

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 2024

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 for Massage Therapy, Obsidian Holistic Services LLC

PURPOSE

The applicant, Erica Washington of Obsidian Holistic Services LLC, requests a special use permit to operate massage therapy at 930 W. 175th Street, Suite 1E and 1NE. The applicant's 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 applicant proposes the addition of massage therapy, including Swedish massage, deep tissue massage, cupping massage, myofascial massage, and stone massage services.

The business is located in the B-4 Shopping Center zoning district. The Homewood Zoning Ordinance classifies massage therapy uses as a special use in the B-4 District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location.

PROCESS

The subject property is a three-story 15,000-square-foot professional office building occupied by a range of office and personal service uses with sixty-three (63) parking spaces on-site. The applicant has not proposed any alterations to the current space, a 1,621-square-foot area, of combined suites 1E and 1NE on the first floor of the office building.

On June 13, 2024, the Planning and Zoning Commission considered the special use permit in a public hearing. All commission members present and voted unanimously (5-0) to recommend approval of the special use permit.

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 930 W. 175th Street;

VILLAGE OF HOMEWOOD



2. The underlying zoning district is B-4 Shopping Center;
3. The subject property is occupied by an approximately 15,000 square foot office building. 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;
5. Massage therapy is a special use within the B-4 Shopping Center district;
6. The proposed special use will function as an additional service offered at an existing business, Obsidian Holistic Services, LLC, which was approved for business operation on February 2, 2023;
7. The site has sixty-three (63) parking spaces on site. The subject site requires fifty (50) parking spaces to meet off-street parking requirements;
8. The business will be operated from Monday through Sunday from 8:00 a.m. to 7:00 p.m. on an appointment-only basis; and
9. All practitioners offering massage therapy services require a license from the State of Illinois and carry adequate insurance for personal massage services.

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 a massage therapy use in the B-4 Shopping Center zoning district for Obsidian Holistic Services, LLC at 930 W 175th Street, Suites 1E and 1NE.

ATTACHMENT(S)

Ordinance