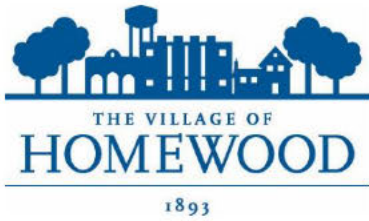


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

January 25, 2024

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 January 11, 2024 Planning and Zoning Commission meeting.

4. Public Comments

5. Regular Business:

A. Case 24-01: SUP Indoor Commercial Place of Assembly at 18205 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=UkU5TiBQc0R0QXkxektpaGRYdz09>

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: **January 11, 2024**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

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

ROLL CALL:

In attendance were Members Alfonso, Cap, Castaneda, O'Brien, and Chairman Sierzega. Present from the Village was Staff Liaison Angela Mesaros, Assistant Economic & Community Development Director Noah Schumerth, and Building Department Secretary Darlene Leonard. There were approximately 3 people in the audience. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked if there were any changes or corrections to the minutes of October 19, 2023. There were no changes.

Member O'Brien moved to approve the minutes; seconded by Member Cap.

AYES: Members Alfonso, Cap, and O'Brien

NAYS: None

ABSTENTIONS: Member Castaneda and Chairman Sierzega

ABSENT: Members Bransky and Johnson

REGULAR BUSINESS:

CASE 23-28: Zoning Variance to the Parking Requirements to operate a restaurant at 810 Maple Avenue

Chairman Sierzega introduced the case and swore in the petitioners, Emad Abed and Mohammad Majid, and asked them to present their case.

Mr. Abed stated they are proposing to open a fast casual Mediterranean restaurant which would be their third location with the other two being in Downers Grove and Bolingbrook. He stated that about 20% of their business is carryout, approx. 65% is online orders, with the remainder being walk-ins.

Chairman Sierzega asked if there would be any issues with parking.

Mr. Amed stated with guidance from Asst. Direct. Schumerth they did a 2-week parking survey of the use of parking spaces and will be creating 4 additional spaces in the rear of the building and creating an

entrance to the restaurant space in the rear with 3 of the spaces designated for carryout customers only.

Member Alfonso asked if there would be dining in and how many dine in at the other locations.

Mr. Abed stated there will be 3 tables and maybe 1-2 people at the other locations. And added that since Covid they shifted to a majority of online and delivery. The majority of people are in only to wait for their food to be prepared and stated they are like Chipotle or Subway with the style of ordering.

Member Alfonso voiced concern that the parking spaces aren't being used by the other businesses at the location.

Mr. Amed stated that they are newer businesses, but they are "grab and go" types of business. Mr. Majid added that customers are not really there for more than 5 minutes.

Member Cap stated that the improvements on the exterior are an enhancement to the area and asked if the parking review was done by them (the applicants).

Mr. Majid stated they took screen shots from the CCTV feed.

Member Cap stated the parking requirements are based on the square footage of the building and asked the peak hours of the other locations. Member Cap asked how many customers are served during peak hours.

Mr. Majid stated maybe 12-3 with Mr. Abed stating it's more like lunch and dinner hours like 11:30-1 and then 6-7.

Mr. Abed stated their daily estimate is based on the number of tickets, on week days it's 50-60 in a 12-hour span and weekends it's about 80 tickets with online and pickup orders being 65-75%. Mr. Abed stated the business is designed for pick-up and leave not to dine in.

Member Cap asked if the proposed location is the same size as the other locations. Member Cap stated that the requirement is 6 dedicated spaces and there seems to be 5 cars per hour parked on site with 28 spaces and he is satisfied with the information and that the parking is sufficient.

Mr. Abed stated the Bolingbrook location is about 1700 square feet and the Downers Grove location is about 1800 square feet.

Member O'Brien stated that in the minutes from the August 11, 2022 meeting the applicants were asked if there would be a third business on site and they responded "no" and asked if the existing businesses were doing strongly then why did they state financial hardship on the application.

Mr. Abed stated that the space has been empty and the financial hardship is related to the property value and the burden of the tax bill being paid out of pocket with Mr. Majid adding because the space is not being used.

Member O'Brien asked if the 2 other businesses are still strong businesses. Both Mr. Abed and Mr. Majid stating yes.

Member O'Brien stated there is a transposition of numbers in the square footage of the building in #9 of the Findings of Fact and it will need to be corrected.

Mr. Majid stated that the building is 11,980 square feet; it's just under 12,000.

Member O'Brien questioned the square footage of the smoke shop and beauty supply shop because of the square footage numbers that are stated in the August 11, 2022 meeting minutes and asked if the storage space of 653 square feet will still remain with the restaurant going in. Member O'Brien asked if there would be the 3 businesses and a storage space at the location.

Mr. Majid stated that tobacco shop and beauty supply shop switched spaces and the numbers may be from before that happened.

Assistant. Director Schumerth stated the location is 11,940 square feet and that is what comes up on the tax record and he believes the spacing was combined with one of the businesses.

Mr. Abed stated there is no storage space.

Asst. Direct. Schumerth stated they worked with the applicant to reduce the square footage of the restaurant location to what is in the provided memo and the 653 square footage was grouped with another business or will remain vacant and unused and added that the variance is in regards to the proposed restaurant and not the usage in the building.

Staff Liaison Mesaros stated the Findings of Fact from 2022 reflect the square footage of the building as 11,940.

Member Castaneda stated she goes by the location often and has been into the beauty supply shop and has always been able to get a parking space in front and is always in and out. Member Castaneda added that the food is not one that is currently available in town and variety is a good thing and added that she believes the closest restaurant offering this type of food may be located in Orland Park.

Chairman Sierzega asked the hours of operation, they type of food on the menu, and other questions regarding the seating and staffing.

Mr. Abed stated the hours would be 10:30-10 Monday-Saturday and closing an hour earlier on Sundays, 10:30-9. They will be offering Mediterranean food, there is no drive-up window, there will be 10-12 chairs and a couple of tables but no wait staff. There will be 3 employees and prep would take place for roughly an hours before opening, but it would be things like chopping of vegetables no cooking.

Chairman Sierzega asked if there were any questions from the audience.

Trustee Ann Colton stated she is a big fan of that type of food and she is looking forward to it opening.

Chairman Sierzega asked how long the other locations have been open.

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Mr. Abed stated the location in Downers Grove has been open 5 years and the Bolingbrook location has been open about 3 years.

Member O’Brien asked why it was classified as fast food and not restaurant.

Staff Liaison Mesaros stated that it is not a full service restaurant, but casual style and that it is not defined in the code.

Member Cap stated the old code did take into account for fast casual and carryout. Staff Liaison Mesaros and Asst. Direct. Schumerth stated that is correct.

Chairman Sierzega asked how long before it would open.

Mr. Abed stated 60-90 days to buildout; they hope to be open by June.

Member Alfonso asked the name of the restaurant.

Mr. Abed stated Fill-a-Pita.

A motion was made by member O’Brien to recommend approval of Case 23-28 for a Variance from Table 44-05-01 (C) and General Off-Street Parking Requirements in Section 44-05-01(A) to allow the operation of a new carryout food service establishment at 810 Maple with 28 parking spaces, and incorporate the corrections Findings of Fact regarding the square footage in #9 into the record seconded by Member Cap.

AYES: Members Alfonso, Cap, Castaneda, O’Brien, and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Members Bransky and Chairman Sierzega

OLD BUSINESS:

Chairman Sierzega asked the status of Stoney Point and the Brewery.

Staff Liaison Mesaros stated they are saying the end of the month, but thinks March 1 maybe more likely.

The Brewery is hoping to open by April.

NEW BUSINESS:

Asst. Direct. Schumerth stated there will be a special use on January 25 with the notice just going to the Southtown. Honeycomb Hideout wants to offer fitness classes, and such does not fall under their current use grandfathered from the previous zoning ordinance, and need to be reclassified as an indoor commercial place of assembly to support a wider range of uses. Staff Liaison Mesaros stated it is located next door to the cycling fitness location on Dixie.

ADJOURN:

Members Alfonso moved to adjourn the meeting; seconded by Member Cap; all members voted in favor. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Angela Mesaros

Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 25, 2024

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 24-01: Special Use Permit for Indoor Place of Assembly (Indoor Fitness)

APPLICATION INFORMATION

APPLICANT	Dionne Townsend
ACTION REQUESTED	Special Use Permit for Indoor Place of Assembly (Fitness)
ADDRESS	18205 Dixie Highway, Homewood, IL, 60430
PIN	29-31-409-056-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant, formerly Dentist Office (Medical Office)
PROPOSED	B-2 Downtown Transition	Fitness Center (Indoor Commercial Place of Assembly)
SURROUNDING	N: B-2 Downtown Transition	Multi-Tenant Commercial Center
	E: R-2 Single-Family Residential	Single-Family Residential
	S: B-2 Downtown Transition	Retail, Less than 5,000 sq. ft.
	W: B-2 Downtown Transition	Church (Place of Assembly, Indoor Non-Commercial)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on January 11, 2024; letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Non-Residential	2	Dionne Townsend, Applicant	12/28/2023
Response to Standards for “Special Use”	2	Dionne Townsend, Applicant	12/28/2023

Original Business Operation Certificate Application and Summary	3	Dennis Bubenik, Former Finance Director	09/30/2022
Floor Plan	1	Dionne Townsend, Applicant	09/30/2022
Staff Exhibits	2	Noah Schumerth, Asst. Director Econ./Comm Dev.	01/05/2024

BACKGROUND/PROJECT SUMMARY

The applicant, Dionne Townsend, is proposing a change of land use at 18205 Dixie Highway requiring a Special Use Permit. The applicant operates Honeycomb Hideout, an event center currently classified and approved as a *banquet hall/event space/office* use. The use was classified and approved under the previous Zoning Ordinance when the business received a certificate to operate in 2022.

The applicant has proposed to add fitness class programming to the *existing banquet hall/event space/office* land use. The addition of fitness classes and programming represents an expansion of existing land use and does not conform to the existing land use category, which has been grandfathered following the adoption of the new Village Zoning Ordinance in 2023. The new land use category under the new Village Zoning Ordinance is *indoor commercial place of assembly, less than 5,000 sq ft*. The existing business is located within the B-2 (Downtown Transition) zoning district, which requires a Special Use Permit for the approval of an *indoor commercial place of assembly* use.

HISTORY

The subject property is a unit within a *multi-tenant commercial center* with a gross floor area of 19,540 square feet. The building is located on a 1.13-acre site and constructed in 1967. The structure has six tenant spaces, three of the spaces have seen significant turnover in the past several years. The existing tenant mix in the building includes a restaurant, and a child care center. A Special Use Permit was approved by the Village Board of Trustees in November 2023 for a fitness center in the tenant space adjacent to the applicant’s business. The space is currently under construction to open within the next few months.

DISCUSSION

The applicant currently operates Honeycomb Hideout, an event center located within the subject property, an existing multi-tenant commercial building located on Dixie Highway. The use was approved as a *banquet Hall/event Space/office* use under the former zoning ordinance, which was replaced in early 2023. The applicant proposes the inclusion of fitness classes and programming within their existing business, which represents a change of use from the existing *banquet/event Space/office* and requires an update of the land use classification to *indoor commercial place of assembly* in the current Zoning Ordinance. This use requires a Special Use Permit in the B-2 (Downtown Transition) zoning district.

The applicant has identified that the operator of the fitness classes and programming will rent out the Honeycomb Hideout space. The fitness business owner has recently closed its physical business. The applicant has stated that the shuttered business was near Honeycomb Hideout, and that the business has been renting space at Mitch’s Fitness in Richton Park south of Homewood. The applicant has noted that the proximity of Honeycomb Hideout to the previous business provides a unique opportunity for the other business to continue operation.

A Special Use Permit application is designed to evaluate a new use against the use-specific requirements outlined in the Village Zoning Ordinance, and provides opportunities for the careful evaluation of conditions to ensure that the use does not adversely harm public health, safety, or public welfare while aligning with planning goals and plans adopted by the Village. The Village is granted the right to impose conditions or restrictions that mitigate any potential negative impact.

Use-Specific Regulations

The Special Use Permit application must be evaluated against use-specific regulations outlined in Section 44-04 of the Village Zoning Ordinance. Uses classified as *indoor commercial place of assembly* must adhere to the Place of Assembly Use Standards outlined in Section 44-04-04(B) of the Village Zoning Ordinance. This section primarily requires the evaluation of places of assembly (commercial and non-commercial) to ensure the mitigation of potential impacts on surrounding properties and zones.

According to Section 44-04-04(b) of the Village Zoning Ordinance, all *indoor places of assembly* shall be located on an arterial or collector roadway. This property is located on Dixie Highway, classified as a Minor Arterial. The roadway serves as a primary north-south route through the community and is capable of supporting uses with greater intensity of traffic, noise, or other potential externalities. Per local use-specific regulations, the subject site is deemed to be suitable for the proposed use.

Special Use Standards Analysis

The Special Use Permit application must also be considered against standards for Special Uses identified in Section 44-07-06 of the Village Zoning Ordinance. These standards are applied to all Special Use Permit applications. The applicant has provided a set of responses to each of the standards for Special Uses, which is attached as an appendix to this memo. A summary of the staff review of the Special Use Standards is included below in Table A.

Table A – Special Use Standards Assessment

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>"I will be renting out my space to another established business owner whose business recently closed down. I am in close proximity to her previous classes so my space is deal for her classes."</i>	Staff has no concerns about the public convenience of the use. The use allows for the continued operation of a local business in an accessible manner.
Is the special use detrimental to the economic welfare of the community?	<i>"There will not be any negative impact. The classes are for only one hour a couple of times a week."</i>	Staff has no concerns about potential harm to economic welfare caused by the proposed use.

<p>Is the use consistent with the goals and policies of the Comprehensive Plan?</p>	<p>N/A</p>	<p>The proposed use is a commercial use that aligns with the type of activity sought after in the central business district of Homewood.</p>
<p>Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?</p>	<p><i>"No negative impact – a fitness class with a small group of people coming to work out for one hour."</i></p>	<p>Staff has no concerns about effects on public health, safety, and welfare. Additionally, the tenant space received significant safety upgrades in October 2023.</p>
<p>Is the use a suitable use of the property, and will the property be diminished in value without the special use?</p>	<p><i>"My business is best suited because I have the wide open space for yoga mats, I have wall-to-wall mirrors and two ADA-approved bathrooms."</i></p>	<p>Upon reviewing the materials submitted with this application, the staff has no concerns about the suitability of the space for the proposed use. Staff has no concerns about the diminishment of property value due to the presence of the use.</p>
<p>Will the use cause substantial injury to the value of the property in the neighborhood?</p>	<p><i>"No, the space will just be used for fitness classes."</i></p>	<p>Staff has deemed that injury to surrounding properties in the neighborhood will not occur with the presence of this use.</p>
<p>Will the use be consistent with the uses and community character surrounding the property?</p>	<p><i>"Another fitness class is already coming next to my business so the fitness classes are very compatible with other businesses in the neighborhood."</i></p>	<p>Staff has deemed that the proposed use will be consistent with surrounding land uses, and have no adverse effects on community character.</p>
<p>Will the use hinder the use and enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?</p>	<p><i>"There's no negative impact for having the workout classes. There is a host that conducts the classes and the guest will workout on yoga mats for one hour."</i></p>	<p>. Staff has identified the potential conflicts caused by the presence of this business and the business next door whose primary business is fitness classes and programming next to one another, particularly related to parking on the site (detailed below).</p>

<p>Will the use impede normal and orderly development of surrounding property?</p>	<p><i>“The special use will not impede the normal development of surrounding properties. There will be no disruption of surrounding businesses.”</i></p>	<p>Staff does not have concerns about the use causing impacts on orderly and normal development on surrounding properties.</p>
<p>Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?</p>	<p><i>“Customers will drive to my business. There is a parking lot and street parking for the small group of guests working out.”</i></p>	<p>The new use may impact the existing parking resources on the site (detailed below), which were previously reviewed in the approval of a Special Use Permit for fitness center in the same multi-tenant commercial center in November 2023.</p>
<p>Is the use adequately served by utilities, access, and other facilities?</p>	<p><i>“Yes, going into the existing development.”</i></p>	<p>The new use will have minimal demand for new facilities, and the space is prepared to handle larger events and gatherings in alignment with the “Indoor Commercial Place of Assembly” use classification.</p>
<p>Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?</p>	<p><i>“Nothing will be adversely affected just by having a small group of guests working out for an hour at a time.”</i></p>	<p>Staff has no concerns about impacts on unique resources from the proposed use.</p>

The primary impact on the site and surrounding area will be the addition of parking demand on the site with expanded activities taking place at 18205 Dixie Highway. The building currently has 62 off-street parking spaces shared by all tenants within the building. However, per the Village Zoning Ordinance, this building is required to provide 65 parking spaces, a deficit of three parking spaces. This is calculated based on the classification of the building as a *multi-tenant shopping center*, which requires a ratio of 1 parking space per 300 square feet of gross floor area.

With a change of use, this application would trigger a requirement to add parking spaces to meet the current zoning standard, as noted in Section 44-05-01(a)(2). However, as a *multi-tenant shopping center* shared parking may be provided among tenants. The proposed change in use ultimately does not affect the required parking of 1 space per 300 square feet of gross floor area (GFA). Given that the classification of the building and its parking standard has not changed, the Zoning Ordinance provides relief from parking requirements. Relief may be provided without administrative approval for structures

with new uses that do not increase the total requirement for off-street parking by greater than 50%. According to Section 44-05-01.4.b:

“Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional parking spaces unless and until the aggregate increase in the required number of spaces shall be greater than 50 percent of the spaces existing on the effective date of the ordinance from which this chapter is derived.”

However, while the new land use (*indoor commercial place of assembly*) meets the parking requirement originally set for banquet hall and event spaces before 2023, the use of the existing event center space for new fitness classes and programming represents an overall increase in demand and may indicate a wider range of hours than the event center is currently being used.

This raises the central parking concern – the intersection in hours of operation between the new fitness classes at Honeycomb Hideout and the classes taking place at the neighboring X-FA Fitness, approved for a Special Use Permit in November 2023. According to social media and advertising materials from the applicant, the hours of operation for the fitness classes at Honeycomb Hideout will be 1-2 hours between 6:00pm – 8:30pm on four weeknights (Monday-Thursday). These hours coincide with the hours of the approved X-FA Fitness, which has evening hours on five weeknights (Monday-Friday). While both fitness facilities are relatively small (the applicant has stated that a “small group of guests will use Honeycomb Hideout for fitness classes”, while the approved X-FA Fitness has capacity for approximately 20 guests per class), staff has concerns about the potential for demand up to 30-40 spaces required for both classes operating concurrently. Given that the 62 available parking spaces must support all tenants in the building, staff has concerns about the impacts on parking which could be caused by the two businesses operating concurrently on most weeknights.

In evaluating parking available around the business, staff has discovered that a range of on-street parking spaces are available for use by tenants of the building on the subject site. Within 300’, 25 on-street parking spaces are available for use throughout the day, which are frequently available after mid-afternoon on weekdays. These spaces may be used to offset demand for off-street parking spaces at peak hours.

While not all on-street spaces may be available at any given time to support the new use, the peak hours of operation for the six uses within the building on the subject site vary, and this variety continues throughout the surrounding business area on Dixie Highway. Businesses include restaurants, retail, and office uses, places of worship and institutional uses. The peak hours of the proposed fitness classes at Honeycomb Hideout, paired with the hours of the neighboring uses, are unlikely to overlap with peak business hours for neighboring uses and are not determined to have an adverse effect on available parking for other businesses in the area. Parking will generally be available for visitors to this site through the duration of the classes offered at both businesses.

Additionally, transit services are available in the vicinity of the proposed, including a Pace bus stop and the central transit center within a ¼ mile from the subject site. Pedestrian access from other areas within the central business district and surrounding residential areas, provides further opportunities for reducing total parking demand from the proposed use.

Staff has found that the parking on the site is adequate to meet the needs of the proposed use. Staff recommends the addition of conditions to reflect the need to carefully manage parking availability at this site due to the overlap in peak demand hours between the applicant's proposed use and similar adjacent uses. In particular, staff has recommended a limit on total class size to 30 patrons. This number has been selected to ensure that parking demand on the site is not exceeded at the peak hours of the fitness programming proposed at Honeycomb Hideout. The neighboring use, XFA Fitness has a maximum class size of 20 patrons, and the other two remaining uses in the commercial center open after 5:00pm on weekdays have a combined total parking demand of 12 spaces, per the Village Zoning Ordinance. With 62 total spaces on the site and 32 spaces required for other approved uses, the remaining parking available is 30 spaces.

Additional conditions have been provided which are standard for new *place of assembly* uses with a mix of proposed activities similar to those proposed at Honeycomb Hideout.

STAFF COMMENTS

The following additional comments are provided:

1. The *multi-tenant commercial center* is held under common ownership on a single parcel. Therefore, no consolidation of parcels or adjustments to the subject property boundaries is required prior to the approval of a Special Use Permit.
2. No exterior construction is required to support the proposed fitness classes and programming. No additional square footage, nor additional parking or site landscaping, is to be provided in conjunction with this project. Therefore, no additional Site Plan Review or Planned Development Review is required concurrent with this Special Use Permit application.
3. No exterior building alterations are required to support the proposed use. Therefore, no Appearance Review or Appearance Board action is required concurrent with this Special Use Permit application.
4. With the approval of this Special Use Permit, the use classification in this tenant space will be *indoor commercial place of assembly*. The existing use of the site as a *banquet Hall/event Space/Office* falls under this use category, as was consolidated into the *Indoor Commercial Place of Assembly* use category.
5. If approved, the Special Use Permit shall expire if the proposed use is not occupied within one year of the Village Board approval date, per Section 44-07-11.F of the Village Zoning Ordinance.

FINDINGS OF FACT

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

1. The subject property at 18205 Dixie Highway is zoned B-2 (Downtown Transition).
2. The applicant, Dionne Johnson is the business owner at the subject property.
3. The proposed use, cited by the applicant as an "indoor cycling and fitness center," is classified as an *indoor commercial place of assembly* per definitions set forth in Section 44-09 of the Village Zoning Ordinance.

4. The applicant, Dionne Johnson, has requested a Special Use Permit in the B-2 zoning district to operate the indoor commercial *place of assembly*, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 2,850 square feet in gross floor area in an existing building.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-04.A of the Village Zoning Ordinance, which requires indoor commercial *places of assembly*, to be located on an arterial or collector roadway to support uses that may create additional impacts to noise or peak traffic conditions.
8. The proposed use is located within a *multi-tenant shopping center*; 65 spaces are required for the 19,540 sq. ft. building.
9. The subject site has 62 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance, which allows additional parking to be waived for existing structures without a change in use. While the use is being adjusted for the tenant space, the parking for is determined as a *multi-tenant shopping center*, and thus the parking use remains the same and adjustments to off-street parking on the site are not required.

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 24-01 to grant a Special Use Permit for a *Place of Assembly, Indoor Commercial* in the B-2 Downtown Transition Zone for “Honeycomb Hideout” at 18205 Dixie Highway;

1. Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate.
2. Hours of operation shall be limited to Monday-Thursday 5:00pm – 9:00pm.
3. Total occupancy for fitness classes and programming shall not exceed 30 patrons at any specific time.
4. No alcohol is allowed on the premises without a liquor license issued by the Village.

and

Incorporate findings of fact into the record.



VILLAGE OF HOMEWOOD

APPL Item 5. A.

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18205 Dixie Highway Homewood, IL 60430

Property Index Number(s): 29-31-409-056-0000

Lot Size: 2,850 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: The plan is to use the open space that is already available to have yoga / fitness classes

Gross Floor Area: 2,500 sq. ft. **Parking Provided:** parking lot or street parking

Existing Use: event space

The requested use is:

- Permitted
 Limited
 Special
 Other:

SITE OR BUILDING CHANGES

Existing Development: _____

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.*

N/A

The applicant requests:

- Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICATION

NON-RESIDENTIAL ZONING

Item 5. A.

APPLICANT

Name Dionne Townsend
Company The Honeycomb Hideout
Address 18205 Dixie Highway
Phone
Email
Role owner

PROPERTY OWNER

Name
Company
Address
Phone
Email
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.

Dionne Townsend
Applicant Name

DocuSigned by:
Dionne Townsend
Applicant Signature

12/27/2023
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: _____



VILLAGE OF HOMEWOOD

Item 5. A.

**STANDARDS FOR:
SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18205 Dixie Highway Homewood, IL 60430

Requested Use: fitness class Area: 2,500 sq. ft.

Business Name: The Honeycomb Hideout Luxury Eventures

Applicant Name: Dionne Townsend Date: 12/28/2023

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 will be renting out my space to another established business owner whose business recently closed down. I am in close proximity to her previous location so my space is ideal for her classes.

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

Will the business have a negative impact on other businesses?

There will not be any negative impact. The classes are for one hour only a couple of times per week.

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.

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.

There won't be any negative impact. Its a fitness class with a small group of people coming to work out for one hour.

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.

My business is best suited because I have the wide open space for yoga mats, I have wall to wall mirrors and two approved ADA bathrooms.

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, the space will just be used for fitness classes

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.

Theres another fitness class coming right next door to my business so the fitness classes are very compatible with other businesses in the neighborhood

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's no negative impact for having the workout classes. There is a host that conducts the classes and the guest will workout on yoga mats for one hour.

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 the normal development of surrounding properties. There will be no disruption to other businesses.

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.

Customers will more than likely drive to my business. There is a parking lot and street parking for the small group of guest that will be working out.

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.'

Yes, this would be a new business going into an existing development.

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.'

Nothing will be adversely affected by just having a small group of guest working out for an hour at a time.

Memorandum

To: **DISTRIBUTION SEQUENCE**
 From: Dennis Bubenik, Finance Director *DB*
 Date: August 17, 2022
 Subject: The Honeycomb Hideout Luxury Eventures

Attached is a copy of a Business Application for The Honeycomb Hideout Luxury Eventures, 18205 Dixie, Homewood, Illinois, 60430. After you have determined your approval, sign and date this form and route it to the next person in the distribution sequence. When all departments have issued their approvals, a Business Operation Certificate will be issued.

DISTRIBUTION SEQUENCE:

Distribution after license/certificate issued:

Angela Mesaros,
 Director of Economic and Community Development
 Tony Billo, Chief Building Inspector
 Bob Grabowski, Fire Chief
 Max Massi, Village Engineer

Angela Mesaros,
 Director of Economic and Community Development
 Water Billing Clerk
 Kris Boswell, Police Department

Angela Mesaros
 Director of Economic and Community Development
 Date 3-31-23

Approved
 Not Approved Reason: _____

Tony Billo
 Building Division Manager
 Date 4/4/23

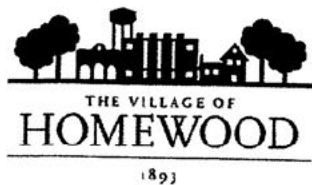
Approved
 Not Approved Reason: _____

Fire Chief
 Date 3/30/23

Approved
 Not Approved Reason: _____

Max Massi
 Village Engineer
 Date 4/4/23

Approved
 Not Approved Reason: _____



VILLAGE OF HOMEWOOD
2020 Chestnut Road, Homewood, IL 60430
(708) 798-3000
BUSINESS LICENSE APPLICATION

Date received: 8-17-22
Date issued: 4-4-23

Please complete all applicable sections of this application. Business Inspections will be conducted at least annually.

Date of Application: August 9, 2022 Anticipated Opening Date: September 30, 2022

Check any that apply: New Business New Owner of Existing business Business Location Change
 Expansion of Existing business Business Name Change

Business Name: The Honeycomb Hideout Luxury EVENTS

Local Business Address: 18205 Dixie Highway Suite #

Business Telephone Number [Redacted]

Description of Business (product or service offered): event space

Business Days and Hours of Operation: to be determined

State of Illinois Business Tax number (Sales Tax No.) [Redacted]

Type of Ownership: Individual _____ Partnership _____ Corporation _____ Limited Liability Company

Please indicate the address to which invoices should be mailed: _____ Local address Corporate office

Business Owner's Name: Dionne Townsend [Redacted]

Operator's Name: _____ Phone: () _____
Home Address _____ City _____
SS# _____ State _____ Zip _____
Drivers License # _____ Date of Birth _____

Emergency Contact Marvin Nesbitt [Redacted]
Address _____ City NATTESON State IL

NOTE: Additional information on the individuals involved in either the ownership or the operation of the business may be required. If so, you will be advised and supplied with the necessary forms for this additional information.

CORPORATION INFORMATION

Corporate Name: _____
Corporate Address: _____ City _____
State _____ Zip _____
Contact Name: _____ Phone # _____

Registered Agent Name: _____
Address _____ City _____
Phone # _____ State _____ Zip _____

PARTNERSHIP OR CO-OWNER INFORMATION (if applicable)

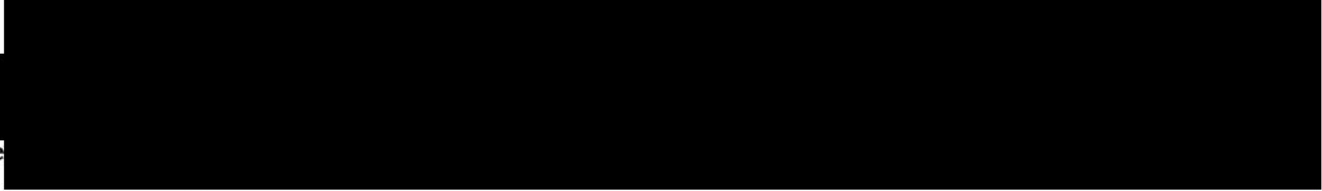
Name: _____
Home Address: _____ City _____
Phone: (____) _____ State _____ Zip _____

Square footage of operating and storage areas: 2850 Attach floor plan to this application
Number of parking spaces allotted this business _____ Locations Street, parking lot
Number of employees (indicate shift with greatest number of full and part-time employees on site) 2
Type of Alarm System: Fire _____ Burglar _____ Hold-up _____ None X
Is there a fire suppression system? Yes (No)
Will there be any remodeling of the premises? (Yes) No Will there be any installation of signage? (Yes) No
Will any hazardous materials be used or stored on the premises? Yes (NO)

(If yes, please describe) _____
Material Safety Data Sheets (MSDS) must be provided to the Fire Department for all such chemicals or materials.

If premises are leased, please provide the following information:

Building Owner's Name: William Oswald (property manager)



Please

- X General Business (\$100 up to 5000 square feet)
- _____ General Business (\$200 over 5000 square feet)
- _____ Food Delivery Vehicle (\$75)
- _____ Food Vending Machine (\$50/machine)
- No. of machines 1
- _____ Tobacco (\$400)
- _____ Liquid Propane Exchange (\$50)
- _____ Coin-Operated (\$75/machine)
- No. of machines 0

NOTE: Food handlers will be charged an additional fee for health inspections to be conducted on the premises during the year.

AFFIDAVIT:

Has the owner, partner, corporate officer or director ever been convicted of the commission of a felony under the laws of the State of Illinois or any other state or federal law of the United States? Yes (No) (please circle one)
(If yes, state the case name, number, court, nature of the charge, date of conviction and the sentence received as an attachment.)

I hereby certify that there are no willful misrepresentations in, or falsifications of, the above statements, answers, and attachments. I authorize the Village of Homewood to conduct a background check on the applicant and I am aware that should investigation disclose misrepresentations, falsifications, or derogatory information, my application will be rejected, or if already issued, my license will be subject to revocation. I understand that it is my responsibility to notify the Village of any changes of this application, immediately as they occur.

I understand and agree that I may not open or operate my business until all the necessary inspections have been completed and all the necessary approvals have been granted to me from the Village. DT initials **I understand and agree that no alcohol may be served on-site without the proper licensing. No on-site food preparation without proper licensing.** DT initials

Signature of principal owner(s), partners or corporate president:

Dionne Townsend
Signature

Dionne Townsend
Printed name and title

8/9/2022
Date

Signature _____

Printed name and title _____

Date _____

