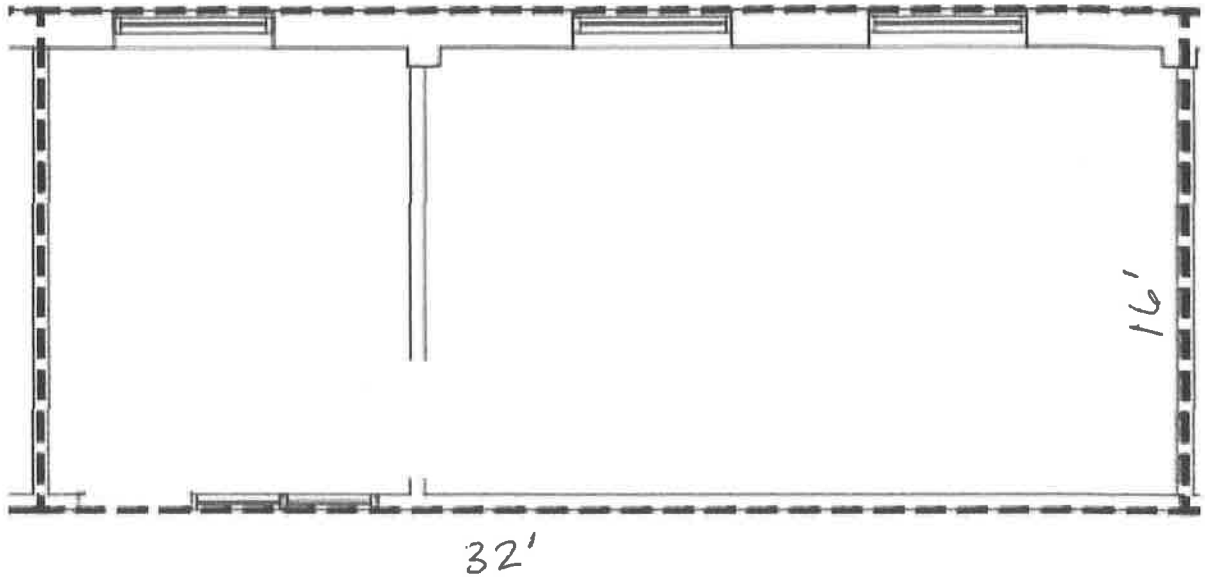
Attn: Homewood IL Board of Trustees

Obsidian Holistic Services, LLC provides clinical mental health and holistic services including individual counseling, couples counseling, mental health workshops, Reiki, Somatic/Sensory Therapy, Acupuncture, Metaphysical products, dietary consultation and herbal products. We have successfully operated in Homewood for the past year and have added an additional space to expand our practice and would like to add massage services as well. Our space is an integrated wellness center that incorporates clinical practice and holistic services for a total wellness outcome. Massage is a critical part of wellness. Manipulation of the muscles has been empirically shown to help with not only physical wellness, but mental health by lowering the stress hormones cortisol, epinephrine, and norepinephrine in the body and releasing serotonin, endorphins, and dopamine which are neurotransmitters responsible for, happiness, pleasure, alleviate pain, lower stress, improve mood, and enhance your sense of well-being. All clinicians who will work in space are licensed with the state of IL and carry their own professional liability insurance. The space used for Reiki/Somatic therapy services will be utilized for massage. There are no permanent alterations being made to the space, nor the property.

Our normal hours of operation are Monday – Sunday 8am – 7pm. Peak days for massage clients are Thursday – Sunday. Services, provided included Swedish massage, deep tissue massage, hot stone massage, myofascial release, stretching, myofascial adjustment, cupping massage, moxibustion, and acupressure.

Best regards,

Erica Washington, MA, LCPC, NCC
Director - Clinical Mental Health and Holistic Health Services
Obsidian Holistic Services, LLC



Suite 1NE

~~558~~ RSF
 512 ft²

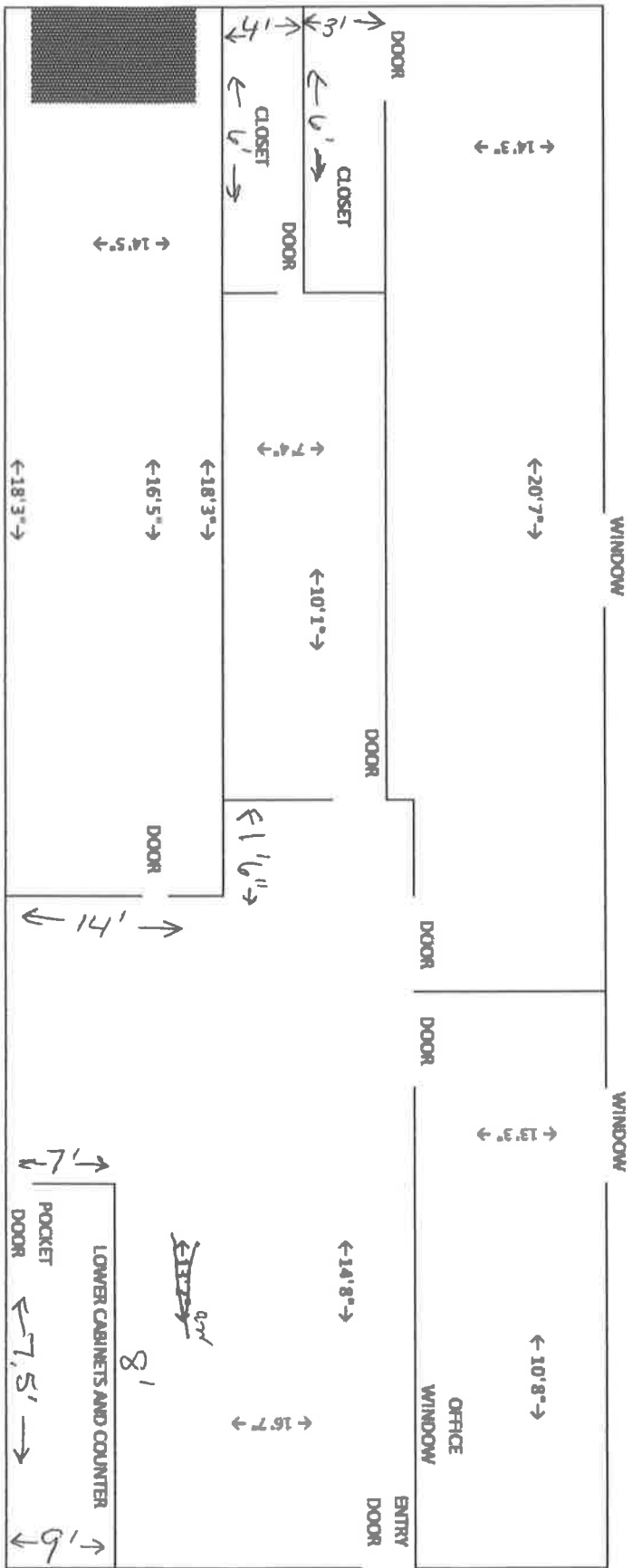
1 FLOOR PLAN
 1/8" = 1'-0" 

GENERAL NOTES:

930 W. 175th St.
 Homewood, IL



Four M Management



1109.04 sq ft Suite 1E