

ORDINANCE NO. M-2299

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 930 W. 175TH 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 for massage therapy at 930 W. 175th Street; and

WHEREAS, the proposed use is to be located within a professional office building; 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 Shopping Center zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on June 13, 2024, and recommended approval of a special use permit to allow the business to offer massage therapy services; 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 930 W 175th Street;
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 seeks to offer massage therapy services;
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 opened for business 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 operate Monday through Sunday from 8:00 am to 7:00 pm 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.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 3 in Richmond Subdivision, being a Subdivision in the East 1/2 of the Southeast 1/4 of Section 29, Township 36 North, Range 14, East of the Third Principle Meridian, according to the Plat thereof Recorded December 2, 1980 as Document Number 25688712, In Cook County, Illinois.

Permanent Index Number: 29-29-409-020

Common Address: 930 W. 175th Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Obsidian Holistic Services, LLC, applicant Erica Washington to offer massage therapy services in Suites 1E & 1NE at the above-described property.

SECTION FOUR - 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 June 13, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of June 25, 2024, as they relate to the subject zoning.

SECTION FIVE - 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 25th Day of June, 2024.

Village President

Village Clerk

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