

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

September 11, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the June 26, 2025 meeting of the Planning and Zoning Commission.

Approve minutes from the August 14, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 25-32: Special Use Permit for Massage Therapy at 17956 Halsted Street.

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

June 26, 2025

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:01pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, and O'Brien. Present from the Village were Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 5 members of the public in attendance, and no members of the public attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any changes to the minutes from May 22, 2025.

Member O'Brien stated at the bottom of page 2, the answers from the Director were not included and asked for them to be stated for the record and they should be in the minutes.

Member O'Brien asked that on page 5 in the middle,

The word "property" should be removed from his statement. A motion was made to approve minutes as corrected by Member O'Brien; second by Member Cap.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson and Castaneda, and Chair Sierzega

PUBLIC COMMENT:

None.

REGULAR BUSINESS:

Case 25-23: Variance for a fence at 18657 Gottschalk Avenue:

Chair Pro Tem Bransky explained the procedure, introduced the case, and swore in the petitioners, Mark & Anne Barry, and asked if any input was received from the mailing or notice.

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Assistant Director Schumerth stated nothing was received.

Mrs. Barry stated they want to replace the existing fence in the current location that aligns with their neighbors. They want to install a 6-foot fence because of privacy and improvements they have done to the yard over the years. They also now have a dog and the fence would reduce the barking. There is no Village sidewalk and because of the trees, people walk along the fence and they are concerned that if they move the fence closer to the house people would walk even closer to the house.

Mr. Barry stated the layout of the house is different from other corner lot houses because the garage is on the street side. They are the only house of the corners with that layout. There is easy access to the property and garage and have had break-ins before due to the each access. Mr. Barry stated there is no sidewalk and people walk between the trees and the fence instead of between the trees and the street.

Mrs. Barry stated they do have an extra wide gate for deliveries, etc. as the rear door is a better access point. They have planted trees but can't landscape under them because of the blockage of light. They do have landscaping under the tree closest to the stop sign. They are unsure if anything would even grow under the trees because of the lack of light and people walking through. They are willing to plant later as the light and trees allow it.

Member O'Brien asked about the 2 gates and their size, how long they have been in the property, and for clarification of the fence location.

- **Mr. Barry stated one side of the property does not have a sidewalk. Barry confirmed that the gates are 6-feet high and 4-feet wide. The Barrys stated that they moved to the property in June 2001. Mr. Barry stated that right now the fence is on the property line. Barry stated that they want to have a new 6-foot fence in the same location, but it would not be solid the full 6 feet. It would have lattice at the top similar to the requirement of the Zoning Ordinance.**

Member O'Brien asked what occurred that the additional privacy is needed.

- **Mrs. Barry stated they have expanded the patio and have started spending more time outside.**
- **Mr. Barry stated when they first installed the fence they were not aware of potential issues, they only wanted to get the yard enclosed. Mr. Barry stated that their family now realizes that there are privacy issues.**

Member O'Brien asked if bushes or landscaping was considered.

- **Mr. Barry stated they have hedges in the back, but they do not keep their small dog in the yard.**

Member Cap stated the reasoning behind the setback and planting strip is to use them to soften the visual effect of the fence. And asked if consideration was given to install plantings.

- **Mrs. Barry stated they are not against plantings, but they are not sure how it would work as people use the area as a walkway.**

Member Cap stated the plantings could push people out.

- **Mr. Barry agreed. Mr. Barry stated that they don't think another tree would fit in the space and they have looked at things that can be planted between the trees.**

Member Alfonso stated she understands why they want the higher fence and she has no problem with it.

Chair Pro Tem Bransky stated he has no problem with any of it and he does agree with Member Cap that landscaping along the fence could push people away from it. A lot of usable side yard would be lost if the fence has to be pulled in and that would put people right at the window. He still recommends that landscaping be installed to push people away from the fence, even pavers or mulch around the trees could work to push people away from the fence.

Member O'Brien asked if permission is needed to do anything in the parkway.

- **Staff Liaison Mesaros stated approval is needed, but it can be recommended to the arborist and considered by Public Works.**

Chair Pro Tem Bransky asked if there were any comments from the Public.

- **Mr. Pat Cleary from 1857 186th stated he lived across the street and there are people going by the Barry's window all the time.**

Member O'Brien recommends numbers 7-11 in the Findings of Fact be removed as they are from the standards and not factual as the facts should be.

Chair Pro Tem asked Staff why they were listed.

- **Staff Liaison Mesaros stated the finding just state why the recommendation is being made and that they are up to the Commission.**
- **Assistant Director Schumerth stated that the findings include statements and facts found to be true by staff and inform the recommendation, and that is why they are there. Schumerth stated that they can be added or deleted as needed.**

Member Cap asked if there should be a statement to have the applicant confer with the Village Arborist about the plantings.

Chair Pro Tem Bransky stated if it's not part of it they are not under obligation to do the plantings.

Member Cap stated the purpose is to provide a planting space for landscaping to soften the visual effect of the fence. He stated he has no issue with the fence at the property line, but there should be encouragement to plant some sort of greenery to soften the visual of it.

Chair Pro Tem Bransky stated the variance will still state they are not under the requirement to plant.

Member Cap stated not the landscape buffer as required by zoning, but plantings within the Village right-of-way. Cap asked for a strong recommendation to install landscaping to complete the visual of the intention of the code.

Member O'Brien stated he is unsure how practical it is because if the right landscaping isn't installed, the landscaping will be a financial burden. And asked if it has to be part of the motion.

Staff Liaison Mesaros stated no, but it will be part of the record.

Motion to approve made by Member Alfonso; second by Member Cap with a recommendation to speak with the Village Arborist for landscaping within the Village parkway at this location in coordination with the property owner.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson, Castaneda, and Chair Sierzega

Assistant Director Schumerth stated that the case does not need to go to the Village Board, and the Zoning Ordinance states that the Commission has final approval for variances involving this type of fence setback.

OLD BUSINESS:

None.

NEW BUSINESS:

Member Alfonso stated she would like to acknowledge the passing of former Trustee Peggy Schultz and thank her for her service to the Village.

Assistant Director Schumerth stated the next meeting will be July 10 with maybe a site plan review and a garage expansion, and potentially other business to review. Schumerth noted that there are a number of projects being looked at by Staff

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned at 7:42pm.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson, Castaneda and Chair Sierzega

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

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VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 14, 2025

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:03 pm.

ROLL CALL:

In attendance were Members Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Present from the Village were Staff Liaison Mesaros Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Schumerth Schumerth, Assistant Director of Economic & Community Development; and Charise Campbell, Building Department Secretary. There were 3 members of the public in attendance, and no members of the public were attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the June 26, 2025, meeting.

Member O'Brien stated in the middle of page 4 that he would like to discuss the difference between standards and facts at a later date.

A motion was made to approve the minutes by Chair Sierzega; seconded by Member Cap.

AYES: Members: Bransky, Cap, and O'Brien

NAYES: None

ABSTENTIONS: Castaneda and Chair Sierzega

ABSENT: Members Alfonso and Johnson

The June 26, 2025, meeting minutes were not approved and will have to be brought back up for review at the next commission meeting.

PUBLIC COMMENT:

None.

REGULAR BUSINESS:

Case 25-07: Site Plan Review for Tequila Raizes Restaurant, 18136 Dixie Highway:

Chair Sierzega asked if any representatives for the restaurant could speak on the project plans.

The applicant, Applicant Ponce Mena Rafael came to the podium. Chairman Sierzega swore him in and Applicant Ponce Mena Rafael stated

Chair Sierzega asked for him to state in his own words what are his plans for the restaurant.

Applicant Ponce Mena stated that Tequila Raizes will be a new authentic Mexican food restaurant. It will not be fast food, and said the restaurant will be indoor dining and patio seating.

Member O'Brien stated that there's one correction needed on the information distributed. Where it states south line of Kroner Lane, O'Brien stated the correct street is Hickory Rd.

- **Assistant Director Schumerth stated that staff will note the change.**

Chairman Sierzega stated that he went before the Appearance Commission, and they had comments. Chair Sierzega asked if the applicant had responded to comments from the Appearance Commission.

- **The applicant, Ponce Mena, stated "Yes" that all comments were addressed and drawings were sent late afternoon with the comments being addressed. He stated that they moved the planted islands next to the garbage enclosure, and they added some planters along the fence where the patio is. Also, they added some green areas where the Appearance Commission recommended and relocated the other.**

Chair Sierzega asked about the color of the building being mentioned by the commission.

- **Applicant Ponce Mena stated that they changed the color of the building to gray. Staff Liaison Mesaros stated that the original color was black. Assistant Director Schumerth and Staff Liaison Mesaros both stated that it is difficult to see on the updated color renderings from the screen the difference between charcoal gray and black.**

Staff Liaison Mesaros provided the updated color renderings for the Commission on the screen to see the new colors for the building.

Chair Sierzega asked what color you would call the orange in the photo.

- **Applicant Ponce Mena stated that it is a wood-like material with metal siding.**

Member Castaneda stated that after reading through the engineering review, and seeing that the Appearance Commission weighed in on some things, also that the parking lot is allowable at 29 spaces she states that the building will be nice and that those would have been her only questions.

Member O'Brien wants to clarify on page 7 where it indicates that there's 40ft of frontage along Dixie Highway. He says if he's reading the drawing correctly its 150ft? Is that correct?

- **Assistant Director Schumerth stated that the 40ft is describing the building along Dixie Highway on page 7.**

Member O'Brien asked for clarification that the 40 feet was the building alone.

- **Assistant Director Schumerth said this was correct.**

Member O'Brien states that there is no mention of the lot size that could be found. O'Brien said he was unsure if the materials included the Savoia's lot or the parking lot or the total of the two. O'Brien said we ultimately don't have a statement of what the restaurant lot size will be.

- **Applicant Ponce Mena stated that both lots with the old restaurant and the parking lot were sold to them.**

Member Cap asked if the lots were already consolidated.

- **Applicant Ponce Mena stated "Yes", that it was his understanding that they bought the lots and the park.**

Member O'Brien asked if there was a subdivision application.

- **Staff Liaison Mesaros stated that there is no subdivision, only a consolidation of the lots.**

Member O'Brien asked how many employees the business would have.

- **Applicant Ponce Mena stated that it will be about 14 to 16 employees.**

Member O'Brien asked what the hours of operation would be.

- **Applicant Ponce Mena stated it will be 8 am-10 pm**

Chair Sierzega asked about the hours will be seven days a week.

- **Applicant Ponce Mena stated Monday through Thursday 8 am-10 am; Friday and Saturday 8 am-11 pm, and Sunday 8 am-8 pm.**

Member O'Brien stated that he has a question regarding the allowances for the requirements on the drawings for two employee parking spaces.

- **Applicant Ponce Mena stated yes, there are two employee parking spaces. He states the reason for having the two designated spaces in front of the gate for receiving items is to assist with if the delivery truck having a designated area to drop off items.**

Member O'Brien stated that the question was directed to the staff. He's asking if there are 16 employees and a requirement of 30 spaces, then that's a total of 46 spaces. So if you are considering 30 minus the one then why is there a designation? He states that he doesn't recall a designation like this with Maple Tree, the Brewery, or Blue Berry Hill.

- **Staff Liaison Mesaros stated that this is a choice not a requirement. The reason for why they have chosen to designate the employee parking spaces are for delivery so that customers do not block the spaces.**

Member O'Brien stated that on page 14 there is a recommended species item list in the conditions, but the new elm species in that list is not part of the arborist list on page 10. Is there an approval from the arborist for the new elm species?

- **Assistant Director Schumerth stated that the arborist has looked at the landscaping plans multiple times and that the list on page 10 is the newer list and has most of the same species that was listed on page 14 but is a little more detailed. The elm species was not included in the list on page 10.**

Assistant Director Schumerth stated that the language from page 14 landscape plans will be removed and be replaced with the landscape plan approved by the Village Arborist on page 10.

Member O'Brien asked if the conditions should include a seventh condition to identify the permit approval for the Illinois Department of Transportation for the driveway modification.

- **Staff Liaison Mesaros stated that the IDOT information will be added to the list as #7 on page 14.**

Member Cap asked if the architect would be willing to comply with the Village Engineer regarding a storm water storage plan.

- **Applicant Ponce Mena stated that he believes that would be difficult and expensive to comply with. He stated that they are trying to go with a design that will not affect the primary area. We have the parking lot and then the area by the park where the patio is going to be located. Permeable pavers will be used for the patio, and there will be no changes to the existing permeable area. All the areas that are not permeable will be the parking lot and the building.**

Applicant Ponce Mena states that if they need to oversize the pipes, then they will agree to work with the Village. He hopes that the Village does not ask for a complete retention because that will be expensive.

Member Bransky wanted clarification on page 13-14 regarding recommended conditions based on the submitted site plan review. It states Village staff have relisted all recommended conditions from the Appearance Commission. Bransky asked who the conditions are to be approved by – the Board or the Commission.

- **Assistant Director Schumerth stated that the conditions listed recommended conditions is for approval by the Commission but there are some overlaps between the Appearance Commission conditions and the Planning and Zoning Commission conditions, where it is relevant to site plan approval.**

Member Bransky, if that means that of all seven of these items with the IDOT driveway approval being added, are these items in various phases of completion. He asked are we approving the recommended conditions or approving that all conditions have been met.

- **Staff Liaison Mesaros stated that the Commission is approving the conditions and the site plan drawings.**

Chair Sierzega asked what is the building going to be constructed of?

- **Applicant Ponce Mena stated it would be metal frame and brick.**

Chair Sierzega asked if the main entrance is going to be located on Dixie Highway.

- **Applicant Ponce Mena said yes.**

Chair Sierzega asked if the entrance on Dixie Highway would be the primary way to access the building.

- **Applicant Ponce Mena said yes.**

Chair Sierzega asked how guests would access the patio.

- **Applicant Ponce Mena said access is provided through the doors along the north elevation, including the overhead doors which will be open at times.**

Chair Sierzega asked how many employees will work at the new business at any one time.

- **Applicant Ponce Mena said he estimates 16 employees on any given shift.**

Chair Sierzega asked why there are only four employee spaces.

- **Member Bransky noted that these spaces are reserved for employees but other employees can park elsewhere. Assistant Director Schumerth said that this was a request by staff to eliminate any conflicts between guests and delivery trucks.**

Member O'Brien asked if having 16 employees but only 30 parking spaces would require 46 parking spaces and a variance.

- **Assistant Director Schumerth stated that 30 parking spaces are required and employee parking is considered in the parking ratios set for new uses. Member Bransky noted that it is based on square footage for the business, not the number of employees.**

Chair Sierzega said in reality, employees will need a place to park, and asked where they may park.

- **Applicant Ponce Mena stated that they will park in the lot or other spaces nearby. Staff Liaison Mesaros noted that there is a large public parking lot available across the street, in addition to street parking.**

Chair Sierzega asked if public parking is allowed on Dixie Highway.

- **Staff Liaison Mesaros said yes.**

Chair Sierzega asked how many spaces are available in the Hickory public parking lot.

- **Assistant Director Schumerth said there are approximately 30 spaces available in this lot.**

Chair Sierzega asked how many different shifts the business will have with 16 employees.

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- **Applicant Ponce Mena said there will be two shifts – early and late.**

Chair Sierzega noted a parking lot across the street from a Chinese restaurant nearby, and asked if that is included in the total of public parking spaces.

- **Staff Liaison Mesaros said that there are 51 parking spaces in total across the street, including in that lot, which is also public.**

Chair Sierzega stated that this was an approval of the site plan, and asked if the Commission would see this application again.

- **Staff Liaison Mesaros said no and that it will go to the Building Division for permit review after this approval. Assistant Director Schumerth stated that the Building Division would receive a copy of the approval letter, which includes any conditions placed on the project. Schumerth stated that staff can review this project for compliance with the Planning and Zoning Commission decision once the permit application is given to Zoning for review.**

Member Cap said that the site is 0.58 acres, but the MWRD threshold for on-site storage installation is 2 acres. Cap said that MWRD might need to issue a letter of permit determination, but there might be a situation here that needs to be handled with more infrastructure that might not show up as a full requirement by MWRD.

- **Member Bransky said that this will be included in the utility plan review by the Village Engineer. Schumerth noted that this comment will be provided to the Village Engineer.**

Member Cap stated that Grady's on Harwood Avenue has a small but similarly sized parking lot, and that he is amazed at how many employees walk to work rather than parking at the business. One employee even takes the train to and from work. Cap said he is not oblivious to the need for parking, but notes that the location may have unique factors which improve the parking situation at the site.

Member O'Brien asked about accessibility to the front door from ADA spaces.

- **Applicant Ponce Mena noted that a ramp is provided to the sidewalk from the ADA spaces, and then the front door on Dixie will be ADA-accessible.**

Member O'Brien noted that Homewood Brewing does not have a ramp for ADA access and that chairs sometimes need to be lifted up the curb to access the building. O'Brien noted the need to avoid this situation.

Member Bransky made a motion to approve the case with recommended conditions and including revised drawings, including revisions to replace the recommended landscape list on page 14 with the landscape list on page 10 and an additional condition requiring that the applicant confirm driveway ramp plans and secure IDOT ramp approval prior to building permit issuance.

Member Cap requested language about stormwater storage in the final approval motion. Bransky asked how staff would prefer this condition to be written.

Assistant Director Schumerth asked if this would be a formal condition of approval.

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- **Member Bransky recommended modifying Condition 5 on the list of conditions to include language requiring the applicant provide any additional stormwater infrastructure recommended by the Village Engineer.**

Motion to approve by Bransky; seconded by O'Brien.

AYES: Members Bransky, Cap, O'Brien, Castaneda, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Johnson

Member O'Brien noted that the color palette of the building is associated with a color scheme which is most conducive to food establishments, and has been used on other businesses such as the Jewel-Osco grocery store.

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked if there would be a meeting in two weeks.

- Assistant Director Schumerth said no. While the item was noticed for the meeting date on the 28th, the applicant is not available on that date and requested a continuation to the next meeting on September 11th. This change will be publicly posted as required.

ADJOURN:

Member made a motion to adjourn Castaneda; seconded by Member O'Brien. The meeting adjourned at 8:04pm.

AYES: Members Bransky, Cap, O'Brien, Castaneda, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Johnson

Respectfully submitted,

Cherise Campbell

Cherise Campbell, Building Department Secretary

Noah Schumerth

Noah Schumerth, Assistant Director of Economic and Community Development

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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:



NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17956 Halsted St. Homewood, IL 60430

Property Index Number(s): _____

Lot Size: 115 sq. ft. _____ 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: 115 sq. ft. **Parking Provided:** _____

Existing Use: _____

The requested use is:

- ☐ Permitted
☐ Limited
☒ Special
☐ Other:

SITE OR BUILDING CHANGES

Existing Development: Essence Salon Suites

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

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

N/A

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

Name Jamie Cole
Company Ascential Healing LLC

Role Owner

PROPERTY OWNER

Name _____
Company Essence Salon suites
Address 17956 Halsted St. Homewood, IL 60430

I acknowledge and attest that:

- » 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.

Jamie Cole
Applicant Name

Applicant Signature

07/28/2025
Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17956 Halsted St.	Homewood, IL 60430
Requested Use:	Massage Therapy	Area: 115 sq. ft.
Business Name:	Ascential Healing LLC	
Applicant Name:	Jamie Cole	Date: 7/28/2025

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 best-suited for Ascential Healing LLC because with Homewoods diverse population, most being working professionals, families, and older adults, wellness, self-care, and accesibility are of great value. The community could and would benefit greatly from regular massage for stress relief, pain management, and overall well-being, all of which Ascential Healing LLC are well versed in.

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

Will the business have a negative impact on other businesses?

Ascential Healing will not have a negative impact on any other business as we are of the health and wellness community, we work hand and hand with any existing health related businesses. At this location there is plenty of opportunity for referrals for other businesses as well.

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.

As holistic healing is becoming more popular, massage therapy is also becoming more popular as a result. Being not too far from I-80 expressway Ascential Healing LLC being located here is a good way to bring more traffic from other areas to Homewood. Also being located near a residential area it would create more foot traffic from residents of Homewood.

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.

I see no negative impacts that may occur as a result of operating at this location, as it is already being used as a service based business it is well protected.

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.

This is a suitable place for Ascential Healing LLC because it is already being used for salon suite purposes. The addition of Ascential Healing LLC will only enhance the diversity of the services being offered at this location.

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?

Ascential Healing LLC in my opinion will increase the value of other nearby properties because it is adding a service to this location that was not offered previously.

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 location already has similar service uses so Ascential Healing LLC fits in perfectly and compliments nearby wellness and beauty businesses, potentially drawing clients from existing foot traffic who may want to enjoy a full day of self care.

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 no negative impacts that will occur as a result of Ascential Healing LLC operating at this location.

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.

Ascential Healing LLC will not impede on any of the surrounding properties.

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.

Ascential Healing LLC is mainly an appointment based business so there will be minimum traffic congestion.

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

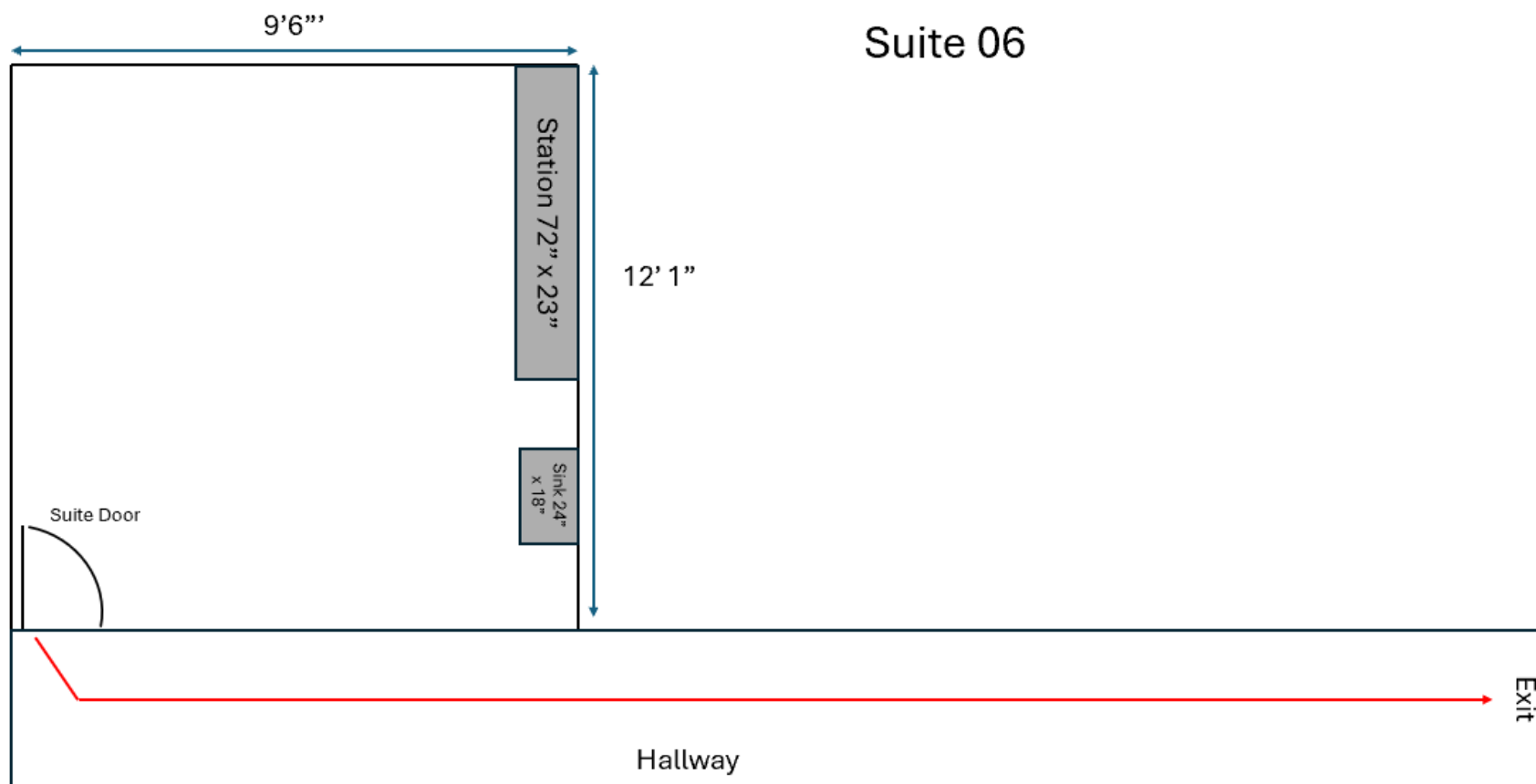
A new business going into an existing development, may answer 'no.'

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



Floor Plan – Suite Space

17956 Halsted Street, Homewood, IL 60615

Massage Therapy – Jamie Cole

