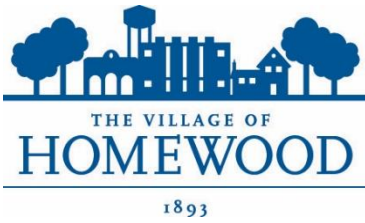


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

February 09, 2023

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 end of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from Planning and Zoning Commission meeting on December 8, 2022.

4. Regular Business:

A. Case 23-01: Public Hearing for a Special Use Permit for a Salon Establishment at 18664 Dixie Highway

B. Working List of Considerations for Future Zoning Text Amendments

5. Old Business

6. New Business

7. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

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: **December 8, 2022**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:02 p.m.

ROLL CALL:

Members attended: Alfonso, Bransky, Cap, Johnson, Castaneda, and Chairman Sierzega; Member O'Brien arrived at 7:04 pm. Present from the Village were Director of Economic and Community Development Angela Mesaros, Village Planner Valerie Berstene, and Building Division Secretary Darlene Leonard. There were four people in the audience and two people on zoom. The public was able to listen and watch the meeting via zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of November 10, 2022.

Member Castaneda stated on Page 5 towards the top of the page to strike the comments in the first sentence of her statement and have it read that "she concurs with Staff".

Member O'Brien stated in the middle of Page 5 to include his statement stating "Member O'Brien stated that he had previously asked consultant Jackie Wells what the cost of an ADU would be in today's market. She estimated anywhere between \$75,000 to \$150,000. The median would be \$113,000. The median cost of a house in Homewood today is approximately \$250,000. Together they total \$363,000, an amount that makes a down payment that much more difficult." Member O'Brien also stated to add that Ms. Wells didn't state if the 25% is attached or detached ADU; it needs clarification.

On Page 6 in Member Cap's statement to strike the work "come" in the first sentence. Also on Page 6 about halfway down the page remove "lot non-conformity analysis".

On Page 7 in the middle of the page change it to "manufactured homes".

On Page 8 in the statement from Ms. Wells, change "list of open questions: to "list titled Loose Ends" and insert "unanswered" unto the second line after "numbered".

A motion was made by Member O'Brien to approve the minutes of November 10, 2022, as corrected; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

REGULAR BUSINESS:

CASE 22-35: Special Use Permit for a Salon/Spa at 18203 Dixie Highway:

Chairman Sierzega introduced the case and asked if any comments were received; Village Planner Berstene stated no.

Chairman Sierzega swore in the petitioner, Benita Best.

Ms. Best stated bbHolistic is a holistic wellness center that will be a safe, tranquil, uplifting space for the community and will provide rejuvenation and relaxation. It will provide preventative care to help prevent clients from going to the hospital and having medical conditions. They will also help improve and manage medical conditions. The plan for the business is to have holistic practices and events and workshops. They will provide massage therapy, acupuncture, have a holistic esthetician, a natural nail technician, yoga, tai chi, and mind/body exercise classes. Ms. Best stated the space is where she wants people to not feel like it's a business, but feel like it's a space for a retreat or an oasis.

Member Castaneda asked what are a holistic esthetician and a natural nail provider? Ms. Best explained that a holistic esthetician focuses on the whole health and nutrition as well as other issues that cause skin imbalance. They only use organic and it's customizable for each client. A natural nail technician does not use artificial nail treatments or harsh chemicals, and only uses natural nail care. They use products that are natural and non-toxic and they try to do chemical free.

Member Castaneda asked what kinds of events and workshops will be held. Ms. Best stated they will be geared to health and wellness, diabetes, women's health, breast cancer, Alzheimer's, cardiovascular, etc.

Member Castaneda asked Village Planner Berstene how many salon/spas are in the Downtown area. Village Planner Berstene stated she put a memo together with all of the salons/spas downtown on it. (Memo is attached.)

Member Johnson asked how the space is going to be used as there are 6 treatment rooms. Ms. Best stated the practitioners will sublease and not all will be in at the same time. Ms. Best stated it is by appointment only and the hours are going to be: Monday –Saturday 9:30-7:00 and Sunday 9:30-6:00. The subleasing practitioners will have flexibility and make their own schedules. All treatment will be by appointment only.

Member Johnson asked if there will be a build-out of the space. Ms. Best stated the space is ideal because the rooms are already built; she will add doors to enclose them.

Member Johnson stated that the 6 treatment rooms require 3 parking spaces each, for a total of 18. He inquired if this is a realistic reflection of how the space will be used. Ms. Best explained that every practitioner may not all have clients at the same time.

Member Johnson expressed a concern about the parking demand. Ms. Best stated she has been driving by the property periodically, checking the parking at various days and times, and has observed that there has always been parking available in the lot and on the street.

Member Johnson asked if the massage therapist and acupuncturist are licensed and asked how many total licensed professionals would be operating at the business. Ms. Best stated all 6 practitioners- including herself- will be licensed, that it is illegal in Illinois to provide such services without being licensed.

Member Johnson clarified that the other practitioners would sub-lease space. Ms. Best affirmed.

Member O'Brien clarified that the hours of operation are daytime, not weekends and evenings, as incorrectly noted in the packet. He then clarified that the precise area of the space as provided on the architectural floor plan should be used throughout: 2,173 sf.

Member O'Brien asked how many people the small multi-purpose room would hold. Ms. Best stated 12 is the limit, but it would most likely be 10-12 for yoga classes.

Member O'Brien asked if the rooms would be subleased. Ms. Best affirmed.

Member O'Brien asked if the multi-purpose room would be leased out. Ms. Best explained that the room would not be sub-leased or available for rentals; the purpose is to hold workshops.

Member Cap asked if the main entrance is on Dixie Highway. Ms. Best affirmed.

Member Cap stated the Village is close to adopting the new ordinance, but wants to know how it would fit under the new ordinance as a thought exercise. He articulated that the case is being reviewed under the current ordinance, but asked if any of the changes in the new ordinance would affect the case. Village Planner Berstene stated some of the nuances around Personal Services uses have changed as recently as the last meeting. Looking at the proposed ordinance, it's not entirely clear how to categorize this proposed use- whether as Massage Therapy or Personal Services. It would be located in the new B-2 District, wherein Massage Therapy would not be allowed, but Personal Services less than 2,500 sf would be a Limited Use Permit. The parking spaces required would drop from 18 to 9 based on total area rather than per treatment room.

Member Cap stated there is an overarching goal to encourage retail in the commercial districts. Village Planner Berstene read the Purpose and Intent statement of the B-2 Zoning District from the proposed zoning ordinance.

Member Cap stated that the only change from the current ordinance to the proposed seems to be the parking requirements. Village Planner Berstene offered further comparison of the proposed use through the lens of the current ordinance and the proposed revised version.

Members Johnson and Cap remarked on the challenges of evaluating the current case without considering the proposed updates to the ordinance. Member Cap referenced several cases before the Commission, primarily related to corner lot fences, where variances were granted on the understanding that the structure would be permitted with the revised ordinance. Village Planner Berstene cautioned that the circumstances are different when considering less restrictions available under the revised ordinance, as opposed to consider more stringent regulations when that ordinance has not yet been adopted.

Member Cap recalled that the property owner allowed parking for a previous case, thereby adding additional demand to the parking lot of the subject property. He added that there is sufficient parking available nearby on-street.

Member Cap asked Village Planner Berstene if she had the percentage of spas as a proportion of businesses in the Village and as a proportion of businesses in the downtown. Village Planner Berstene stated she did not have that, but in a past memo from Staff Liaison Mesaros regarding a case in 2020 there were 20 salons/spas at 7.8% of businesses, but was not sure if that was in the downtown or all of Homewood.

Commission members discussed the known quantity of salon/spa establishments in the Village, referencing an email from Director of Economic and Community Development dated April 28, 2022 (attached for reference). Member O'Brien recited that the email said that 7.5% of all business were salons/spas with 22 downtown and 52 total in Homewood. That is roughly 40% of salons in the Village are located in the downtown. Member Castaneda clarified that salons account for 7.5% of all businesses in Homewood, but not specifically the downtown. Member Johnson cautioned that the statistic may include salons and spas offering different types of services.

Commissioners then discussed aspects of the proposed new zoning ordinance related to salon/spas and personal services.

Member Cap asked how the proposed use would be predominantly characterized – whether it is services for nails, skin, massage, etc. Ms. Best stated her business will provide alternative health services; one may not be dominant of the others. Some clients would use multiple services. The concept is a one-stop-shop to promote health & wellness and preventative care. She added that her services will also address coping with anxiety, depression, PTSD, and grief, serving as more than just a spa.

Member Cap asked if it is conceivable for a person to be there all day and use all the treatment rooms. Ms. Best responded that it is unlikely. It would be too many treatments for the mind/body at one time.

Member Johnson clarified that a single customer wouldn't come in for services from all practitioners in one visit because each practitioner will set their own schedules and may not be concurrent. It is unlikely that all practitioners will be on-site at the same time.

Member Bransky stated in the letter there would be three massage therapists, one acupuncturist, one holistic esthetician, and one certified natural nail technician. This mix of services would preclude the use from being classified only as a massage therapy establishment.

Ms. Best added context that she will be one of the massage therapists, but will scale back her practice to run the business. She further explained that the physical nature of massage limits the number of appointments any one therapist might make in a day; seeing five clients in a day would be the upper limit of what is physically responsible for a massage therapist.

Ms. Best spoke about the need to clean and prep rooms between clients, creating a default buffering between clients and explained that the infrared sauna and meditation room would be for guests to use as a transition to/ from treatments. These amenities would not add additional users on top of the other services, but be in addition to the other services.

Member Bransky asked if the multi-purpose room would be related to the use of the other spaces. Ms. Best stated it would be used during "off peak" times when the others are not there.

Member Bransky asked if it is possible that all 6 rooms would be in use at the same time and the multi-purpose room be in use simultaneously. Ms. Best averred that classes in the multi-purpose room would not be scheduled for a time when all other treatment rooms were in use. Events in the multi-purpose room would most likely be evenings or Sundays, but to be determined based on how the business' peak hours are determined.

Member Bransky stated no one is currently offering what is being proposed. Some have some of the services, but not all of them. Member Bransky expressed that the use is more along the lines of healthcare than a salon.

Member Alfonso inquired about the duration of the subleases. Ms. Best responded that leases would be a year duration.

Member Alfonso asked if the clients are existing or referrals, and where the other practitioners would be getting their clients. Ms. Best stated that most of her clients are existing, many in the south suburban area, but some are in the city or Indiana. Member Alfonso concluded that this would bring people into Homewood for this business.

Member Alfonso asked if there will be any counseling. Ms. Best stated she would have therapists come in.

Chairman Sierzega asked if there was a current location and if so, would it stay open. Ms. Best stated she does have a place, and would close it to relocate.

Chairman Sierzega asked if it is by appointment only. Ms. Best affirmed.

Chairman Sierzega asked if Ms. Best has sub-lessee practitioners line up yet. Ms. Best stated she has some interested, but she hasn't done any heavy recruiting until after she had the space and the approval.

Chairman Sierzega asked what her specialty is. Ms. Best stated she is a certified yoga instructor, licensed massage therapist, and has degrees in nutrition and psychology.

Chairman Sierzega asked, if it's approved, how long it would be before the opening. Ms. Best stated it would go in front of the Village Board in January so she is thinking March or April.

Chairman Sierzega restated that the hours of operation would be Monday-Sat 9:30-7:00 and Sundays 9:30-6:00. Ms. Best affirmed.

Chairman Sierzega asked if there were questions from anyone in the audience. No one came forward.

Members Bransky and O'Brien corrected item #7 of the Findings of Fact should read 2,173 square feet.

A motion was made by Member Bransky to recommend approval of Case Number 22-35 to grant a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District for bbHolistic LLC at 18203 Dixie Highway, incorporating the Findings of Fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, and Chairman Sierzega.

NAYS: Member O'Brien

ABSTENTIONS: None

ABSENT: None

Member O'Brien stated that he voted in opposition due to the proliferation of the type of business in the downtown, the fact that they do not generate sales tax, and the goal of attracting retail for the downtown.

OLD BUSINESS:**CASE 22-40 – Public Hearing for Comprehensive Zoning Text and Map Amendments, continued**

Chairman Sierzega introduced the case and invited Village Planner Berstene to start the discussion.

Village Planner Berstene directed the Commission to the materials in their packets, highlighting the memo itemizing revisions to the previous draft of the zoning text, the recommended motions for the text and map amendments, and the list of conditions of approval recommended by Staff.

Member Johnson asked if additional changes can be made after the ordinance is adopted. Village Planner Berstene affirmed, assuring that the ordinance can be amended over time as planning changes, economic markets evolve, and business types change.

Commission members further discussed the mandate of making a motion and the ability to further amend the ordinance subsequent to making a motion at the present time.

Member Johnson iterated the duration of the ongoing process and amount of effort put into creating the revised ordinance.

Member Bransky asked if particular sections of the ordinance could be called out for individual vote or put aside until further amended. He suggested creating a way to track any items that feel unresolved to further study and keep tabs on. Village Planner Berstene explained that the motion should be on the entire ordinance, or a consensus from the Commission to remove any particular sections, but that only a section introducing new regulations could be removed, such as was done with the section on Short Term Rentals.

Member Bransky proposed to establish an agenda of items for further review, so they don't get forgotten in the future. Village Planner Berstene agreed. Discussion ensued about the best way to record the items for further study.

An audience member came forward with a question; Chairman Sierzega swore in Florence Hardy, owner of 18148 Martin Avenue. Ms. Hardy looked to ascertain if the items of concern to be addressed further in the future would potentially impact her business.

Chairman Sierzega asked Ms. Hardy what type of business she has. Ms. Hardy stated it is a retreat center with overnight accommodations and classes during the day.

Village Manager Haney suggested that the intent to further amend the ordinance be added to the motion. Member Johnson clarified the intent is to consider further amendments.

Member Cap directed the discussion back to the previous case in search of further clarification of definitions of co-working, personal services professional offices, medical offices, and salon/spas. Commission members articulated concerns about and confusion around the clarity of the definitions of uses under the revised ordinance, particularly when uses are overlapping or multi-faceted and the role of the special use.

Commission members guided the discussion back to creating an agenda of items for further review in order to feel comfortable moving on a recommendation at the present time.

Motion was made by Member Bransky to recommend approval of the proposed amendment for a comprehensive update to the Village of Homewood Zoning Ordinance, subject to the stated conditions, and with the intent to consider amendments in the future; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega
NAYS: None
ABSTENTIONS: None
ABSENT: None

Motion was made by Member Bransky to recommend approval of the proposed amendment for a comprehensive update to the Village of Homewood Zoning Map and the intent to consider amendments in the future; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega
NAYS: None
ABSTENTIONS: None
ABSENT: None

NEW BUSINESS:

None.

ADJOURN:

Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 9:14 p.m., seconded by Member Castaneda.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega
NAYS: None
ABSTENTIONS: None
ABSENT: None

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: January 4, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Existing Salon/Spa Establishments in the Central Business District

BACKGROUND

In 2012, the Village of Homewood amended the Zoning Ordinance to require a special use permit to operate a salon or spa establishment in the B1 and B2 business districts. The amendment was adopted in response to a concern over the proliferation of certain personal services within the B-1 and B-2 districts that impact the desired economic diversity of these commercial areas. The amendment to the zoning ordinance also provides the opportunity for the Village to consider the impact the proposed use may have upon neighboring lands and upon the public need for the proposed use at the subject location. It provides the village the opportunity to impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the Zoning Ordinance.

PROCESS

In response to inquiries from the Planning and Zoning Commission members, Staff conducted a review of the business in the downtown area (as defined by the 2009 Downtown Master Plan) to determine the quantity of existing salon and spa establishments. The method of compiling the list of businesses included:

- an analysis of Staff's database of Planning and Zoning cases;
- cross-reference with business license or operations certificates in Village files
- a walking tour of the downtown to identify businesses that may be in operation predating the 2012 amendment or operating without the required approvals, and to eliminate businesses no longer in operations;
- and internet searches to verify business operations and services.

SUMMARY

The downtown area is approximately 83 acres, or 0.13 sq. mi, and contains +/- 22 establishments providing hair, nails/beauty, or massage services. Below is a catalog of the current salon and spa establishments, identified by Staff on December 8, 2022.

VILLAGE OF HOMEWOOD

No.	Address	Business Name	Services	Notes
1	1818 Ridge Road, Ste 104	Sacred Therapy Spa	Massage	Case 14-32, Massage
2	1918 Ridge Road	Evan John Salon	Hair	Est. 2010
3	1940 Ridge Road	Edward Douglas Salon	Hair	Operating as a salon since 2011
4	2048 Ridge Road	Posh Salon	Hair	Est. 2001
5	2021 Ridge Road	Shear Eminence Salon	Hair	Formerly Le's Salon
6	2022 Ridge Road	Mary's Health Hut	Massage	Case 14-04 Massage as accessory to retail
7	2023 Ridge Road	Entirely Essential Suites	Massage, Beauty	Formerly Goddess Spa, case 20-34
8	2051 Ridge Road	Artistix Salon	Hair	Case 14-03
9	18065 Harwood Ave	Jonathon Kane Salon	Hair	Case 14-48
10	18150 Harwood Ave	Just Between Trends	Hair, Massage	Est. circa 2006
11	18118 Dixie Highway	A to Z Nails	Nails, Beauty	Est. 2003
12	18120 Dixie Highway	Comfort Massage	Massage	Case 15-01
13	18121 Dixie Highway	Shear Envy	Hair	Operating as a salon since 2007
14	18129 Dixie Highway	Be Beautiful Salon	Hair	Est. circa 2013
15	18159 Dixie Highway	Barbershop Suites	Hair	Case 22-13
16	18104 Martin Ave	Nail Savvy	Nails/Beauty	Est. 1992
17	18116 Martin Ave	Strictly Hair Salon	Hair	Case 19-48
18	18120 Martin Ave	Samuel's Hairstyling	Hair	Est. 1995
19	18122 Martin Ave	Exclusively Yours Salon	Hair	Est. circa 2013
20	18122 1/2 Martin Ave	Brazilian Blowout	Hair	No records
21	1950 Hickory	X-Scape Salon	Hair	Case 16-22
22	18036 Gottschalk Ave	Simply Massage	Massage	Case 22-21 Relocated from 18154 Harwood (case 13-10)

Berstene, Valerie

To: Mesaros, Angela
Subject: RE: PZC meeting - 18159 Dixie Highway - CORRECTION

From: Mesaros, Angela
Sent: Thursday, April 28, 2022 10:35 AM
Subject: PZC meeting - 18159 Dixie Highway - CORRECTION

CORRECTION BELOW: Salons are 7.5% of all businesses.

For our discussion tomorrow night,

I did a quick count of the number of salons:

- 19 salons in downtown (this would be #20) = 39% of salons are downtown (40% with this proposed salon)
- 49 salons in all of Homewood (this would be #50)

Looking at all licensed businesses in HW:

- 263 Businesses in downtown = 40% of all businesses are downtown
- 652 total businesses in Homewood

Total salons in Homewood is 7.5% of all businesses

Angela

Angela M. Mesaros, AICP
Director of Economic and Community Development
2020 Chestnut Road | Homewood, IL 60430
t. (708) 206-3387 | m. (773) 991-7740



VILLAGE OF HOMEWOOD



MEMORANDUM

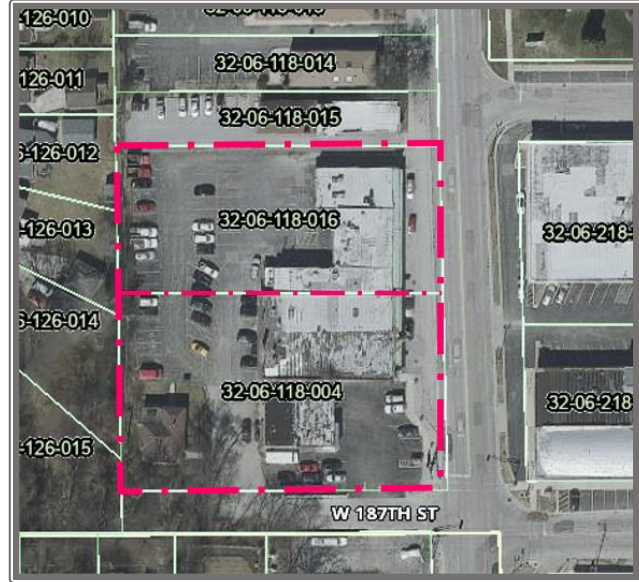
DATE OF MEETING: February 9, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-01 - Special Use Permit for Salon/Spa Establishment



APPLICATION INFORMATION

APPLICANT	De Shola Spencer
ACTION REQUESTED	Special Use Permit for Salon Establishment
ADDRESS	18664 Dixie Highway
PIN	32-06-118-016-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business District	Vacant Tenant Space in a Multi-Tenant Shopping Center
PROPOSED	B-3 General Business District	Salon Establishment in a Multi-Tenant Shopping Center
SURROUNDING	N: B-3 Community Business District	Professional Offices
	E: B-3 Community Business District	Multi-Tenant Shopping Center
	S: Flossmoor	Vacant Commercial Property
	W: R-2 Single Family Residential District	Single Family Residences

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Wednesday January 24, 2023; and letters were sent to 46 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Completed standards for a special use	2	De Shola Spencer	01/20/2023
Narrative	1	De Shola Spencer	-
Landlord Authorization Letter	1	Emma Henke	01/17/2023
Conceptual Floor Plan	1	-	-

Title	Pages	Prepared by	Date
Staff Exhibits	4	Valerie Berstene	02/09/2023

BACKGROUND

The subject property is a tenant space in a multi-tenant shopping center. The parcel is held in common ownership with the parcel to the south which includes additional multi-tenant shopping center and a motor vehicle services business. A multi-tenant shopping center is defined as:

“a group of 3 or more commercial establishments, including but not limited to: restaurant, personal services, professional office, and retail uses; planned, constructed, and co-located on a single site. Multi-tenant shopping centers contain individual tenant spaces for each commercial establishment that have a separate exterior entrance and are separated by a party wall. Off-street parking provided on-site is often shared between the uses located on the site.”

The applicant, De Shola Spencer, requests a special use permit to operate a salon establishment, The Natural You, LLC within a 560 square feet unit at 18664 Dixie Highway in a multi-tenant shopping center (18660 – 18668 Dixie Highway) in the B-3 General Business District.

HISTORY

The subject property was constructed in 1952. Village records indicate that a dentist occupied the space following the opening of the building. In 1980 the space became Bettina’s, custom sewing and alterations. In 1984 Marlene’s Custom Sewing and Alterations opened its business at the address and remained open until recent years.

On October 13, 2022 the Village Board approved a special use permit for NuSole Wellness Spa, LLC. After receiving the special use permit, the applicant determined that costs of remodeling the space as needed to operate her business were not feasible and moved on to looking at other potential locations.

DISCUSSION

The proposed space is currently vacant. Other uses in the building include professional offices and personal services (insurance agency, driving school, staffing agency), a salon establishment, retail, and several vacancies. The applicant proposes to open a hair salon to serve clients on an individual basis, by appointment.

As the subject property is a tenant space in a multi-tenant shopping center, the zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The multi-tenant shopping center, which occupies two lots held in common ownership, totals approximately 12,500 GSF, thereby requiring 42 parking spaces. The off-street parking provided on the sites totals 54 spaces, ensuring adequate parking for the proposed business. (The motor vehicle services co-located on the southern parcel of the two held in common ownership, and its surrounding parking, is not included in the parking calculations.)

Special Use Permit

The Homewood Zoning Ordinance classifies salon and spa establishments uses as a special use in the B-3 General Business District. The review of a special use permit application provides the opportunity for the Village to consider the impact the proposed use may have upon adjacent properties, economic diversity,

and the public need for the proposed use at the subject location. Additionally, the review process allows the Village the opportunity to impose conditions or restrictions to mitigate potential external negative impacts.

When reviewing an application for a special use permit, the Planning and Zoning Commission are to use the Standards for a Special Use in evaluating the appropriateness of the proposed use at the subject property. The Standards are a tool for making a determination with a rational basis that is reasonably related to the public health, safety, and general welfare. The recommendation to approve, approve with conditions, or deny the requested permit must be rooted in this rational basis so as not to be arbitrary nor capricious.

In conducting the public hearing, the Planning and Zoning Commission is tasked with focusing on the facts pertinent to the Zoning Ordinance and the Special Use Standards. Largely, these relate to external impacts the proposed business may have on the health, safety and welfare of neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location. A determination should be made based on how the proposed business has an external impact rather than on the details around the activities that take place within the use itself or the impacts to the prosperity of other businesses.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for a Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is a 560-sf tenant space located at 18664 Dixie Highway in the B-3 General Business District.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.
3. The applicant, De Shola Spencer, is the business owner and has authorization of the property owner, EMA Building Corporation, to request the special use permit to operate a salon establishment.
4. A salon is a special use in the B-3 General Business District per Table 44-03-04 of the Homewood Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend approval of Case 23-01 to grant a Special Use Permit for a Salon Establishment in B-3 General Business District for “The Natural You, LLC” at 18664 Dixie Highway; and

Incorporate the findings of fact into the record.



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18664 Dixie Highway	Homewood, IL 60430
Requested Use: Special Use for a Salon	Area: 560 sq. ft.
Business Name: The Natural You LLC	
Applicant Name: De Shola Spencer	Date: 01/20/2023

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.

I have a niche in dreadlock maintenance, repair, extensions, sister locks, scalp care for locks and wicks. Dreadlocks is a specialty hair service that is not specialized in all salons, especially the additional services only offered to dreadlock clients. I do not provide traditional salon or barber services; as my clientele is 100% dreadlocks.

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

Will the business have a negative impact on other businesses?

My business will not have any impact on the other salons in the area because my clientele is strictly dreadlocks and specialty services offered to clients that have a need for dreadlock care, extensions, repair, wicks and sister locks. I service all nationalities however there is less than 5% of stylist that service other nationalities.

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.

My specialization and niche in dreadlocks and services provided to that clientele increases the services offered to individuals who aspire to have this type of service provided.

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.

Yes, the special use will be designed, located operated with respect to public health, safety, and welfare will be 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.

Yes the special use is a suitable use of the property; the property will not be diminished in value without the special use; however the special use will increase the revenue brought into the community.

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?

My business will not decrease the value of any other properties. Also, my business will not cause damage to revenue earned within the community.

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.

Yes my business will be consistent with the uses and community character of the neighborhood surrounding property because it will add the the unique small business that add value to the community.

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 special use will not be injurious to the use or enjoyment of any other property in the neighborhood.

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.

The special use will not impede on the normal and orderly developement and improvement 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.

The special use provides adequate measures of ingress and egress in a manner that minimizes traffic congestion due to the limited amount of clients seen at one time.

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.'

The special use will be served by adequate utilities, drainage, road access, public safety and other necessary facilities.

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.'

The special use will not substantially adversely affect on or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties.

To whom it may concern.

After researching the surrounding salons in the area, I have discovered that none of the salons specialize in dreadlock services so I will not negatively impact the revenue of other salons in the area. Services will be offered from 9AM-6PM Monday-Saturday (primarily Thursday-Saturday) I will be the only operator and clients will be serviced one at a time with a max of 2 clients. Parking will not be negatively impacted.

Thank you in advance for your consideration,

De Shola Spencer
The Natural You LLC
773-719-5625

EMA



Building Corporation

1177 Farwell Drive

Madison, Wisconsin 53704

January 17, 2023

Angela Mesaros
Director of Economic and Community Development
Village Hall
2020 Chestnut Road
Homewood, Illinois 60430

Dear Ms. Mesaros,

I'm writing to encourage you to approve De Shola Spencer and her business The Natural You for operations at 18664 Dixie Highway. As the owner of this property, I'm excited to have Ms. Spencer as a tenant, especially since Ms. Spencer has an established business and client base for whom she provides natural hair care services. I hope you welcome her business as a positive addition to Homewood's commercial community.

Sincerely,

Emma Henke
EMA Building Corporation





**The Natural You, LLC
(560 sf)**

**Multi-tenant Shopping Center
(12,500 GSF)**

Motor Vehicle Service



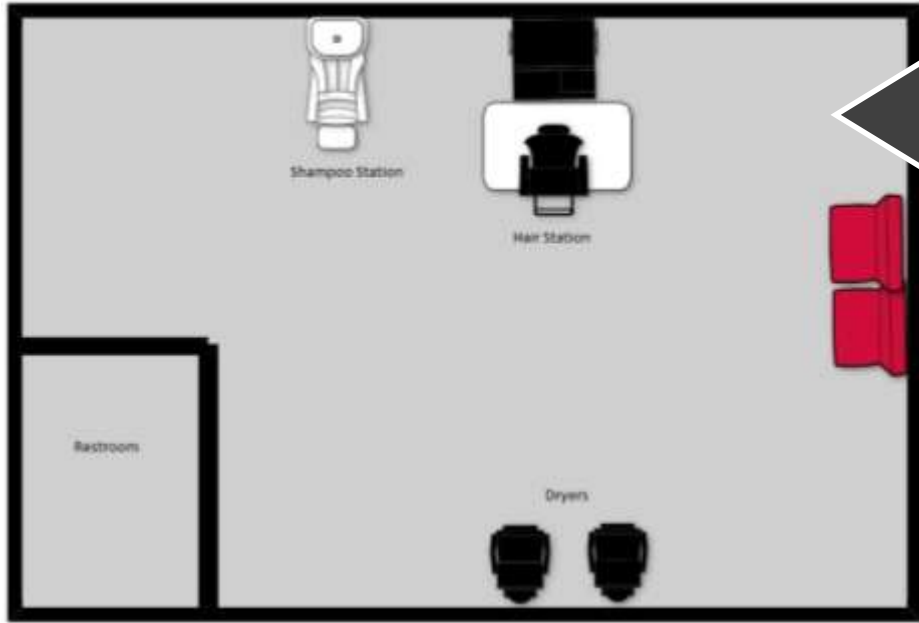


Tenant Use	Metric	Ratio	Parking Required
Multi-Tenant Shopping Center	12,500 gsf	/ 300	42
TOTAL REQUIRED			42
TOTAL PROVIDED			54

Includes entire multi-tenant shopping center on 2 lots in common ownership.

Does not include existing Motor Vehicle Services and associated parking co-located on the lot held in common ownership.

Motor Vehicle Services
Not included in parking tabulations



MAIN ENTRANCE

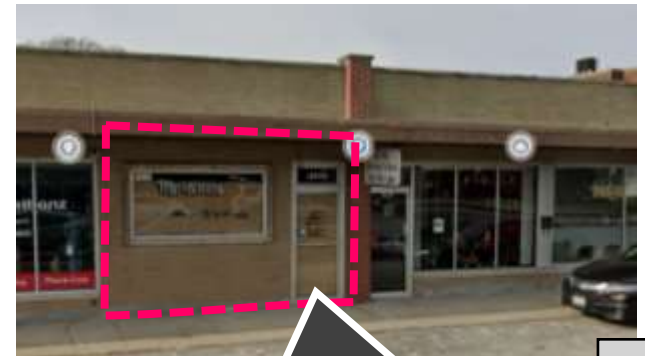


MAIN ENTRANCE

© 2019 Cook County.

Tenant Operations:

- Approximately 560 sf
- 1:1 individual services
- By appointment only



MAIN ENTRANCE

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VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: February 9, 2023

To: Planning and Zoning Commission

Through: Angela Mesaros, Director of Economic and Community Development

From: Valerie Berstene, Village Planner

Topic: Working List of Considerations for Future Zoning Text Amendments

TOPICS FOR FURTHER CONSIDERATION

As discussed at the December 8, 2022 meeting of the Planning and Zoning Commission in conjunction with the Public Hearing and motion for Case 22-40 Comprehensive Zoning Text and Map Amendments, Staff will maintain a working list of topics for consideration for future zoning ordinance amendments. This list will be populated by concerns from Planning and Zoning Commission members and Village Staff.

1. **Review and further clarify definitions and application of personal services, salons and spa establishments, and massage therapy uses.**

Current Status: Testing the new zoning text through consideration of requests for permitted, limited, and special use permits to better assess benefits and challenges of the recently adopted language.

Many contemporary businesses provide services that fall into more than one clearly defined zoning use. This multi-channel or multi-faceted approach is a strategy many businesses employ to be viable and competitive in today's marketplace. By offering a range of services, experiences, and/or products to the customer, businesses have more potential streams of revenue and ways to keep their business open and successful. However, it does make issues of zoning determination less clear. One way to address this may be by developing policy guidelines for applying the Zoning Ordinance. This can establish clarity while continuing to test the new regulations before making amendments. Staff can prepare such guidelines to be circulated to the Planning and Zoning Commission.