

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 11, 2025

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 25-32: Special Use Permit for Massage Therapy at 17956 Halsted Street

APPLICATION INFORMATION

APPLICANT	Jamie Cole
ACTION REQUESTED	Special Use Permit
ADDRESS	17956 Halsted Street
PIN	29-32-401-032

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Multi-Tenant Shopping Center/Retail
SURROUNDING	N: B-4 Shopping Center	Multi-Tenant Shopping Center/Retail
	E: B-4 Shopping Center	Retail/Professional Office
	S: B-4 Shopping Center	Fuel Sales
	W: B-4 Shopping Center/PL-1 Natural Area Preserve	Professional Office/Natural Area Preserve

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 14, 2025, letters were sent to property owners within 250'. 54 mailings were sent.

This meeting was noticed for the August 28, 2025 meeting of the Planning and Zoning Commission, and was continued to the next available meeting on September 11, 2025.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Jamie Cole (Applicant)	07/28/2025
Special Use Standards	2	Jamie Cole (Applicant)	07/28/2025
Floor Plan (Suite)	1	Jamie Cole (Applicant)	08/14/2025
Floor Plan (Full Tenant Space)	1	Saef Abdallah, Owner	10/23/2023

BACKGROUND

The applicant, Jamie Cole of Ascential Healing Massage, has proposed to open a massage therapy practice within Essence Salon Suites at 17956 Halsted Street. The practice would shift her current practice from Tinley Park to this new location in Homewood. The applicant has stated that the move to Homewood would allow for greater proximity to her existing clients and increase her business' reach with nearby access to the Tri-State Tollway.

A massage therapy use in the B-4 Shopping Center zoning district requires a special use permit. The proposed massage therapy business would be located within an existing salon/spa establishment, Essence Salon Suites. In order to allow massage therapy to be offered at the Essence Salon Suites facility, a special use permit must be obtained by the business owner seeking to offer such services with authorization from the owner of the existing business.

DISCUSSION

Business Operation

The applicant proposes to offer a variety of massage therapy services through their business, including sports massage. The business will offer services by appointment. The applicant has stated that walk-ins are generally not available. Appointments will be booked through the applicant's existing booking system.

The business is proposed to operate up to seven days a week. The proposed business will have available appointments from 9am to 7pm. 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. The applicant will have 24-hour access to the suite space.

Floor Plan/Business Location

The business will be operated within a single suite measuring approximately 115 square feet in area. The suite includes a sink and equipment station. Communal laundry facilities are available within the Essence Salon Suites business space and will be used by the applicant.

Parking

The massage therapy business will occupy one suite within the Essence Salon Suites facility. This facility is within a larger shopping plaza located at 17936-17956 Halsted Street (23,000 square feet), which is a portion of the Washington Park Plaza shopping center. The existing Washington Park Plaza shopping center has 725 parking spaces and meets zoning requirements.

The request for a massage therapy practice within Essence Salon Suites does not change the parking requirements in the Zoning Ordinance for the site. Essence Salon Suites has approximately 32 parking spaces in a lot immediately adjacent to the salon suites, and staff does not have any unique concerns for parking at this location.

STAFF COMMENTS

This case is unique because it is a request to offer services within a larger existing business which offers salon/spa services. This business, Essence Salon Suites, has one overarching Business Operation Certificate, meaning that individual business proprietors operating within the salon suites do not have individual Business Operation Certificates approved by the Village. Approval of this proposed special use permit application would allow for massage therapy to be offered by the applicant and other proprietors who operate within Essence Salon Suites.

A condition of approval has been recommended by staff to limit the number of suites which may be dedicated within the existing business for massage therapy uses, in order to avoid potential negative impacts on other proprietors within the Essence Salon Suites business or surrounding businesses within the Washington Park Plaza shopping center. Under this condition, any additional requests for massage therapy practices would need to be approved by the Planning and Zoning Commission as a separate approval.

In addition, the applicant must provide proof of state licensure in order to operate a massage therapy practice. A redacted copy of the applicant's license has been attached to this memo.

FINDINGS OF FACT

The staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered 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.
4. The existing business within which is the massage therapy practice is proposed 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.

RECOMMENDED CONDITIONS

Based on the review of the submitted Site Plan Review materials against the Zoning Ordinance and the special use standards applied to this case, Village staff recommends the following conditions:

1. **Use Restriction:** No more than one (1) salon suite within the existing business may be utilized for use as massage therapy.
2. **Area Restriction:** No more than 115 square feet of area within the business may be utilized for use as massage therapy.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval for Case 25-32, a special use permit to allow the operation of massage therapy within the existing approved business at 17956 Halsted Street, subject to conditions: