

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

August 11, 2022

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 the end of the agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:
Approve meeting minutes from the July 28, 2022 Planning and Zoning Commission.
4. Regular Business:
 - A. CONTINUED Case 22-17: Variance for Garage Height at 17904 Park Avenue - WITHDRAWN
 - B. Case 22-23: 810 Maple - Site Plan Review
 - Case 22-24: 810 Maple - Variance from Parking Requirements
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=UkU5TjBQc0Y0QXkxektpaGRYdz09>

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: **July 14, 2022**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky provided an overview of the agenda and procedure for the meeting. Chair Pro Tem Bransky called the meeting of the Planning and Zoning Commission to order at 7:00 pm.

ROLL CALL:

In attendance were Commission members Bransky, Cap, O'Brien, and Castaneda. Members Johnson, Alfonso, and Chairperson Sierzega were absent. Representing Village Staff were Director of Economic and Community Development Angela Mesaros and Village Planner Valerie Berstene. There were three applicants and one member of the public present.

Chair Pro Tem Bransky confirmed that the 4 members present constituted a quorum to proceed. Staff Liaison Mesaros confirmed.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any comments, revisions, or modifications to the minutes from June 9, 2022.

Member O'Brien noted that on page 3 the minutes read that "Mr. Cook stated that he owns over 9 cars and plans to park them all over his lot." Member O'Brien suggested that "all over his lot" be replaced with "on his lot."

Member Cap made a motion to approve the minutes, as amended, seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

PUBLIC COMMENT:

Chair Pro Tem Bransky opened the floor to any public comments, not pertaining to the cases on the agenda. No comments were made.

REGULAR BUSINESS:

CASE 22-19 – Variance for a Corner Lot Fence at 18657 Cowing Court

Chair Pro Tem Bransky introduced the case and invited Staff Liaison Berstene to provide a brief presentation. Staff Liaison Berstene provided an overview of the case for the Commission and members of the public.

Chair Pro Tem Bransky invited the applicant to provide any additional information and explain in her own words the need for the variance. Chair Pro Tem Bransky swore in the applicant, Briana Gordon.

Ms. Gordon stated that she needs the 6' fence because she has a large dog who is able to easily jump over 4' gates used in the house. She added that she has a son and would like him to be able to play outside without worrying about balls going in to the street.

Member Cap clarified the proposed configuration of the fence with the fence enclosing the western portion of the yard in a U-shape. He inquired if the applicant planned for any kind of gate across the driveway.

Ms. Gordon replied that she is not planning a gate across the driveway.

Member O'Brien further clarified the layout of the fence, indicating locations on a printed copy of the packet. He stated that the drawing does not indicate any gates or doors to access the closed in area. Ms. Gordon state that the intention is to put a gate for entry, closest to the driveway.

Member O'Brien asked if she meant a door to modify the house, or a gate in the fence. Ms. Gordon said a gate.

Member Castaneda continued with Member O'Brien's line of questioning, indicating locations on her copy of the graphics in the packet. Member Castaneda inquired if the applicant intends to take the dog and her son out of the door in the house and then into a gate in the fence. Ms. Gordon indicated that she would install a gate near the window and would use that to let her dog and son into the enclosed yard.

Member Castaneda indicated to the drawings and confirmed the enclosed portion.

Chair Pro Tem Bransky inquired about the materials and style of fence. Ms. Gordon stated that she hasn't yet selected the materials while she was waiting to get approval of the variance. Chair Pro Tem Bransky asked if the intent is to install a fence with pickets that have visibility between, or if it would be a solid fence, like a wall. Ms. Gordon said she does not need it to be so private but she needs it so that a ball or the dog can't squeeze out. Chair Pro Tem Bransky restated the understanding that the fence might be wood or vinyl, depending on pricing options, and it will be some sort of picket with spacing between the pickets.

Chair Pro Tem Bransky mentioned that the packet includes information about the on-going zoning ordinance update with anticipated adoption in the fall wherein a corner lot such as the subject property will be permitted to have a 6' tall privacy fence around an exterior side yard, subject to locating the fence a minimum 3' from the property line and installing transition landscaping. With that in consideration, we are looking toward the future of what will be allowed here. He stated that he is not a big fan of having a fence in the so-called front yard, but with the situation of a corner lot it becomes difficult, and allowing that is where the zoning ordinance is heading.

Member O'Brien suggested that Chair Pro Tem Bransky explain to the applicant that she will need all four votes of the present commission members to be affirmative for her request to pass. Chair Pro Tem Bransky so restated.

Chair Pro Tem Bransky invited anyone in the audience to speak. No comments were made.

Member Cap made a motion to approve the request for a variance from Section 44-301 of the Homewood Zoning Ordinance to permit a 6' tall privacy fence around a portion of the corner front yard facing 186th Place, subject to locating the fence a minimum of 3' from the property line and installing transition landscaping as approved by the Village Arborist, and to incorporate the findings of fact into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

CASE 22-21 – Special Use Permit for a Salon/Spa Establishment for Massage Therapy at 18036 Gottschalk Avenue

Chair Pro Tem Bransky introduced the case and invited Staff Liaison Berstene to provide a brief presentation. Staff Liaison Berstene provided an overview of the case for the Commission and members of the public.

Chair Pro Tem Bransky asked if the condition of approval in the recommended motion- that the property owner consolidate two parcels held in common ownership which comprise the subject property- is a requirement. Staff Liaison Berstene explained that it is a suggested best practice to consolidate parcels in common ownership to prevent a property owner from selling one off when both are needed together to function and comply with the regulations of the Zoning Ordinance. She added that Cook County already classifies properties under common ownership as such.

Chair Pro Tem Bransky confirmed that Staff Liaison Berstene had spoken to the property owner and he seemed inclined to comply with this recommendation. Staff Liaison Berstene replied that the owner, Patrick Brady, planned to look into the lot consolidation further. She explained that he is a new owner, taking over the property from his mother, and is interested in continuing to invest in the betterment of the property and the community.

Chair Pro Tem Bransky asked Staff to pull up the slide showing the parking requirements for a question. He clarified that the calculation, shown at a total of 43, is a living calculation that depends on the use of the other units and factors in the different reductions. But, the special use permit has a static number of required parking spaces. Chair Pro Tem Bransky asked for confirmation that that will never change. Staff Liaison Berstene affirmed. Chair Pro Tem Bransky further expounded that other tenants coming in later might not have enough parking available to meet their demands. Chair Pro Tem Bransky and Staff Liaison Berstene restated that, as long as the special use is still present, the parking it requires will be allocated, which may limit potential uses of other tenant spaces. Staff Liaison Mesaros further explained that the parking spaces would only be limited if a more intensive use were to move in. Other less intensive uses may replace current uses without a problem. Chair Pro Tem Bransky asserted that the property could, at a future point in time, come in for a parking variance, like any other property. Staff

affirmed. Staff Liaison Berstene injected that if a special use were to apply for this property, the appropriateness of such special use and the required parking could be evaluated at that time. Chair Pro Tem Bransky reiterated that the parking spaces could not be taken away from the special use [case 22-16]. Staff Liaison Berstene further explained that it is up to the property owner to make wise decisions when it comes to leasing tenant spaces so that one tenant does not use up all available parking and make the other spaces un-leasable.

Member Cap added a clarification question inquiring if the existing vacant space of almost 1,000 sf is allocated parking demand analysis. Staff Liaison Berstene confirmed that she did account for parking for the vacant space, applying a ration for a professional services use since that was a recent tenant of the building and seemed most likely to go into a smaller tenant space.

Chair Pro Tem Bransky swore in the applicant, Katrina Guthrie. Chair Pro Tem Bransky invited the applicant to provide any additional information and explain in her own words the requested special use and vision for her business.

Ms. Guthrie stated that she has been providing her massage therapy services in Homewood for 9 years. Her goal is to continue providing medical massage therapy. She is expanding to accommodate more client, though no more than two at a time. She confirmed that the special use permit is specific to the massage use. Chair Pro Tem Bransky affirmed. She continued that her goal is to build community and she hopes there to be more foot work than traffic, making parking less of an issue. She explained that her location is situated at a residential block, which she loves because she's met residents already because the walk up and down the street. She shared that her personal aspiration for her space is expanding to have a display of artwork from neighboring and local artists who may not have a place to showcase their work. In terms of mental health support, she is a certified life coach and is pursuing a degree to become a therapist but that those services are essentially an office use. She refocused that the request before the Commission at this time was for the massage therapy use.

Member Castaneda stated that her questions had been answered already and it sounds like an interesting combination of uses.

Member O'Brien asked for the town associated with Mr. Brady's address, noting that it was not provided in the application. Ms. Guthrie provided that the property owner's address is in Chicago.

Member O'Brien raised the recommended action including the condition of lot consolidation. He stated that if the property owner has not agreed to submitting an application, then the Commission should strike the condition from the motion, making the motion not subject on action by the property owner. He continued that the property owner was taking the recommendation under advisement, but there is no indication he will go forward. He raised, what is the point of having that condition of approval if there is not a guarantee that it will happen 6 months or a year from now.

Staff Liaison Berstene explained that attaching the recommended lot consolidation is a tool to strengthen the recommendation to the property owner. She acknowledged that Member O'Brien raised a good point that the special use permit for the tenant and the lot consolidation by the property owner are two separate things and suggested that if the Commission choses to remove that as a condition of approval, Staff will continue to work with the property owner to pursue the lot consolidation.

Member O'Brien expressed that the findings of fact are facts to be voted on, not suppositions, and as such the "shall" in the 9th finding of fact should be struck.

Member Cap stated that he sees this application as swapping one existing business address for a new business address, and the Commission and Board approved the existing special use, so he has no problem with that.

Member Cap continued that, amplifying what Member O'Brien was saying, the lot consolidation doesn't have anything to do with the special use permit, but he is more an advocate for insisting that owners consolidate their lots. He referenced past experience on the Zoning Board where a single family home and its garage were on two separate lots and they had two different zoning classification, which was a little bit of a mess to clean it up. He stated that he is not trying to delay approval here this evening, but he is more an advocate of insisting on a lot consolidation, however that be worked out. He emphasized that he is not trying to derail approval of the special use permit for consideration.

Chair Pro Tem Bransky stated that he wanted to take the same tack as Member O'Brien, and agrees with Member Cap, but the property owner is not present and has not given a yes or no, so I don't see how we include that in the motion; that's not fair to the applicant. And in 6 months when it isn't done, what do you do then? He agreed that it is a way to apply pressure, but is not seeing where the legal hammer is at the moment. He is more inclined to keep it clean and problem free and not attach the lot consolidation as a part of the recommendation.

Member Cap expressed that he disagreed with that. He said that we either do this or don't and the legal hammer would unfortunately be on the applicant, Ms. Guthrie, and as written in the recommended motion her special use permit would be conditional upon the lot consolidation and it is up to the property owner to do that if he wants to have a tenant like the applicant.

Chair Pro Tem Bransky asked if it would have been clear to the property owner that if he wanted to lease the space for a special use that he would be required to consolidate the lots, stating that it is the change in tenant that triggered the recognition that he is sitting on two different lots that can't be used independently. He asked, where in the Ordinance or Municipal Code does it say that to lease out the empty space, you have to do this first?

Member O'Brien responded that he doesn't think that should be a burden put on the tenant.

Chair Pro Tem Bransky agreed saying that the applicant then becomes a victim of that.

Member O'Brien continued that she has been a good commercial representative for 9 years in the Village of Homewood.

Chair Pro Tem Bransky articulated that the applicant is making a good faith effort and the property is really the one lax on it, however, how would the property owner know that this would be required to open up his space again?

Staff Liaison Berstene offered that it is by going through the special use permit process, and as a new property owner, he is only now learning of these circumstances. She affirmed that the commission members raised good points.

Member Cap reiterated that he didn't want to hold up the proceedings tonight, but he is adamant that the lots be consolidated.

Staff Liaison Berstene suggested that the commissioners adjust the motion to recommend that staff continue to work with the property owner to seek lot consolidation so that it's not a hard "he must" but that it is clearly encouraged. She added that the property owner seems open to completing the consolidation and he seems like an interested property owner.

Chair Pro Tem Bransky restated that the suggestion is to keep the lot consolidation attached, but as a recommendation only. He then asked if the special use permit will go before the Board.

Staff confirmed that it will.

Chair Pro Tem Bransky asked if the provided a time frame in which Staff could get a commitment from the property owner. He continued, in other words, could the Village Board require the commitment?

Staff Liaison Mesaros suggested that the Commission could recommend that Staff work with the owner and have a formal commitment before Village Board approval.

Chair Pro Tem Bransky summarized that the Commission could recommend to the Board approval and also want to keep the recommendation for consolidation, but isn't assigning it as a condition of the special use.

Staff affirmed.

Member O'Brien pointed out that the Commission should be careful about setting precedent for other properties that might have hidden lots in common ownership, as these lots were hidden until the special use request. He added that there could be other things that come up.

Chair Pro Tem Bransky replied that is why he asked what triggered the discovery; it was the fact that the applicant came in.

Staff Liaison Berstene offered additional context, bringing forth the last case on the agenda, slated to be continued, is a similar circumstance where the property owner holds two lots and Staff is encouraging the same thing in that one.

Staff Liaison Mesaros added that for the property to be Homewood Brewing Company, the Village, as owner, consolidated all five of those lots for the redevelopment. She explained that it is something Staff would like to see, to have the lots consolidated with these approvals.

Member O'Brien stated that, keeping with Member Cap's concern, should the applicant who is being continued be contacted and move forward on the application for consolidation so that it is done by the time it comes forward for consideration. He continued, that this case sets a precedent and the same questions will come up with subsequent cases.

Member Cap reiterated the previous experience he saw with challenges of separate lots and expressed concern that that happen in the downtown. He stated that the purpose of the lot consolidation then, and now, is to make clear that the owner doesn't have a developable parking lot, but that that is part and parcel of the leasable space he has, and they of course are within the same zoning designation.

Chair Pro Tem Bransky suggested to change the language on the findings of fact #9 from “shall be” to “should be” and make a note in the motion that the Commission carry finding of fact #9 as a strong recommendation, but the Commission is not suggesting by the approval of the special use be contingent upon that; but the Village should continue to pursue that outside of the special use permit. He stipulated that he is not trying to make a motion but is giving something to think on.

Chair Pro Tem Bransky then said he doesn’t have any questions; he read the materials and likes what the applicant is trying to do with the space. He corrected that he does have one question: the applicant mentioned what she wants to ultimately arrive at with her therapy licensure – will this space suffice for what she wants to do ultimately?

Ms. Guthrie said absolutely.

Chair Pro Tem Bransky continued, will the future growth of the business all fit under the salon/spa special use, or will it require a special use permit of a different category? Staff Liaison Mesaros clarified that all of the proposed services fall into the one use category.

Chair Pro Tem Bransky invited any members of the audience to speak.

A resident of Gottschalk Avenue came forward. She congratulated the applicant on the success of her business. She asked if it is the growth of her business that is the reason for moving from the business’s current location to Gottschalk.

Ms. Guthrie replied yes.

The resident then asked about the salon use. Ms. Guthrie cut in to clarify that it is not a salon. The resident pointed out that the hearing notice says salon/spa. Ms. Guthrie conceded that that is what the business is categorized as, but she is not operating a salon or a stylist.

Ms. Guthrie and the resident asked for further clarification about the zoning use classification. Staff Liaison Berstene explained that the “salon/spa establishment” use is an umbrella that encompasses several different types of businesses that may have similar demands, such as a nail salon, hair salon, or massage establishment. She explained that, as a special use, each business can be evaluated on a case-by-case basis and understand exactly what the business owner proposes and how it will impact the neighbors.

The resident stated that she was glad she attended, because her and her neighbors were skeptical that Homewood needs another salon. Ms. Guthrie agreed that she has felt that energy from quite a few of the residents. She advocated that massage therapy should be its own category as a use in the zoning ordinance. She defended that her business and the practice of massage therapy is a healthcare service and should not be equated with a salon. She shared that the median age of her client is 62 and she is emphasizing wellness and preventative care. She invited the resident to stop in once she has her opening.

The resident continued with another question, asking about the ownership of the space behind Johnson’s Medical Supply. She explained that she was referring to the small space between 18036 Gottschalk and the stores fronting Ridge Road. Ms. Guthrie noted that she peeked in there and it looks to be used for storage- it’s not vacant- but she’s never seen anybody over there.

The resident then asked about parking, stating that she needs 3 stickers to park on the street: the village sticker, the resident sticker, and the overnight sticker. She asked Ms. Guthrie what would happen if one of her clients didn't have a residential parking sticker. Staff Liaison stated that, from the Village's perspective, someone parking on the block without the necessary permits would be ticketed. Ms. Guthrie stated that it shouldn't be a problem because there is parking available on-site.

Chair Pro Tem Bransky added that it will be incumbent upon the business owner to let her patrons know where to park and warn them not to park on the residential street where they will get ticketed.

Ms. Guthrie described the parking available to her business, including several spaces at the rear, the adjacent lot, and on-street across the street. She assured the concerned resident not to worry. The resident expressed concerns about regular commuters parking on the block to take the train. Ms. Guthrie declared that she will make sure her patrons know where to park, understanding that it is a residential street. She noted that it is a one-way street and she sees a lot of people going the wrong way.

The resident concluded with her best wishes to Ms. Guthrie for success in her new location.

Chair Pro Tem Bransky invited a commission member to make a motion.

Member O'Brien questioned Ms. Guthrie about the meeting space available to clients. She clarified that the multi-purpose room would be for use as a part of the business, not as a rental space.

Chair Pro Tem Bransky restated that the space will be for the business's events, not for outside events to use the space. Ms. Guthrie confirmed.

Member O'Brien moved to recommend approval of case 22-21 for a salon/spa establishment in the B-1 Business District for Simply Massage the Wellness Center, LLC at 18036 Gottschalk Avenue, and that it is recommended that the property owner submit an application for a lot consolidation for the two lots held in common ownership that comprise the subject property. Motion was seconded by Member Castaneda.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

CASE 22-16 – Text Amendment to Allow a Veterinary Clinic in B-4 Shopping Center District

Chair Pro Tem Bransky introduced the case and invited Staff Liaison Berstene to provide a brief presentation. Staff Liaison Berstene provided an overview of the case for the Commission and members of the public.

Chair Pro Tem Bransky called on the applicant to speak. Chair Pro Tem Bransky swore in David Rojas and invited him to give a summary of the request for both the text amendment and special use requested.

Mr. Rojas explained that this is a standard project for Petco. They have a national program to add veterinary clinics across the nation, and this time the project is for the Homewood location. No additional area will be constructed; it will all be within the existing store.

Member O'Brien had no questions.

Member Castaneda had no questions, stating that the added use within the existing store as part of a nationwide movement of the chain all makes sense.

Member Cap asked Staff to clarify that all future requests for a vet clinic in the specified zoning districts will be a special use, requiring approval by the commission. Staff Liaison Berstene confirmed that is correct.

Chair Pro Tem Bransky had no questions and invited a motion.

Member Cap moved to recommend approval of the proposed text amendment to allow operation of a veterinary clinic in the B-4 Shopping Center district as a special use and to incorporate the finding of fact into the record, for case 22-16 Petco at the Washington Park Plaza; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

CASE 22-20 – Special Use Permit to Allow a Veterinary Clinic in Petco at 17930 Halsted Street

Chair Pro Tem Bransky gave an introduction to the case and asked Mr. Rojas if he had anything specific to add for this request. Mr. Rojas stated he had no additional information.

Member O'Brien had no questions.

Member Castaneda had no questions.

Member Cap had no questions.

Chair Pro Tem Bransky had no questions and invited a motion.

Member Cap moved to recommend approval of case 22-20 for a special use permit to operate a vet clinic in the B-4 Shopping Center District for Petco Animal Supplies Stores, Inc. at 17930 Halsted Street, and to incorporate the findings of fact into the record. Member Castaneda seconded the motion.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

Case 22-19 – Variance for Garage Height for 17904 Park Avenue – Continuation

Chair Pro tem Bransky provided an overview of the case and the requested continuation to the next Planning and Zoning Commission meeting on July 28, 2022. He raised the question of the lot consolidation as discussed earlier in the meeting, asking if the Commission need do anything as a part of the continuation.

Staff Liaison Berstene offered to have a conversation with the applicant, based on the recommendation from the Commission, to guide him in preparation for the pending public hearing. She stated that this

case is different from the other one discussed as the applicant is the property owner, not a tenant, and that the nature is different being a residential property rather than a commercial one.

Member Cap clarified that the question at hand is should the commission attach a requirement for the lot consolidation to the motion for continuance. He reiterated his stance as a firm advocate for lot consolidations.

Staff Liaison Berstene affirmed that she would talk to the applicant and make it clear that the lot consolidation will be discussed so he will be prepared at his hearing.

Chair Pro Tem Bransky asked if the materials generated so far in the application for a variance reveal the issue of the two lots in common ownership.

Staff Liaison Berstene responded that in looking into the property it became clear that it was two different lots. Member Cap pointed out that the packet already indicates the two different PINs for the subject property.

Chair Pro Tem Bransky asked if it were appropriate to add to the continuation motion the same “should” for lot consolidation.

Staff Liaison Berstene reiterated that the Commission could make that recommendation and that the applicant is the property owner, whereas in the other discussion the property owner was not present. She stated that requiring the lot consolidation is the Staff recommendation, but it can be hard to enforce if the variance is given prior to.

Chair Pro Tem Bransky identified that the continuation does not need to be contingent on anything.

Member Cap pointed out that the approval could be contingent on the consolidation and that by bringing it up today, the applicant has two weeks to rectify the lots in common ownership before the hearing on the variance request.

Chair Pro Tem Bransky suggested that the lot consolidation be pursued ahead of the next meeting to hear the variance, so there’s no surprises.

Member Cap advocated for leaving the completion of the lot consolidation to Staff to work out with the petitioner.

Staff Liaison Berstene added that it will take more than 2 weeks to prepare an application for consolidation because it requires having a plat drawn. She suggested having an application form submitted while the plat is being completed.

Member Cap suggested that the applicant is likely trying to beat the end of construction season.

Member Cap moved to continue case 22-17 to the next regular meeting of the Planning and Zoning Commission on July 28, 2022; seconded by Member Castaneda.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Pro Tem Bransky welcomed Staff Liaison Berstene as the new Village Planner.

Chair Pro Tem Bransky pointed out that the brief staff overview presentations were a different approach to this meeting, included due to some of the shortened time frame for Commissioners to review the cases. He invited input from the other commissioners about that point of process.

Member Cap expressed gratitude for the quality of information provide by Staff Liaison Mesaros, in comparison to other staff members they have worked with in the past, and that the facts presented help to alleviate many clarifying questions through the hearing.

Member O'Brien stated that there is a time factor for presenting the information that commissioners already have in their packets, and as experience commission members have gone to the site to investigate on their own time. He stated that the recounting of the case information during the hearing is more for the applicants and the record than it is for the benefit of the commission members.

Member O'Brien raised a question from the meeting packet, pointing out a sentence stating "the applicant currently operates their massage therapy business" and asked if there is anyone else with Ms. Guthrie. Staff Liaison Berstene stated it was written as gender neutral. Member O'Brien clarified that he wanted to know if there are other members of the business, not stated on the application. Staff Liaison Berstene confirmed that to her knowledge, there is only Ms. Guthrie operating the business.

Member O'Brien asked if Ms. Guthrie raised a good point, while re-doing the zoning ordinance, to consider massage therapy separate from salons. Staff Liaison Mesaros stated that the new code will change that.

Member Cap suggested that it might be considered a personal service in the new code. Staff Liaison Mesaros indicated that new use categories will include professional services and massage therapy as its own distinct use.

Member O'Brien pointed out that the resident who attended came to the meeting because she thought it was going to be a salon. Staff Liaison Berstene shared that she talked at length with the applicant about her concerns of being perceived as a spa or salon.

Member Castaneda raised a question about fence variances, and the reaction and perception for a 6' fence variance in a "front yard." She suggested changing the terminology to a "side" yard. Staff Liaison Mesaros affirmed that it will be changed to "exterior side yard" in the new code.

Staff Liaison Berstene shared that she heard from one neighbor for the fence variance case who had concerns but when he understood the request was for the side yard was okay with it. Member Castaneda shared her similar experience with neighbors when installing her own corner lot fence.

Chair Pro Tem Bransky asked to have a heading for comments from neighbors included in the memo format as a reminder to ask Staff about any feedback from the notifications.

ADJOURN:

Member O'Brien moved to adjourn at 8:28 pm; Member Cap seconded.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Johnson, and Chairperson Sierzega

VILLAGE OF HOMEWOOD

Item 4. A.



MEMORANDUM

DATE OF MEETING: August 11, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-17 Garage Height Variance

APPLICATION INFORMATION

APPLICANT	David Wilk
ACTION	Variance from Section 44-144
REQUESTED	Max. Hgt for Accessory Buildings
ADDRESS	17904 Park Avenue
PIN	29-31-302-008 and -009



BACKGROUND

The applicant is requesting relief from Section 44-144 (Table 44-144.2 Summary Table of Yard and Bulk Regulations) which regulates that, in all residential districts, the maximum building height for an accessory building for a garage is 17'.

The applicant has not provided the required information to complete the application. Therefore, no further action can be taken on the incomplete application.

No motion is needed by the Planning and Zoning Commission.

VILLAGE OF HOMEWOOD

Item 4. B.



MEMORANDUM

DATE OF MEETING: August 11, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-23 Site Plan Review
Case 22-24 Variance for Parking



APPLICATION INFORMATION

APPLICANT	Mohammad Majid
ACTION	Approval of Site Plan; and
REQUESTED	Variance from Parking Requirements
ADDRESS	810 Maple Avenue
PIN	29-32-200-022-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application (Site Plan Review)	1	Mohammad Majid	07/26/2022
Application (Variance)	1	Mohammad Majid	07/19/2022
Response to Standards for Variance	2	BAU Design & Development	
Remodel of Existing Commercial Building Sheet A100	1	BAU Design & Development	07/19/2022
ALTA/NSPS Land Title Survey (for reference)	1	Nekola Survey, Inc	10/04/2021
Comment Letter	2	Site Plan Review Committee	07/29/2022
Staff Exhibits	2	Valerie Berstene, Village Planner	08/04/2022

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Vacant, former motor vehicle service and repair
PROPOSED	B-4 Shopping Center District	Retail
SURROUNDING	N: B-4 Shopping Center District	Planned Unit Development
	E: B-4 Shopping Center District	Restaurant
	S: B-4 Shopping Center District	Retail and Restaurant
	W: B-4 Shopping Center District	Office professional

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 27, 2022; and letters were sent to property owners and businesses within 250’.

BACKGROUND

The applicant recently bought the subject property, previously a tire retailer and installer. The property owner plans to repurpose the existing building and site for commercial retail spaces, fitting out the building for two tenants. The applicant requests site plan approval and a variance from Table 44-487.2. Parking Requirements.

In 1984, the property (formerly a part of Washington Park) was developed as a multi-tenant building for DeRe Goodyear Tire and Harley-Davidson. In 1997 Harley-Davidson vacated the building.

In 2004 the business rebranded as Discount Tires. The proposed façade changes were approved by the Planning and Zoning Commission (Case 04-26).

Concurrent with the application before the Planning and Zoning Commission, the proposed building repositioning will be considered by the Appearance Commission for approval of the elevations, site lighting, and landscape plan (Case 22-25).

DISCUSSION

The proposed improvements are to maintain the overall existing configuration of the site, reusing the building and parking lot for new retail tenants.

SITE CIRCULATION

The primary concern of the Site Plan Review committee related to the circulation through the site. In its existing condition, the site has two-way traffic through the parking lot, and angled parking at the east side of the site. In preliminary review, Staff recommended restriping the angled parking to 90-degree to provide greater safety on a two-way drive, and reduce the sidewalk at the east side of the building to accommodate the required width of the two-way drive aisle. Upon official review of the current plan, Staff noted the pinch point at the northeast corner of the building which may pose a hazard to two-way traffic. Staff has recommended one of two solutions the applicant may consider to optimize safety and traffic flow on the site: creating a one-way circulation through the site; or providing more clear lane delineation around the corner. To further guard against collisions at this pinch point, the applicant may consider installing a stop sign for the east-bound vehicles.

The existing sidewalk along the east side of the building is an apron flush to the parking lot pavement (functional to the former tire change use). To protect patrons walking to/from the stores, and the building itself, Staff recommends either re-grading the site and providing a barrier curb at the sidewalk, or providing bollards at the edge of the pavement to delineate and protect people on the sidewalk.

Staff can continue to work with the applicant to determine the best design solution to address these concerns. For the full Site Plan Review Comments, refer to the attached letter to the applicant, dated July 29, 2022.

PARKING REQUIREMENTS VARIANCE

The applicant requests a variance from the parking requirements of Table 44-487.2 of the Homewood Zoning Ordinance. Table 44-487.2 requires 1 parking space per 250 sf of commercial retail space. For the

proposed 11,940 sf of retail space, 48 parking spaces are required. The existing site has 22 parking spaces. The applicant proposes restriping the site which will maximize the on-site parking at 28 parking spaces. This achieves 58% of the required parking, or a ratio of 1 per 426 sf. Because the former use was motor vehicle service and repair, the site was developed with less parking than for commercial retail. The applicant proposes to reuse the existing building and site. The existing development of the site and its adjoining properties limits the applicant's ability to provide more parking on-site. The two proposed retail tenants include a beauty supply shop and a tobacco shop.

Staff recommended that the petitioner pursue a shared parking agreement for spaces in the adjacent Kohl's Lot, directly to the north of the subject property. The applicant has not provided any evidence of communications with the adjoining property owner in discussion of a shared parking agreement.

The applicant's responses to the Standards for a Variance are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-82 of the Zoning Ordinance. The findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 810 Maple Avenue and owned by the applicant, Mohammad Majid.
2. The subject property is located in the B-4 Shopping Center Zoning District.
3. Commercial retail is a permitted use in the B-4 Shopping Center Zoning District.
4. The existing development of the subject property, including the 11,940 sf building and surface parking, was formerly purpose-built for motor vehicle service and repair.
5. The Homewood Zoning Ordinance requires 1 parking space for every 250 sf of retail space, or a total of 48 spaces for the proposed 11,940 sf of retail.
6. The applicant proposes to provide 28 parking spaces on the subject property.

PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approval of Case 22-23 Site Plan for 810 Maple Avenue as proposed on the drawings submitted by BAU Design and Development, dated July 19, 2022 subject to the applicant resubmitting drawings addressing the comments of the Site Plan Review Committee, dated July 29, 2022;

And

Approval of Case 22-24 Variance from Table 44-487.2 Parking Requirements to allow 810 Maple Avenue to operate with 28 parking spaces;

And

Incorporate the Findings of Fact into the record.



VILLAGE OF
HOMewood
2020 Chestnut Road,
Homewood, IL
60430
(708) 206-3385

APPLICATION FOR SITE PLAN REVIEW

SUBJECT PROPERTY ADDRESS/LOCATION: **810 Maple Ave**

APPLICANT: **MOHAMMAD MAJID**

CONTACT INFORMATION:

Name: **MOHAMMAD MAJID**

Phone (daytime): [REDACTED]

Address: **9200 S. 78th AVE**

Fax: [REDACTED]

HICKORY HILLS, IL 60457

Email: [REDACTED]

TYPE OF DEVELOPMENT:

☒ Commercial

☐ Multi-family

☐ Other

Briefly describe proposed development:

REMODEL OF EXISTING COMMERCIAL BUILDING FOR RETAIL SPACES

Describe present use of property:

TIRE SALES/SHOP IN COMMERCIAL BUILDING

REQUIRED SUBMISSIONS:

- ☐ Completed application
- ☐ Plat of survey with legal description (15 copies)
- ☐ Site plan drawn to scale indicating present and proposed improvements to the site
At a minimum, the site plan should identify the following:
- Boundary identification
 - Utility location
 - Traffic circulation
 - Fire hydrant locations
 - Building footprints
 - Ingress/egress locations
 - Accessory structures
 - Proposed curb cuts
 - Major topographic information
 - Infrastructure improvements
 - Drainage/detention plans
 - Parking lot design
 - Major landscaping features

Office Use Only

Zoning of Property: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ B1 ☐ B2 ☐ B3 ☐ B4 ☐ DO ☐ M ☐ PL

Date Application Received:

Case No.:

Application Fee Paid: ☐ \$50.00

Signature of Applicant

07-26-2022

Date



**VILLAGE OF
HOMEWOOD**
2020 Chestnut Road,
Homewood, IL 60430
(708) 206-3385

APPLICATION FOR ZONING ACTION

SUBJECT PROPERTY ADDRESS:

APPLICANT INFORMATION:

Name: **MOHAMMAD MAJID**

Email: [REDACTED]

Phone (daytime): [REDACTED]

Address: **9200 S. 78th AVE, HICKORY HILLS, IL**

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Email:

Name:

Phone (daytime):

Address:

Fax:

Requested zoning action; please be specific:

We request a variance for the required off-street parking. Per code we are required to provide 48 total parkings stalls (1 stall / 250 gsf). We ask for a variance to reduce the requirement to 26 total parking stalls (1 stall / 465 gsf).

Has the present owner applied for zoning action for this property within the last 12 months: ☐ Yes ☒ No

REQUIRED SUBMISSIONS:

- ☐ Completed application
- ☐ Site plan drawn to scale indicating the proposed improvement to the subject property
- ☐ Statement which addresses Conditions for Variances (see attached instruction sheet)
- ☐ Proof of ownership or interest of ownership
- ☐ Plat of survey with legal description

* IMPORTANT *

A plat of survey is required to accurately evaluate your request. The measurements shown on the plat will be used during the hearing. If you intend to present evidence other than what is shown on your plat, you will need to provide a current plat of survey.

SUPPLEMENTAL EVIDENCE (OPTIONAL):

- ☐ Photographs of the property seeking a variation
- ☐ Petition of neighboring property owners stating that they do not object to the proposed variation

Office Use Only

Zoning of Property: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ B1 ☐ B2 ☐ B3 ☒ B4 ☐ DO ☐ M ☐ PL

Requested Action: ☒ Zoning Variance ☐ Administrative Variance ☐ Minor Variance

Current Use: ☐ Conforming ☐ Nonconforming ☐ PUD Variance Request - HZO Section No.:

Date Application Received: Case No.:

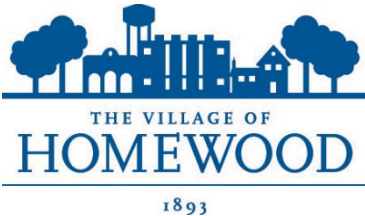
Application Fee Paid:	Zoning Variance	Administrative Variance	Minor Variance
Residential	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$100.00
Commercial	<input type="checkbox"/> \$250.00	<input type="checkbox"/> \$250.00	<input type="checkbox"/> \$100.00

I hereby certify that the statements and facts given on this application are true and complete to the best of my knowledge. I agree that if granted the variation requested, the resultant land use will at all times comply with applicable resolutions, ordinances and standards of the Village of Homewood.

Signature of Applicant

07-19-2022

Date



STANDARDS FOR VARIANCE

Street Address: 810-20 MAPLE AVE
Zoning District: B-4 Shopping Center District
Requested Variance: REQUIRED OFF-STREET PARKING

No zoning variance shall be granted as authorized in this section unless findings based upon the evidence presented in each specific case establish that the standards below are met:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The existing occupancy was a special use for a tire shop. This allowed for unique circumstances to exist, such as the ratio of the larger building to limited parking spaces.

2. Is the plight of the owner due to unique circumstances?

Yes, due to the permitted special use it allowed for such a large building which could store cars, but only a limited need for parking. Thus, available parking on the lot is very limited by the existing circumstances.

3. Will the variance, if granted, alter the essential character of the locality?

No, it will not alter the essential character. The businesses will not function with large crowds of patrons at one time, but rather smaller numbers of 4-5 guests spread throughout different hours of the day.

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination, when there are practical difficulties or particular hardships, shall also take into consideration the extent to which items below have been established by the evidence:

4. Do the particular physical surroundings, shape or topographical conditions, or the specific property involved bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out?

Yes, the existing permitted special use allowed for such a large building, with only a limited need for parking. Thus, available parking on the existing lot is very limited by the existing unique circumstances.

5. Do the conditions upon which the petition for variance is based be applicable generally to other property within the same zoning classification?

This is a unique condition due to the limited property area available for parking, in comparison to the large footprint of the building.

STANDARDS FOR VARIANCE

6. Has the alleged difficulty or hardship or the alleged unique circumstance, been created by any person presently having an interest in the property?

No

7. Will the granting of the variance be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located?

No

8. Will the proposed variance impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood?

No, these will not be affected due to the fact that parking currently exists on the property.

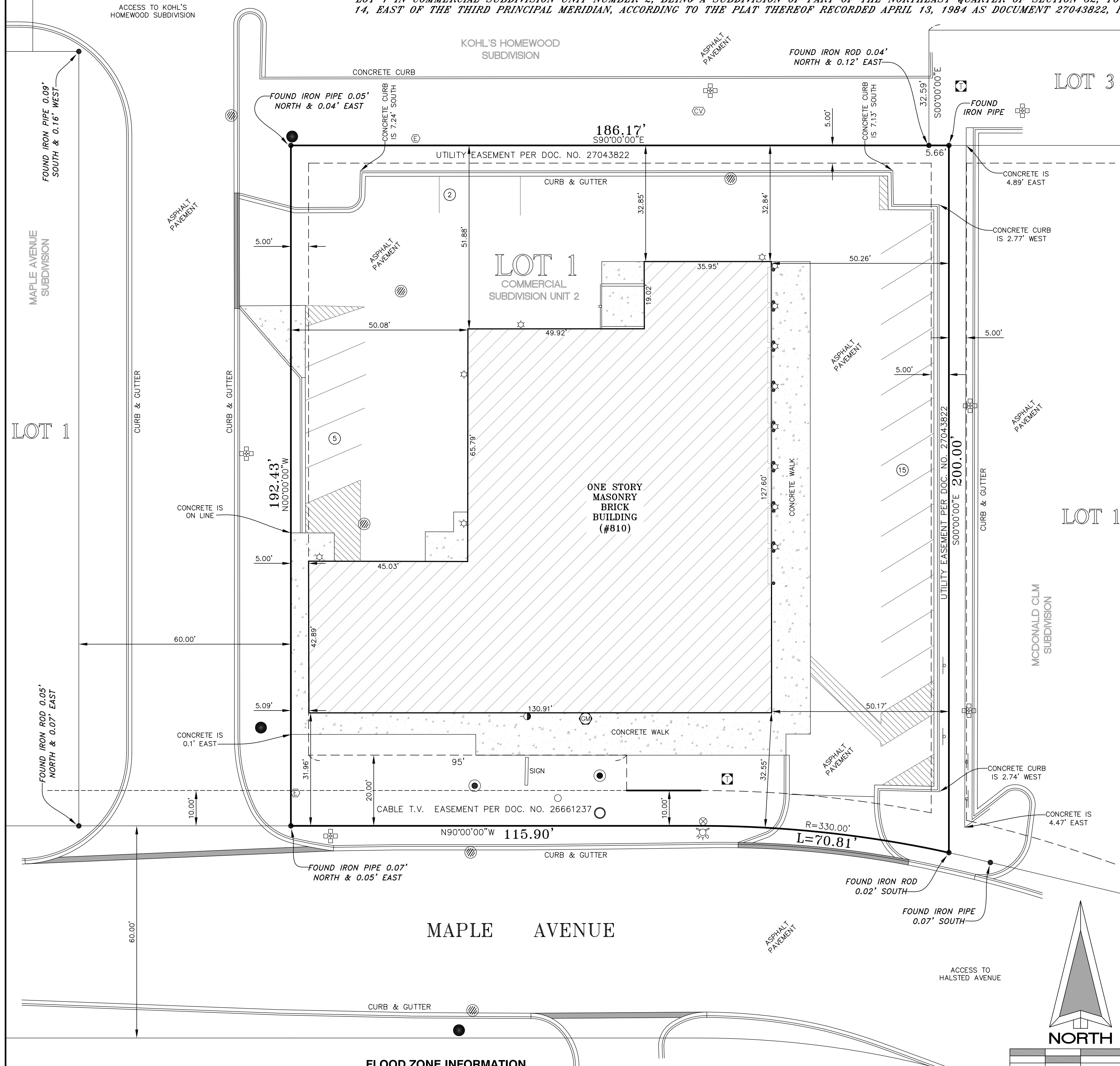




A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

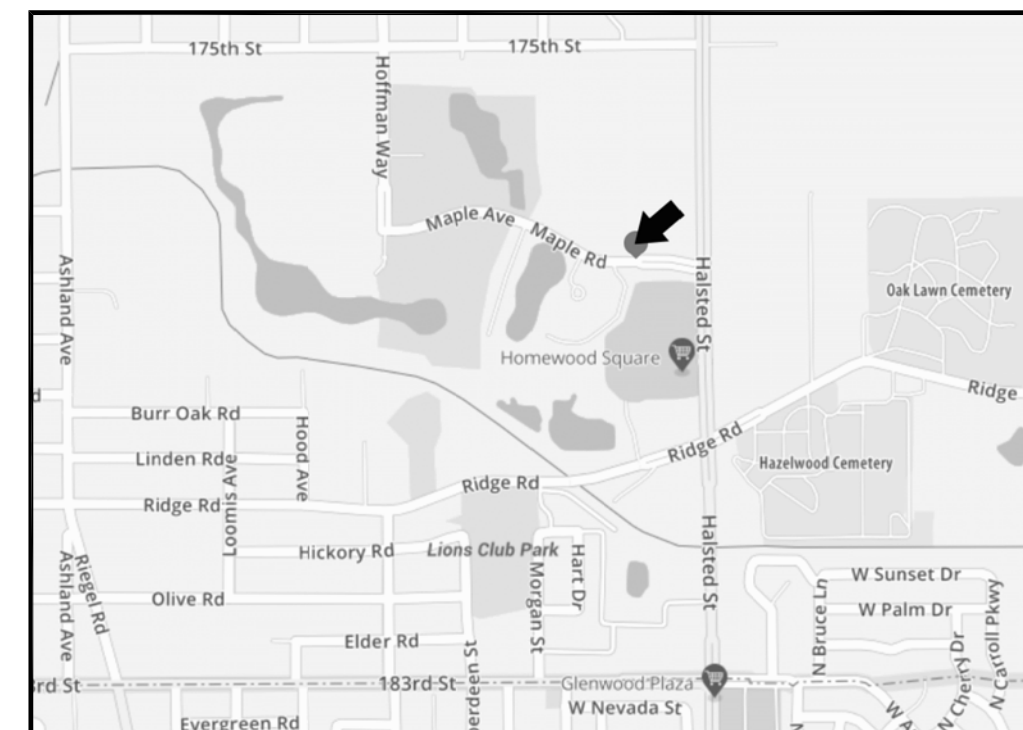
LOT 1 IN COMMERCIAL SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1984 AS DOCUMENT 27043822, IN COOK COUNTY, ILLINOIS.

P.I.N. 00-00-000-000
00-00-000-000



NOTES

1. ANY UTILITIES SHOWN ARE LOCATED BY PHYSICAL EVIDENCE. FOR ACCURATE LOCATIONS FIELD EXCAVATE AND VERIFY.
2. ANY DISCREPANCIES DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
3. REGARDING MATTERS OF RECORD WE HAVE RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANYS COMMITMENT NUMBER NCS-1074650-PHX1, DATED JUNE 16, 2021.
4. BASIS OF BEARINGS: NORTH LINE OF MAPLE AVENUE AS SHOWN: N90°00'00"W (PER PLAT OF SUBDIVISION).
5. FENCE LOCATIONS ARE MADE TO CENTER OF POST.



SYMBOL LEGEND

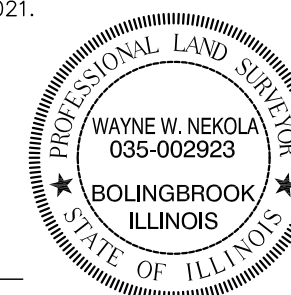
- | | |
|--------------------------|--------------------|
| ⊗ - CATCHBASIN | ⊕ - A.C. UNIT |
| ⊙ - SANITARY MANHOLE | — DEPRESSED CURB |
| ● - STORM MANHOLE | ⊖ - FIRE ALARM |
| ⊕ - ELECTRIC MANHOLE | ⊕ - DOWNSPOUT |
| ⊗ - VALVE & VAULT | ⊕ - CONTROL VALVE |
| ⊙ - MANHOLE UNDETERMINED | • - BOLLARD |
| ⊕ - GAS VALVE | ⊕ - GAS METER |
| ⊕ - BUFFALO BOX | ⊕ - ELECTRIC METER |
| ⊕ - LIGHT POLE | ⊕ - WATER METER |
| ⊕ - STREET SIGN | ⊕ - SECURITY CAM |
| ⊕ - FIRE HYDRANT | ⊕ - LIGHT |
| ⊕ - COM. ED. CANISTER | ⊕ - STREET LIGHT |
| | ⊕ - TRANSFORMER |

STATE OF ILLINOIS)
COUNTY OF WILL) ^{SS}

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND MAJID RE, LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 11 (AS OBSERVED) AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THE 31ST DAY OF AUGUST, 2021.

DATE OF PLAT OR MAP: 4TH DAY OF OCTOBER, 2021.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.



PREPARED FOR: **SWEIS LAW**

JOB ADDRESS: **810 MAPLE AVENUE, HOMEWOOD, IL.**

JOB NO.: **21-08-0003**

DRAWN BY: **KAB**

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

© COPYRIGHT NEKOLA SURVEY INC. 2021 "ALL RIGHTS RESERVED"

SITE INFORMATION
LOT AREA = 36,001 SQ. FT.
BUILDING FOOTPRINT AREA = 11,940 SF/33%

FLOOD ZONE INFORMATION
FLOOD ZONE: "X" (AREA OF
MINIMAL FLOOD HAZARD)
MAP NO. 17031C0734J
DATED AUGUST 19, 2008

RICHARD HOFFMAN
CONSOLIDATION



REMODEL OF EXISTING COMMERCIAL BUILDING

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

ADOPTED BUILDING CODES


2018 INTERNATIONAL BUILDING CODE w/LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE w/LOCAL AMENDMENTS
2003 INTERNATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE w/LOCAL AMENDMENTS
2018 INTERNATIONAL FUEL/GAS CODE w/LOCAL AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/LOCAL AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE w/LOCAL AMENDMENTS

ENERGY CONSERVATION STATEMENT

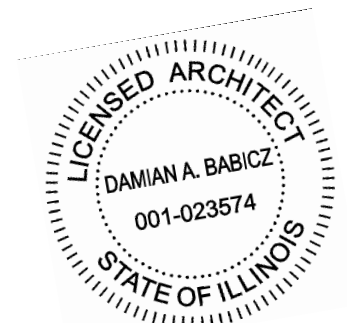
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

810-20 MAPLE AVE.
HOMEWOOD, IL 60430

(x) FULLY COMPLY () NEED NOT COMPLY

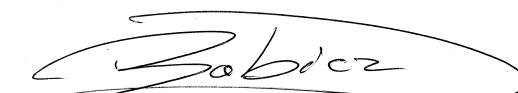
SIGNED:  DATE: 07-19-2022

Illinois License Number: 001-023574

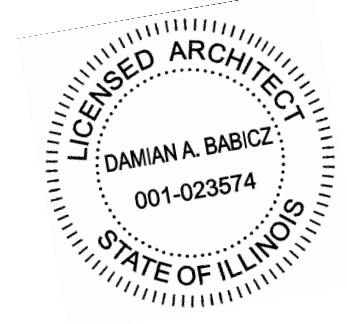


CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF HOMEWOOD BUILDING AND ZONING CODE.

SIGNED:  DATE: 07-19-2022

BAU DESIGN & DEVELOPMENT
Design Firm Number: 184-007502
Illinois License Number: 001-023574 Exp: 11/2022



DRAWING INDEX	
Sheet Name	Sheet Number

COVER	A100
DEMOLITION PLAN	A101
PROPOSED PLANS	A102
PROPOSED PLANS	A103
PROPOSED PLANS	A104
PROPOSED PLANS	A105
EXITS & ACCESSIBILITY	A106
EXITS & ACCESSIBILITY	A107
OCCUPANCY	A108
ELEVATIONS	A201
SECTIONS	A301
SECTIONS	A302
STRUCTURE	S101
LANDSCAPE	L101
PHOTOMETRIC PLANS	L102
MECHANICAL	M101
MECHANICAL	M102
MECHANICAL	M103
ELECTRICAL	E101
ELECTRICAL	E102
PLUMBING	P101

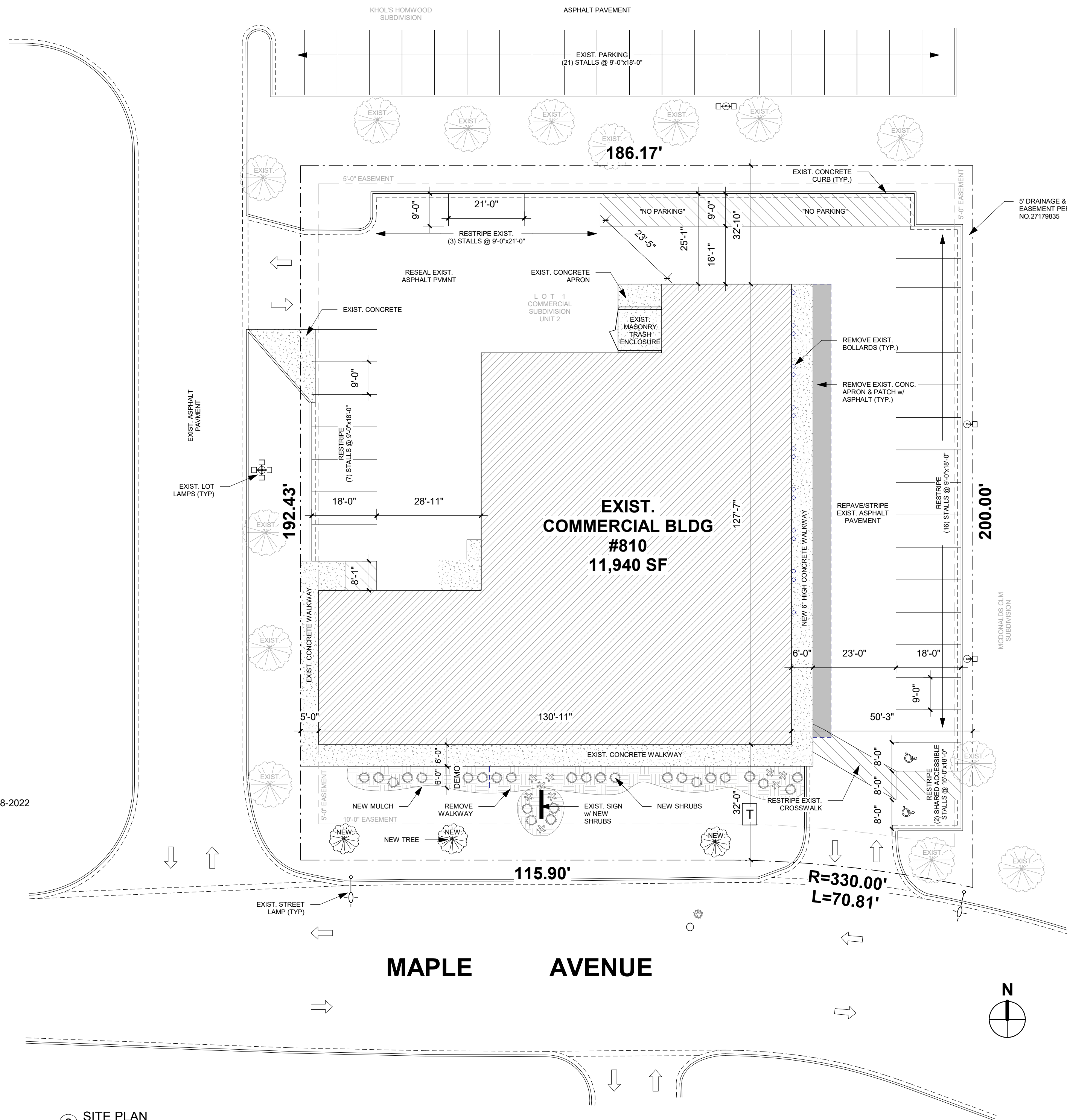
2 D.B. 06-04-2022

-AUTOMATIC FIRE ALARM / SPRINKLER SYSTEM SHALL BE DESIGNED AND SUBMITTED BY A CERTIFIED THIRD-PARTY CONTRACTOR UNDER SEPARATE PERMIT.
-ALL SIGNAGE DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.

NOTE: IF APPLICABLE, ALL ZONING, SITE ENGINEERING AND FIRE PROTECTION REVIEWS, INCLUDING THOSE FOR EXTERIOR SIGNAGE, LIGHTING, COLORS, SITE IMPROVEMENTS, ROOFTOP SCREENING, FIRE SPRINKLER, FIRE ALARM, ETC. ARE REVIEWED BY OTHERS UNDER SEPARATE SUBMITTAL AND, AS SUCH, ARE NOT WITHIN THE SCOPE OF THIS REVIEW.

ZONING DATA

ZONING DISTRICT	COMMERCIAL (B-4)
LOT AREA:	36,001 SQ FT.
TOTAL BUILDING AREA	11,940 SQ FT.
CONSTRUCTION TYPE	II-B
PREVIOUS OCCUPANCY TYPE	S-I
OCCUPANCY TYPE	M
TOBACCO OCCUPANT LOAD (1-2 EMPLOYEE INCL.)	27
BEAUTY OCCUPANT LOAD (2-3 EMPLOYEE INCL.)	53
OCCUPANT LOAD TOTAL	80
REQUIRED PARKING SPACES (11,940 GSF/250)	48 STALLS
PARKING SPACES	21 STALLS
HANDICAP PARKING SPACES	2 STALLS
TOTAL PARKING	23 STALLS



2 SITE PLAN
1" = 20'-0"

COVER

ISSUED FOR PER 03-28-2022 Item 4. B.

REVISIONS 1 04-28-2022

REVISIONS 2 06-04-2022

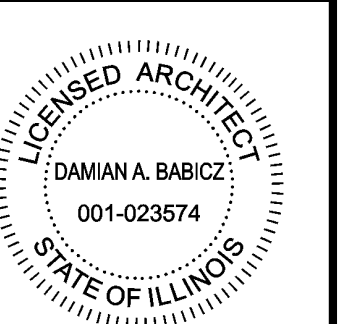
VARIANCE & APPEARANCE REVIEW 07-19-2022

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

REMODEL OF EXISTING COMMERCIAL BUILDING

810-20 MAPLE AVE
HOMEWOOD, IL 60430



DATE: 07-19-2022

PROJECT: #21-071 DB

SHEET NO. A100

17/07/2022 4:59:48 PM

VILLAGE OF HOMEWOOD



SITE PLAN REVIEW

DATE: July 29, 2022

Project: 810 Maple Avenue Building Repositioning

Attendees:

Village of Homewood

Valerie Berstene	Village Planner
Tony Billo	Building Inspector
Napoleon Haney	Village Manager
Max Massi	Village Engineer
Angela Mesaros	Director of Economic and Community Development
Denise McGrath	Police Chief
John Schaefer	Director of Public Works

PROJECT DESCRIPTION:

Repositioning of existing 11,000 sf multi-tenant building, formerly home to Discount Tires, to new multi-tenant space (tobacco shop and beauty supply store).

Preliminary Site Plan Review comments were provided to the applicant in April. The applicant has followed up with several calls and meetings with Village Staff subsequently, prior to submitting the current drawings for formal review.

STAFF COMMENTS:

Engineering

1. Due to the scope of work presented, please provide complete civil engineering drawings.
2. The entire parking lot should be resurfaced. Patching and sealing will not be sufficient at this time.
3. Provide a concrete apron at the dumpster where the current pavement is rutted from years of truck movement.
4. The drawings provided indicate a new 6" curb at the sidewalk along the east side of the building. This will not be possible without re-grading the entire parking lot. Coordinate with a civil engineer. Staff still recommends use of bollards to protect the walkway and building when a barrier curb is impractical given the existing conditions.
5. The parking lot circulation has a pinch point at the northeast corner of the building. Currently, the building has a sign mounted on the corner of the building calling attention to the blind corner. Staff recommends one of the two solutions:
 - a. Create a one-way loop through the parking lot to eliminate the potential for head-on collisions at this corner.

- b. Remove one parking space to the west of the hatched “no parking” area at the north of the parking lot. Remove the “no parking” striping. Add striping to indicate the path of travel lane that swings wide around the building.

Building Department & Fire Department

6. The building requires full sprinklers for fire suppression. One fire suppression service line is acceptable.
7. Provide structural calculations for the new rooftop unit shown on the plans.
8. Replace the gates on the trash enclosure.
9. Consider adding a bollard at the northeast corner of the building.
10. Consider adding a stop sign at the edge of the sidewalk for east-bound vehicles navigating around the northeast corner of the building.

Public Works

11. Will the owner be responsible for paying all water/sewer utilities? This runs the risk that if the owner does not pay, utilities to the entire building will be shut off. Staff recommends providing unique domestic services lines, with shut-off valves accessible from the outside, for each tenant.

Police Department

12. Provide plans indicating the proposed security cameras, interior and exterior.
13. Propose a solution to the pinch point in circulation around the north east corner of the building as discussed above.

Planning

14. The proposed plans show interior partition walls being constructed along the exterior perimeter, blocking all but a few of the windows. In the interest of public health and safety, as well as the viability of the tenant businesses, Staff recommends reducing the permanent window coverings to no more than 50% of the area from 30” above grade to the tops of the windows. The transparency will provide visibility into/out of the store aiding in crime prevention, effective emergency response, and visibility of merchandise and activity that will draw potential customers inside.
15. See the attached comments for the landscape plan reviewed by the Village Arborist.