

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

May 08, 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 February 27, 2025, meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
A. Public Hearing for Case 25-10: Special Use Permit for Carry-Out Facility at 18035 Dixie Highway
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=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: **February 27, 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 7:00 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Cap, Castaneda, O'Brien and Chair Pro Tem Bransky. Present from the Village were Director of Economic & Community Development Angela Mesaros, Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 2 members of the public in attendance, and no one watching on Zoom.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any changes to the minutes from January 23, 2025.

Member O'Brien stated on page 6 at the top in the comments from Ms. Rowels change "not" to "now" and towards the bottom of page 7 in the comments from Ms. Jones change "higher" to "hire".

Member O'Brien motioned to approve the minutes as amended from January 23, 2025; seconded by Member Cap.

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

NAYES: NONE

ABSTENTIONS: None

ABSENT: Member Johnson and Chair Sierzega

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 25-05: Special use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway:

Chair Pro Tem Bransky introduced the case, asked about any comments from the mailing, and swore in the applicant, Erbey Solis of 18111 Dixie Highway.

Assistant Direct Schumerth stated no comments were received.

- Mr. Solis stated currently they promote healthy active lifestyle selling supplements, etc. and have a regular daily clientele. They want to offer a basic dance or step class to the regulars as a perk and have it once a week, if allowed.

Member Alfonso asked who would be leading it, if the instructor is certified, if the classes would be outside of normal business hours, and if the classes would be open to just clientele.

- Mr. Solis stated they do have a licensed instructor to teach the class and it is currently being offered at the Chicago Heights Park District. The classes would be after the normal business hours. The classes would be no more than 2 people. The location has 1,495 square feet and it is just enough space for 20 people to be comfortable.

Member Alfonso asked if there is a sound system, if it had been tested, and if it disturbed the neighbors.

- Ms. Solis stated they have a Bluetooth subwoofer. He has two neighbors, The Rock Shop and Edward Jones. Edward Jones would be closed and The Rock Shop couldn't hear the music.

Member Alfonso asked about the parking.

- Mr. Solis stated the clientele uses public parking. The classes would be pre-paid so they will know ahead how many will be attending.

Member Alfonso asked if the classes would be after 6.

- Mr. Solis stated yes.

Member Cap stated the 4 spaces are adequate for a juice bar, but it doesn't seem to be enough for 20 people.

- Mr. Solis stated they recommend to park on Gottschalk and also carpool.

Member Cap stated he is just concerned about the parking.

Member O'Brien asked the size of the front of the space being used.

- Mr. Solis stated he just knows the square footage of the entire space. He did measure it, but doesn't remember the numbers and thinks it is about 800 square feet.

Member O'Brien asked staff about the Special Use Standards on pages 14 & 15 because there should be 12 of them and there was no response to numbers 3, 6, 8, & 9 and asked if there was a reason for that.

- Assistant Director Schumerth stated number 12 is about historical significance and it was reduced to just respond to the questions that need additional information or should be focused on.

Member Castaneda stated her questions were answered, but there is a typo in the Findings of Fact #2 stating that it should say Evergreen Park.

Chair Pro Tem Bransky asked if they would expand to more classes if the demand is there or have them once a week.

- Mr. Solis stated they can get really busy and the schedule is set and he also coaches softball in town. They are already working with the Chicago Heights Park District and if there is demand for additional classes it can be there.

Member O'Brien stated he is trying to understand the parking and the reference to the Zoning Code.

Assistant Director Schumert stated it is from before 2023 when the buildings and businesses were not required to add unless there was an increase by certain standards. Because it was enacted before 2023 there is no substantial change there is no requirement to have more.

Staff Liaison Mesaros stated it is an existing nonconformity because it was built before 2023.

Chair Pro Tem Bransky stated parking is a concern but because it is 1 hour and 1 night a week it is not overly concerning.

Member Cap stated it is prudent that it is limited occupancy.

Member O'Brien asked if there was a study done recently for the street parking.

Staff Liaison Mesaros stated yes

Member O'Brien asked if a copy can be provided.

Staff Liaison Mesaros stated yes.

Member Alfonso motioned to recommend approval of Case 25-05 for a special use permit to operate an indoor commercial place of assembly use at 18111 Dixie Highway, subject to the following conditions: 1. The proposed use shall not operate within the hours of the existing carryout restaurant use. 2. The total capacity of the use shall not exceed twenty (20) people, and incorporate the Findings of Fact into the record; seconded by Member Castaneda.

AYES: Members Alfonso, Member Castaneda, and Chair Pro Tem Bransky

NAYS: Members Cap and O'Brien

Abstentions: None

Absent: Member Johnson and Chair Sierzega

Staff Liaison Mesaros stated to the applicant it was not approved as 4 votes is needed and the next step is to go to the Village Board. It is not a recommendation for approval, but it can be discussed if they still want to go forward.

Case 25-06: Special Use for Salon/Spa at 1953-1955 Ridge Road:

Staff Liaison Mesaros stated the case was withdrawn. There was an existing salon in the space in the allotted time so the Special Use permit was not needed.

OLD BUSINESS:

Staff Liaison Mesaros stated the Village Board unanimously denied the event space on Dixie.

NEW BUSINESS:

Assistant Director Schumerth stated they are exploring options to permit the types of events, like an accessory event permit, to find a way to have them but merge the parking, etc. They are trying to find a balance so they don't need to be elevated to the Commission.

Member O'Brien stated it would be good to have an in-service meeting to discuss it to be in sync with staff.

Staff Liaison Mesaros stated it would be a change to the Zoning Code and it would go in front of the Commission and be an added accessory use.

Member Cap stated for Trustee and owner of Tom's Kitchen, Tom Katais passed away.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Cap. The meeting adjourned at 7:34 PM.

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

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Johnson and Chair Sierzega

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

Meeting Minutes | February 27, 2025

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 8, 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 25-10: Special Use Permit, Carry-out Facility, Sunny's Smoothie Café, 18035 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Kathy Bracy
ACTION REQUESTED	Special Use Permit
ADDRESS	18035 Dixie Highway
PIN	29-31-400-054

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant
SURROUNDING	N: B-2 Downtown Transition	Indoor Commercial Place of Assembly (Elite 24 Fitness)
	E: B-2 Downtown Transition	Medical Office (Eldridge/Eldridge Dental)
	S: B-2 Downtown Transition	Professional Services (Travel Brokers)
	W: B-1 Downtown Core	Fuel Station (Advanced Fuel Station)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 23, 2025; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Kathy Bracy, Applicant	04/07/2025
Special Use Standards Worksheet	2	Kathy Bracy, Applicant	04/07/2025
Floor Plan	1	Kathy Bracy, Applicant	04/30/2025
Staff Exhibits	2	Noah Schumerth, A.D. ECD	05/02/2025

BACKGROUND

The applicant, Kathy Bracy, has proposed a 1,100 square-foot carry-out facility at 18035 Dixie Highway. The restaurant is proposed to be operated as a juice bar serving smoothies and other similar beverages. The building is currently vacant and is located in the B-2 Downtown Transition zoning district.

DISCUSSION

Use Review

The Homewood Zoning Ordinance defines a carry-out facility as *“a business which sells food or beverages to the consumer in a ready-to-consume state and whose operation includes serving food or beverages in paper, plastic, or other disposable containers, and does not include associated seating for dining on the premises.”*

The applicant does not plan to provide seating for patrons, except for temporary seating while they wait for their food and beverages. The applicant intends to serve all products in disposable containers and a ready-to-consume state. Therefore, the use meets the definition of a carry-out facility.

A carry-out facility requires a special use permit in the B-2 Downtown Transition zoning district. In addition, according to Section 44-04 of the Zoning Ordinance, Carry-out facilities are required to meet the following use-specific standards:

- Vehicular access, as applicable, shall be provided from a collector or arterial street (Section 44-04-07.A.1)
- The operator shall provide daily litter clean up along the right-of-way abutting the property (Dixie Highway) and adjacent properties subject to litter from the establishment. (Section 44-04-07.A.2)

The café will meet these requirements. Dixie Highway is an arterial street, and the applicant agrees to provide litter cleanup.

The smoothie café will operate in the large open area in the front of the building. A small existing kitchen space in the rear of the building will serve the business. An existing restroom for employees is located in the rear of the building. Employee access to the building is provided in the rear, while customer access will be provided through the front storefront.

The café will be open Monday through Saturday, 6:30 a.m. until 7:00 p.m., and closed on Sundays. The applicant plans to have two staff members and one summer employee.

Parking

The space has one (1) dedicated parking space located in the rear of the building. The one employee of the business will use this parking space. There is no public customer parking on the site. The Homewood Zoning Ordinance requires one parking space per 200 square feet, 5 parking spaces ($1,100 \text{ square feet} / 200 = 5.5 \text{ spaces}$ (rounded down to five spaces per Section 44-05-01.b.1 of the Zoning Ordinance).

The property is deficient by four (4) parking spaces. Section 44-05-02.j of the Zoning Ordinance allows the use of off-site parking spaces within 300 feet of the business to meet the requirements. The four spaces located on Dixie Highway in front of the building meet this requirement.

Building Review

The Village's Building Division and Engineering Staff have reviewed the proposal. The applicant must install a grease trap to service the restaurant. The applicant will also be required to provide a fire alarm system, though fire sprinklers are not required. The applicant is not required to provide a publicly accessible restroom for this type of use.

Special Use Standards

The Planning and Zoning Commission must consider the following standards when reviewing the application for this special use:

- 1) Is the special use deemed necessary for the public convenience at that location? Facilities offering healthy food options provide a public convenience to residents of Homewood and neighboring communities.
- 2) Will the special use be detrimental to the economic welfare of the community? Occupation of this space benefits the economic welfare of the community through property and sales taxes.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The Village's Transit-Oriented Development Plan, adopted in 2024, encourages support of small businesses, such as places for take-out, downtown.
- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The proposed use would be located completely within the existing structure with no outdoor facilities. This space was previously a popcorn shop and has a similar impact to the proposed use.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The property is currently vacant; therefore, occupancy increases the value of the property. The subject property is zoned for commercial uses and carryout facilities are regulated as special uses in the B2 commercial district.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed facility is located within an existing commercial building.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use, a carryout restaurant, and is adjacent to commercial uses along Dixie Highway.
- 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? The proposed use is not expected to generate any excessive noise, vibration, light or other factors that would disrupt adjacent tenants or properties.

Dixie Highway is classified as a minor arterial and therefore anticipates the expected traffic volumes.

- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The area is developed. The uses within the building will most likely fluctuate over the years.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Dixie Highway operates as a minor arterial. This business has adequate ingress and egress with parking on the street for customers to come and go for carryout.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The area is developed and currently served by adequate utilities to support the use.

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

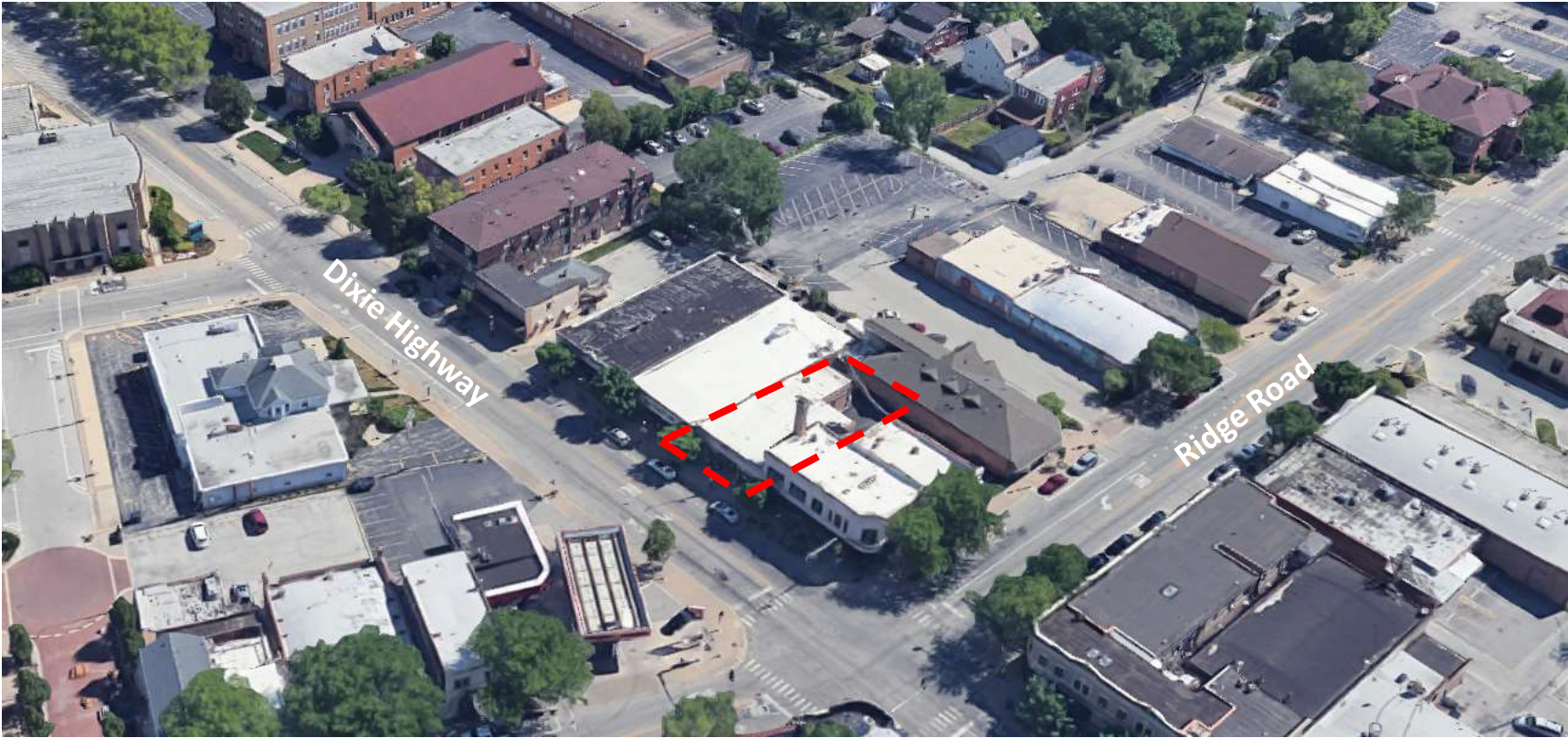
1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, at the northeast corner of Dixie Highway and Ridge Road;
2. The subject property is owned by UMC Meds LLC of Mokena, Illinois;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,100 square feet of gross floor area;
5. The applicant has proposed a carry-out facility to occupy the subject property;
6. The current zoning designation of the property allows a carryout restaurant as a special use;
7. The subject property has four (4) parking spaces on-site, shared with other businesses adjacent to the proposed business, with one (1) dedicated parking space.
8. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
9. The existing commercial building is adequately served by utilities, access, and parking.

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 25-10 to grant a Special Use Permit for a carry-out facility in the B-2 Downtown Transition District for Sunny's Smoothie Café at 18035 Dixie Highway; and

Incorporate findings of fact into the record.





Proposed Tenant Space
(formerly Popology)



NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18035 Dixie Hwy Homewood, IL 60430

Property Index Number(s): 29-31-400-054-0000

Lot Size: 10 369 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: Smoothie Drink Cafe

Gross Floor Area: 1300 sq. ft. Parking Provided: N

Existing Use: _____

The requested use is:

☒ Permitted

☐ Limited

☐ Special

☐ Other:

SITE OR BUILDING CHANGES

Existing Development: N/A

Proposed Development Check all that apply. Provide a description and metrics below.
☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	_____	_____
Parking Spaces	_____	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	0.0%	0.0%

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.

The applicant requests:

☐ Variance

☐ Administrative Exception

☐ Zoning Text Amendment

☐ Zoning Map Amendment

APPLICANT

Name Kathy Bracy Smith
 Company Sunny's Smoothie Cafe
 Address 18035 Dixie Hwy
Homewood, IL 60430
 Phone 708 983 9998
 Email SunnyCafe180@gmail.com
 Role owner

PROPERTY OWNER

Name OMAR HASSAO
 Company LESSOR UMC MEDS LLC
 Address 17320 Oak Park
Tinley Park IL 60477
 Phone 708 805-4467
 Email ohassad1@gmail.com

☐ Check box if the applicant is the property owner

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.

Kathy Bracy Smith
 Applicant Name

[Signature]
 Applicant Signature

4-7-25
 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: <u>18035 Dixie Hwy</u>	Homewood, IL 60430
Requested Use: <u>Smoothie Cafe</u>	Area: <u>1300</u> sq. ft.
Business Name: <u>Sunny's Smoothie Cafe LLC</u>	
Applicant Name: <u>Kathy Bracy</u>	Date: <u>4-7-25</u>

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 BUSINESS PROMOTES health, wellness and convenience to the community

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

Will the business have a negative impact on other businesses?

THIS business will have an impact on other businesses because it promotes nutritious food options and a wholesome alternative to traditional fast food which seems to fit right in with the existing businesses already established in homewood.

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.

I believe my business with the menu and decor aesthetics will bring an upscale vibe that will attract clientele that will support other businesses within the downtown area.

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, without any negative impacts to the community.

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.

HOMEWOOD IL has a long and SteadFast Reputation For being a community of values, Family Orientated that cater to a wide range of ages.

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?

NO

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.

With growing interest in nutritious food options and active lifestyles, I believe a healthy option will be welcomed.

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.

NO

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.

NO

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.

It's a walk in business but there is ample street parking.

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

