

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 13, 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 24-14 – Special Use Permit for Massage Therapy, Obsidian Holistic Services LLC

APPLICATION INFORMATION

APPLICANT	Erica Washington, Obsidian Holistic Services LLC
ACTION REQUESTED	Special Use Permit for Massage Therapy Establishment
ADDRESS	930 W 175 th Street, Suite 1E and 1NE, Homewood, IL 60430
PIN	29-29-409-020-0000

ZONING & LAND USE

	ZONING	LAND USE
SUBJECT PROPERTY	B-4 Shopping Center	Professional Office/Wellness Center
SURROUNDING N:	R-4 Multiple-Family Residential	Multi-Family Residential
E:	B-4 Shopping Center	Professional Office
S:	B-4 Shopping Center	Professional Office
W:	B-4 Shopping Center	Professional Office

LEGAL NOTICE Legal notice was published in *Daily Southtown* on May 30, 2024 letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Erica Washington, Obsidian HS LLC	04/30/2024
Special Use Standards Worksheet	2	Erica Washington, Obsidian HS LLC	05/02/2024
Narrative	1	Erica Washington, Obsidian HS LLC	04/29/2024
Floor Plan Exhibits	2	Erica Washington, Obsidian HS LLC	05/01/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	06/05/2024

BACKGROUND

The applicant, Erica Washington of Obsidian Holistic Services LLC, has proposed the addition of massage therapy services to an existing business at 930 175th Street, Suites 1E/1NE. The business was approved for a business operation certificate on February 2, 2023 as a wellness center offering counseling, acupuncture, reiki and other therapy services related to mental and physical health. The addition of massage therapy, including the proposed Swedish massage, deep tissue massage, cupping massage, myofascial massage, and stone massage services, requires a Special Use Permit for approval.

The use is located within a suite in a 15,000 square foot professional office center which is occupied by a range of office and personal service uses. The applicant has not proposed any alterations to the business’ current space, which is a 1,621 square foot area made up of combined suites 1E and 1NE on the first floor of the office building at 930 W 175th Street. The subject building is a three-story office building with 63 parking spaces located on-site.

The business currently operates by appointment basis only. The current hours of operation are Monday-Sunday from 8am to 7pm. The applicant has proposed massage therapy services primarily on Thursday-Sunday with appointments made with specialists. Existing services offered at the business would continue to be available on an appointment basis.

DISCUSSION

The Special Use Permit application must be analyzed using the Standards for Special Uses identified in Section 44-07-06 of the Village Zoning Ordinance. 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 Assessment

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>“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, and is used in Chinese medicine (a service already offered at the business).</i>	Staff does not have concerns about the public convenience of the location. The location is in a regionally accessible location for a business which generally relies upon a broad market area, traveling long distances for specialized services or specific specialists offering services. The business is already offering services similar to massage, and there is minimal inconvenience associated with adding the service.

<p>Is the special use detrimental to the economic welfare of the community?</p>	<p><i>“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 are professional, have insurance and have ethical training.</i></p>	<p>Staff does not believe that the use will be harmful to the economic welfare of the community. While there is an increasing number of these uses moving into Homewood, this proposed use is compatible with the existing services offered at this location and will likely serve the same client base as the existing business, who are likely to become recurring customers for specific specialists.</p>
<p>Is the use consistent with the goals and policies of the Comprehensive Plan?</p>	<p><i>“Not really sure how this would fit with the Comprehensive Plan or not, as we are not building anything. We are adding an existing service to our current services available. We are bringing value to the community as there are not too many of these types of services available. In many thriving communities, holistic services are crucial to bring 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.</i></p>	<p>The proposed use is consistent with the Village Zoning Ordinance because of its conformance with the B-4 zoning district, which seeks to encourage more intensive commercial uses drawing regional traffic. The subject site is designated for “Commercial” use in the 1999 Future Land Use Map; the proposed use is consistent with this land use category. The use is consistent with goals to increase taxable services within Village limits.</p>
<p>Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?</p>	<p><i>“There are not negative impacts that will result from adding massage to our services.”</i></p>	<p>Staff does not have concerns about the impact of the use. The applicant has demonstrated that the use will be by appointment only, limiting traffic impacts in the office building the service is located within. The applicant has demonstrated proper registration and licensing procedures for individual specialists to avoid instances of abuse which may be made possible with the proposed use. The subject site has sufficient parking/pedestrian access to accommodate additional business activity.</p>

<p>Is the use a suitable use of the property, and will the property be diminished in value without the special use?</p>	<p><i>“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.”</i></p>	<p>Staff finds that the site is suitable to accommodate the new use and that the special use is complementary services already provided at the proposed location. This use category has been allowed in this building in previous years with minimal impact on neighboring businesses.</p>
<p>Will the use cause substantial injury to the value of the property in the neighborhood?</p>	<p><i>“There will be no reason for a decrease in value. We are not changing anything about the property.”</i></p>	<p>Staff does not believe that the use will cause any injury to the broader neighborhood. There are few similar businesses in the vicinity which may have business affected by the use. The use will be fully indoors and contained within an existing active business suite with minimal external impacts. The site is suitable to handle additional business traffic.</p>
<p>Will the use be consistent with the uses and community character surrounding the property?</p>	<p><i>“This property has many services including salons, personal fitness, and our current space with holistic services. This will fit in with other available services.”</i></p>	<p>Staff finds that the proposed special use is compatible with the existing services offered at the business. Similar uses have been approved in this space with minimal negative impact, and the use is consistent with the mix of offices and personal services offered in the building currently.</p>
<p>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?</p>	<p><i>“There are not any negative impacts that will result from adding massages to our services.”</i></p>	<p>Staff finds that there will be minimal impacts on surrounding properties or businesses which will be injurious to the full enjoyment of property and the broader neighborhood as B-4 Shopping Center properties.</p>

<p>Will the use impede normal and orderly development or improvement of surrounding properties for uses permitted in the zoning district?</p>	<p><i>“There are not any negative impacts that will result from adding massages to our services.”</i></p>	<p>The proposed use will not be implemented in a manner which will affect the orderly development of surrounding properties, nor the expansion of enterprises in the office building within which the subject business is located.</p>
<p>Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?</p>	<p><i>“We are not changing anything about the property. The current ingress and egress will remain.”</i></p>	<p>Staff does not find any issues with ingress and egress which may hinder the success of the use or cause impacts on surrounding businesses. The office building has adequate vehicle and pedestrian access. No changes are proposed to access to 175th Street for all tenants, nor to access for the individual business suite within the subject building.</p>
<p>Is the use adequately served by utilities, access, and other facilities?</p>	<p><i>“No.”</i></p>	<p>The proposed use is located within an existing building with adequate utilities, access and facilities. There have been no known citations related to any of these services levied against the owner of the subject site which may call into question the adequacy of services. Applicants who are placing new business in an existing development or tenant space may mark “no” to this question – this has been previously discussed and is under consideration for revision on the application form for Special Use Permits.</p>
<p>Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?</p>	<p><i>“No.”</i></p>	<p>Staff has no concerns about impacts on unique resources from the proposed use.</p>

Staff has completed analysis of the proposed special use and has deemed the site appropriate for the operation of such a use. The following potential impacts or use-related challenges have been reviewed in greater detail warranting discussion:

Parking: The proposed special use is to be located within an existing office development with 63 parking spaces. The building has approximately 15,000 square feet of business space and requires approximately 50 parking spaces. The site has sufficient parking availability for the uses existing within the subject building.

Standalone massage therapy uses have a modified parking requirement, requiring 1 parking space for every 250 gross square feet of area. When considering this increased parking requirement for massage services as a standalone use within the building, the number of required parking spaces for the site increases by 2 spaces based on the area of the tenant space (1,621 square feet). The existing parking area is sufficient to handle the additional parking requirement created by this use if parking requirements are considered on a use-specific basis.

The use is being located in a business which is already in operation with an existing client base, and staff has minimal concerns about large increases in traffic related with the use. The site generally has peak hours for parking demand between 9:00am and 5:00pm on Monday through Friday, while the applicant has noted that the peak usage of the new massage services will occur between Thursday and Sunday.

Business Center Traffic: The proposed special use will be offered by appointment only, limiting the traffic occurring in the office center which may cause negative impacts on other tenants within the subject building.

Licensure/Certification: The applicant has stated that all practitioners offering massage services in the business will be fully licensed by the State of Illinois and insured appropriate for the personal services being offered at the business.

FINDINGS OF FACT

1. The subject property is located at 930 W 175th Street.
2. The subject property is located in the B-4 Shopping Center zoning district.
3. The subject property is occupied by a single office building with approximately 15,000 square feet. The tenant space occupied by the applicant, Suites 1E/1NE, is 1,621 square feet in area.
4. The applicant has proposed a massage therapy establishment as a special use within the B-4 Shopping Center zoning district.
5. The proposed special use is to function as an additional service offered at an existing business, Obsidian Holistic Services, LLC, which was approved for business operation on February 2, 2023.
6. The site has sixty-three (63) parking spaces on site. The subject site requires fifty (50) parking spaces to meet off-street parking requirements.
7. The business will be operated from Monday through Sunday from 8:00am to 7:00pm on an appointment-only basis.
8. All practitioners offering massage therapy services will be required to be licensed by the State of Illinois and carry adequate insurance for the discharge of personal massage services.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend **approval** of Case 24-14 to the Village Board of Trustees, to grant a Special Use Permit to permit the operation of a *massage therapy* use in the B-4 Shopping Center zoning district by Obsidian Holistic Services, LLC at 930 W 175th Street.