

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

April 27, 2023

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see end of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the April 13, 2023 Planning and Zoning Commission meeting.

4. Public Comments

5. Regular Business:

Public Hearing for Case 23-11: Special Use Permit for a Salon "Beauty Junkie Studio" at 1918 Ridge Road

6. Old Business:

A. Continued Public Hearing for Case 23-09: Special Use Permit for a Spa "Glamour 1 Productions" at 18350 Kedzie Avenue, Suite 200

B. Continued Public Hearing for Case 23-12: Map Amendment to Rezone Limited Properties from R-1 to R-2

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=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:

April 13, 2023

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chairman Sierzega called the meeting to order at 7:01 PM.

ROLL CALL:

In attendance were members Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega. Members Cap and Alfonso was absent. Present from the Village were Director of Economic and Community Development Angela Mesaros and Village Planner Valerie Berstene. There was one person in the audience. The public was able to listen and watch the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked if there were any changes or corrections to the minutes of March 9, 2023.

Staff Liaison Mesaros corrected the year in the date in the header.

A motion was made by Member O'Brien to approve the minutes of March 9 2023, as corrected; seconded by Member Bransky.

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

NAYS: None

ABSTENTIONS: Member Castaneda

ABSENT: Members Alfonso and Cap

REGULAR BUSINESS:

CASE 23-08 – Public Hearing for a Special Use Permit for a Salon at 18668 Dixie Highway

Chairman Sierzega read aloud a description of the case. He asked if Staff had heard from any neighboring property owners from the notification of the requested special use permit. Village Planner Berstene replied that they had not heard from anyone.

Chairman Sierzega swore in the applicant, DeShola Spencer. Ms. Spencer restated her request for a special use permit to operate a salon, explaining the unforeseen costs for plumbing work that resulted in requesting a new special use permit to locate the business two doors down from where she was granted a special use permit in February 2023.

Chairman Sierzega asked to confirm the size of the tenant space. Ms. DeShola stated it is 540 sf.

Chairman Sierzega asked a series of questions to clarify the details of the business operations, provided by Ms. Spencer and summarized as follows:

- The business will specialize in dreadlocks.
- The business will be by appointment only.
- The proprietor will be the only service provider and will serve one customer at a time with a maximum of two customers in the space at a time.
- Hours of operation will be roughly 9:00 am – 7:00 pm, primarily Thursday – Saturday, to possibly include Tuesday and Wednesday. The applicant reminded the Commission that she is a college professor as her primary occupation, providing hair services as a secondary source of income.

Member O'Brien stated that the third finding of fact stating "The proposed business will not have a negative impact on other surrounding businesses or properties" should be removed.

A motion was made by Member Bransky to recommend approval of Case 23-08 to grant a Special Use Permit for a Salon Establishment in B-3 General Business District for "The Natural You, LLC" at 18668 Dixie Highway, and incorporate the findings of fact as amended; seconded by Member O'Brien.

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

NAYS:

ABSTENTIONS:

ABSENT: Members Alfonso and Cap.

CASE 23-13 – Public Hearing for Text Amendment to Basketball Equipment and Sports Courts

Chairman Sierzega read aloud a description of the case and invited Staff Liaison Mesaros to represent the Village of Homewood as the applicant.

Member Bransky asked to clarify the scope of what is on the table to be regulated- whether it includes a backboard and hoop mounted on the building. Village Planner Berstene explained that the discussion at the previous meeting identified the subject of regulation as permanent, pole-mounted hoops. Based on this clarification, Member Bransky requested to keep a setback requirement from the front lot line. The Commissioners agreed to maintain the existing requirement for a 10-foot setback from the front lot line.

Member O'Brien raised the question of two hoops in the front yard. Members discussed and determined that a limitation of one hoop in the front yard be established.

Member O'Brien identified that there is not a required set back from the exterior side lot line. Members discussed and determined to reword the setback requirements to be 5 feet from any side lots lines.

Member O'Brien asked about lights associated with sports courts. Members and Staff discussed the regulations of lights included in Section 44-05-12 of the Zoning Ordinance, limiting lights to be a full cut-off, maximum pole height, and footcandle maximum limits at the lot line. Member O'Brien asked about hours of use limits on lighting. Commission members agree that the regulations should state no lights are permitted for illuminating sports courts. Member Johnson cautioned that prohibiting lights could upset residents and that assigning a cut-off time for use of lights could be arbitrary. Staff Liaison Mesaros recommended that lighting be considered holistically- not only pertaining to lighting sports courts- and that Staff could look into this further.

Member O'Brien corrected that use of the word "thorough" be removed from the response to the standards.

A motion was made by Member Bransky to recommend approval of Case 23-13 for a text amendment to revise regulations for basketball equipment and sports courts and incorporate the findings of fact into the record and corrections as noted in the discussion; seconded by Member O'Brien.

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

NAYS:

ABSTENTIONS:

ABSENT: Members Alfonso and Cap.

CASE 23-12 – Public Hearing for Map Amendment to Rezone Limited Properties from R1 to R2

Chairman Sierzega introduced the case. Member O'Brien made a motion to postpone indefinitely the case to include the all members of the Commission and provide additional time to in-take the content of the case. Chairman Sierzega recommended to continue to the next meeting. Member O'Brien stated a desire to have enough time to thoroughly review the details before discussing as a Commission.

Staff Liaison Mesaros stated that this case has an impact on a property owner who is waiting to know the outcome to plan for and obtain permits for improvements to their property, so to continue the case without a date determined would not be fair. Member O'Brien requested additional background information on the pending applicant related to the rezoning case. Staff agreed to provide additional background information and additional labels on the maps in the exhibits.

Commissioner Johnson clarified that the reason for continuing would not be because one of the absent commission members owns a property subject to the rezoning, but that it is preferred to have all members present to have a full discussion. Member O'Brien stated that the depth of the content of the case may warrant a meeting unto itself, unencumbered by other cases to be heard on the same night.

Members Johnson and Bransky asserted that the requested rezoning is a continued "clean up" to the zoning map to ensure that the character of developed properties match their zoning and that it is not so complex that it would warrant an entire meeting to discuss.

Member Johnson moved continue the public hearing to the following meeting of the Planning and Zoning Commission on April 27, 2023; seconded by Member Bransky.

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

NAYS:

ABSTENTIONS:

ABSENT: Members Alfonso and Cap.

OLD BUSINESS:

None.

NEW BUSINESS:

Village Planner Berstene shared the news that Members Bransky and O'Brien will serve on the Steering Committee for the Downtown Transit-Oriented Development Master Plan. As Steering Committee members, the Commission members will serve as liaisons between the planning process and the Commission. All other members of the Commission are invited to participate in general opportunities to engage in the downtown planning process throughout the next year.

ADJOURN:

Chairman Sierzega asked for a motion to adjourn the meeting. Member Castaneda moved to adjourn the meeting at 8:32 p.m., seconded by Member O'Brien.

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

NAYS:

ABSTENTIONS:

ABSENT: Members Alfonso and Cap.

Respectfully submitted,

Angela Mesaros

Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 27, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-11: Special Use Permit for a Salon at 1918 Ridge Road

APPLICATION INFORMATION

APPLICANT	Chanell Dillard
ACTION REQUESTED	Special Use Permit for a Salon
ADDRESS	1918 Ridge Road
PIN	29-31-400-037-0000 and -038-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Multi-Tenant Shopping Center
PROPOSED	B-2 Downtown Transition	Multi-Tenant Shopping Center
SURROUNDING	N: R-1 Single Family Residences	3-flat Residences
	E: B-2 Downtown Transition	Professional Offices
	S: PL-2 Public Land and Open Space	Institutional (Post Office)
	W: B-2 Downtown Transition	Restaurant (Asian Harbor)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 12, 2023; letters were sent to 35 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Chanell Dillard	03/28/2023
Response to Special Use Standards	2	Chanell Dillard	03/28/2023
Letter of Owner’s Consent	1	Patrick Brady	03/13/2023
Floor Plan	1	Right Size Facility	04/13/2020
Staff Exhibits		Valerie Berstene	04/27/2023

BACKGROUND

The subject property is a tenant space within a multi-tenant shopping center. The building is located on the corner of Ridge Road and Gottschalk Avenue and includes the following addresses: (1918 Ridge Road, 1914-1916 Ridge Road, and 18040 – 18036 Gottschalk Ave). The subject property including the multi-tenant building and associated parking lot is two parcels held in common ownership. The building is fully located on parcel -038 to the east and the parking lot located on parcel -037 to the west.

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

The applicant, Chanell Dillard, requests a special use permit to operate a salon “Beauty Junkie Studios” within a 900-square foot unit at 1918 Ridge Road in the B-2 Downtown Transition zoning district.

HISTORY

The tenant space was previously home to the Evan John Salon, established in 2010. At that time, a special use permit was not required for a salon. Village records show that this tenant space has been a salon dating back as far as 1984.

Other uses in the multi-tenant building include Johnson Medical Supply and Simply Massage (Case 22-21, Ordinance M-2224).

DISCUSSION

Business Operations

As provided by the applicant, the business operations will be the following:

- Services provided are hair and nail services, waxing, lash services, facials, and make-up.
- Hours of operation will be Monday 8:00 am – 4:00 pm; Tuesday – Saturday 8:00 am – 10:00 pm; and closed Sunday.
- The business will employ 5 cosmetologists, 2 nail technicians, 1 esthetician, and 1 make-up artist. During hours of operations there will be all nine service providers and up to 18 people in the salon.
- The average client stay will range from 1.0 hour to 2.5 hours, depending on the services provided.

Parking

The subject property is one space within a multi-tenant shopping center. The zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The gross floor area for the multi-tenant shopping center is 5,890 square feet, requiring 20 parking spaces ($5,890/300 = 19.63$). The property has 23 off-street parking spaces, as well as available on-street public parking.

The parking meets the zoning requirements.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

The Homewood Zoning Ordinance classifies salon and spa uses as a special use in the B-2 Downtown Transition District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually and to consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use in evaluating the appropriateness of the proposed use at the subject property. The Standards are a tool for making a determination with a basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

Lots in Common Ownership

During discussion for Case 22-21 Special Use Permit a spa, Simply Massage, located on the subject property at 18036 Gottschalk Avenue, Staff identified that the subject property is two parcels in common ownership (PINs 29-31-400-037 and -038). The building is located on one parcel (-038) with the parking lot located on the other parcel (-037). At that time, the Planning and Zoning Commission recommended that the owner work with Staff to complete a lot consolidation. While Staff has been in communication with the owner, the lot consolidation has not been filed. Staff have spoken with the property owner in advance of this hearing and invited him to attend. He will be present to discuss the property with the Planning and Zoning Commission and answer questions.

FINDINGS OF FACT

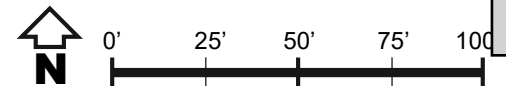
Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for a Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

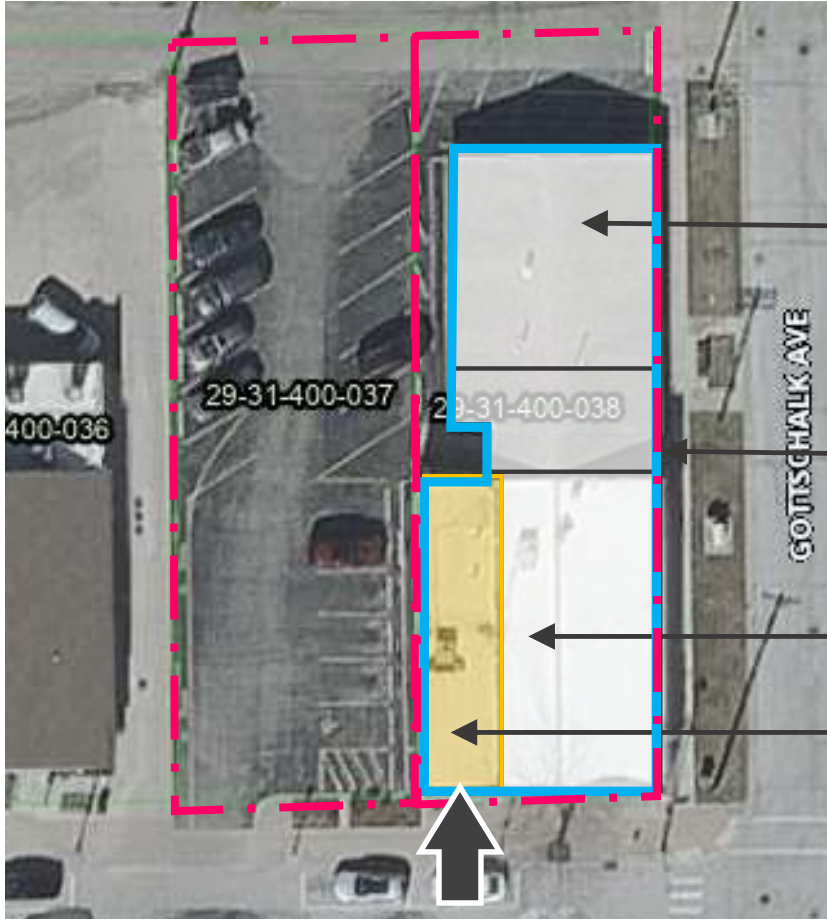
1. The subject property is a 900 square feet tenant space located at 1918 Ridge Road in the B-2 Downtown Transition District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 23-11 to grant a Special Use Permit for a Salon in B-2 Downtown Transition District for “Beauty Junkie Studios” at 1918 Ridge Road; and
Incorporate the findings of fact into the record.



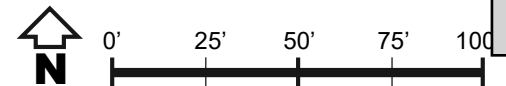


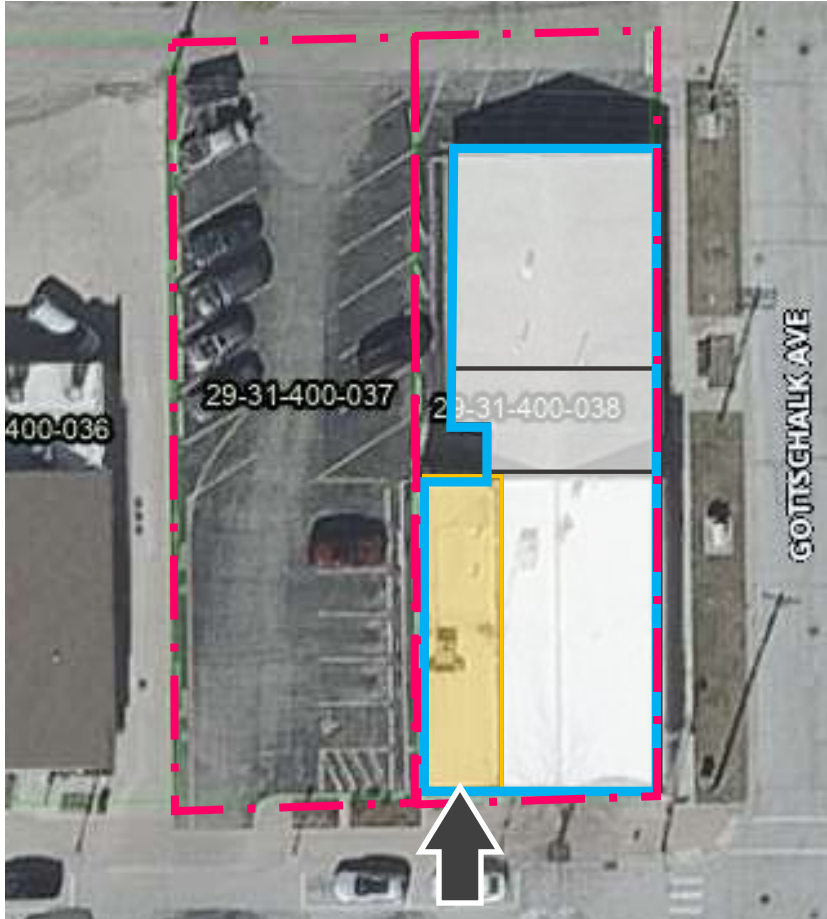
Simply Massage

Multi-tenant Shopping Center
(5,890 GSF)

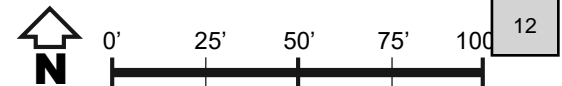
Johnson's Med Supply

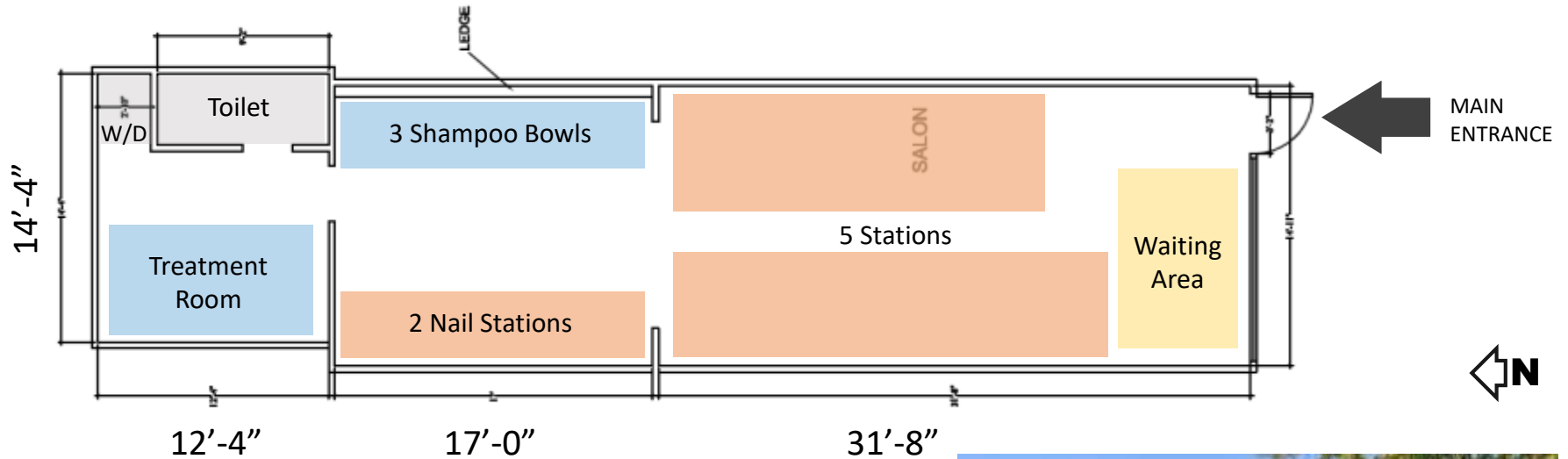
Beauty Junkie Studios (900 sf)





Tenant Use	Metric	Ratio	Parking Required
Multi-Tenant Shopping Center	5,890 gsf	/ 300	20
TOTAL REQUIRED			20
OFF-STREET PROVIDED			23





- 2 nail stations
- 5 stations for hair, make-up
- 1 treatment room for waxing
- 9 service providers
- Up to 18 people at one time



MAIN ENTRANCE



VILLAGE OF HOMEWOOD

APPL **Item 5. A.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1918 Ridge Road Homewood, IL 60430

Property Index Number(s): 29-31-400-037-0000
29-31-400-038-0000

Lot Size: 14,900 sq. ft. 0.34 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: Salon

Gross Floor Area: 900 sq. ft. **Parking Provided:** 3 Spaces

Existing Use: Salon (Evan John)

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 (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?
 yes no
 → If yes, requires Site Plan Review

Floor area increase is 20% or more?
 yes no
 → If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?
 yes no

Is site circulation or parking impacted?
 yes no
 → If yes, requires Site Plan Review

Is site landscaping impacted?
 yes no
 → If yes, requires Site Plan Review

Exterior building alterations?
 yes no
 → If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

The applicant requests:
 Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICANT

Name Chanell Dillard
 Company Beauty Junkie Studios
 Address [REDACTED]
[REDACTED]
 Phone [REDACTED]
 Email [REDACTED]
 Role _____

PROPERTY OWNER

Name Patrick Brady, CCIM
 Company _____
 Address [REDACTED]
[REDACTED]
 Phone _____
 Email [REDACTED]
 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.

Chanell Dillard
 Applicant Name

[Handwritten Signature]
 Applicant Signature

03/28/2023
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1918 Ridge Road _____ Homewood, IL 60430	
Requested Use: Full Service Beauty Salon _____	Area: _____ 900 sq. ft.
Business Name: Beauty Junkie Studios _____	
Applicant Name: Chanell Dillard _____	Date: 03/28/2023 _____

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.

This location is great to service the community of Homewood providing professional services and support to all residents and visitors.

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

Will the business have a negative impact on other businesses?

No, this business will not have a negative impact on any other business.

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.

Yes, this business will provide services to the community

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.

No negative impacts will result from operating this business at this location

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

This business will increase commercial development and provide professional services for residents and visitors of Homewood

- 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?

This business will not decrease the value of other properties

- 7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

This business will be consistent with surrounding businesses, adding value and taking pride in serving the community and its visitors.

- 8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impact will come from this business servicing the community.

- 9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impact will arise from this business servicing the community.

- 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.

This business is conveniently located and can be accessed by car or car service, walking, Metra and other public transportation.

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

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

No

- 12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

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

No

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

From: Rania Njiemoun rania.luxuryproperties@gmail.com
Subject: Authorization for Beauty Junkie Studios at 1918 Ridge Road
Date: Mar 13, 2023 at 5:57:05 PM
To: dnellcha@icloud.com

Item 5. A.

Dear Beauty Junkie Studios:

As the owner of 1918 Ridge Road in Homewood, please accept this email as authorization for Beauty Junkie Studios to lease 1918 Ridge Road, with a target commencement date of May 1, 2023, per the terms we have negotiated through Rania Njiemoun. Please note that any authorizations are contingent to a signed lease which we expect to have complete no later than March 24th, 2023.

We look forward to having you in the building and working together.

Kindly, --Patrick

Patrick Brady, CCIM
Managing Director
Savills, [150 North Riverside Plaza, Suite 1900, Chicago, IL 60606](#)

--

Rania Njiemoun
RE/MAX Premier
Premier Agent Team by Brittany Ramsey
Gold Coast Office
Cell: [773.398.6404](tel:773.398.6404)

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 27, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-09: Special Use Permit for a Spa at 18350 Kedzie Avenue, Suite 200



APPLICATION INFORMATION

APPLICANT	Sekia Garrett
ACTION REQUESTED	Special Use Permit for a Spa
ADDRESS	18350 Kedzie Ave, Suite 200
PIN	31-02-201-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business District	Multi-Tenant Shopping Center
PROPOSED	B-3 General Business District	Multi-Tenant Shopping Center
SURROUNDING	N: B-3 General Business District	Motor Vehicle Service
	E: B-3 General Business District	Retail > 5,000 sf (Jewel Osco)
	S: R-4 Multiple Family Residences	Multi-Family Dwelling (Pinetree Condos)
	W: R-4 Multiple Family Residences	Multi-Family Dwelling

LEGAL NOTICE Legal notice was published in *Daily Southtown* on March 28, 2023; letters were sent to 16 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Sekia Garrett	04/10/2023
Response to Special Use Standards	2	Sekia Garrett	04/10/2023
Letter of Owner’s Consent	1	Elliot Taylor	03/20/2023
Floor Plan	1	Sekia Garrett	-
Staff Exhibits	3	Valerie Berstene	04/27/2023

BACKGROUND

18350 Kedzie Avenue is a two-story building with a variety of tenants. Traditionally, this building would be considered a professional office building with individual tenant suites located inside a shared central entrance. The current uses span from medical offices to professional services, personal services, and salons which more closely resembles the assortment of uses typical to a multi-tenant shopping center. Both types of development include multiple tenants sharing a building with a common parking lot.

Several cases pertaining to this property have been heard in the past:

- In 2018, Case 18-29 granted a parking variance to J.Flhair Serious Hair Studio in Suite 203 (Ordinance M-2009). A special use permit was not required for a salon in the B-3 district under the previous ordinance.
- In 2021 Case 21-17 granted a special use for a learning center and parking variance to “Stay Essential Fitness” in Suite 201.

Under the former zoning ordinance, each tenant space was reviewed individually for parking needs. Under the current zoning ordinance, the land use can be classified as professional offices or a multi-tenant shopping center, both of which calculate the parking requirements for the building as a whole. Under both of these classifications, the zoning ordinance anticipates different peak times in demand across the mix of uses, as well as vacancies and tenant turn-over. This allows for fluctuations in the individual tenant operations as a component of the overall function of the site.

The applicant, Sekia Garrett, is requesting a special use permit to operate a spa “Glamour 1 Productions” at 18350 Kedzie Avenue, Suite 200 in the B-3 General Business District.

The exact area of the suite was not provided by the applicant. Based on the measurement provided with the floor plan, Staff were able to estimate a suite area of approximately 670 sf. Staff inquired with both the applicant and the property owner to provide the square footage. Neither provided a response at the time this memo was completed. Both will be available at the public hearing to answer questions and confirm the details.

The applicant has been operating her business without the required zoning permit and business certificates. She previously operated in a neighboring community that did not have the same requirements as Homewood, and is now working with Village Staff to come into legal compliance with local requirements. Any fines or citations for such unauthorized activity are handled by Village Staff. The Planning and Zoning Commission should consider the facts of the request as they relate to the special use standards. However, the fact that the business has been in operation until recently allows the applicant to speak from experience operating at the subject property.

DISCUSSION

Business Operations

As provided by the applicant, the business operations will be the following:

- Services provided are facials; body contouring (non-invasive, not requiring a medical director nor doctor of medicine); wood therapy, non-invasive laser lipo, vacuum therapy, cavitation, and skin-tightening treatments; foot detox; and yoni steam.

- Hours of operation will be Tuesday – Friday 10:00 am – 6:00 pm and Saturday 9:00 am – 1:00 pm.
- The applicant, Ms. Garrett, is the sole practitioner. Services are provided by appointment only. This limits the number of people in the space at any one time to two occupants.
- Ms. Garrett is a licensed esthetician and has an advanced certification in body contouring and skin care from The National Laser Institute. She is also currently enrolled in phlebotomy school.

Village Staff have contacted the State of Illinois in order to understand the requirements for spa services such as body contouring, cavitation, etc. Staff is awaiting response from the State at the time that this report was written.

Parking

Under classification as a professional office building or a multi-tenant shopping center, the zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The gross floor area of the building is 10,800 square feet, requiring 36 parking spaces ($10,800/300 = 36$). The property has 30 parking spaces in the off-street parking lot.

Section 44-05-01.A.4 of the Zoning Ordinance addresses buildings existing prior to the adoption of the current Zoning Ordinance. This subsection allows properties deficient in parking (under the new ordinance) that have existed in continuous operation, with no change in use or intensity, to continue operation. Since the building has been in operation over the past 45 years as a mix of tenant uses, the use of the property has not changed or intensified; therefore the property meets the parking requirements.

In addition, 9 on-street parking spaces are available adjacent to the property along 184th Street. In total, this accommodates the required 36 parking spaces. The zoning ordinance allows on-street public parking to count towards the total required parking in the B-1 and B-2 zoning districts. This allowance for on-street parking is not written into the ordinance for the B-3 zoning district. However, in this instance, where on-street parking is available, it might be considered for meeting the minimum requirements.

In the past (under the prior zoning ordinance), the Village Board approved requests for parking variances for multiple tenants in the building. The Village does not have records of complaints from neighbors or adjacent businesses as a result of the operation of the building with the existing parking available.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

The Homewood Zoning Ordinance classifies spas as a special use in the B-3 General Business District, which allows the Planning and Zoning Commission to evaluate each requested special use permit individually and to consider the impact of the proposed use on neighboring properties, and to consider the public need for the proposed use at the subject location. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use in evaluating the appropriateness of the proposed use at the subject

property. The Standards are a tool for making a determination with a basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on the neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

FINDINGS OF FACT

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

1. The subject property is a tenant space located in Suite 200 of a two-story multi-tenant building at 18350 Kedzie Avenue in the B-3 General Business District.
2. A spa is classified as a special use in the B-3 district per Table 44-03-04 of the Homewood Zoning Ordinance.
3. The proposed business will operate within an existing building that is adequately served by utilities and access.
4. The existing property provides 30 off-street parking spaces in a parking lot. Additionally, there are 9 on-street parking spaces adjacent to the property. The property has been continuously operating as a multi-tenant building and meets the parking requirements.
5. Village Staff will confirm that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate.

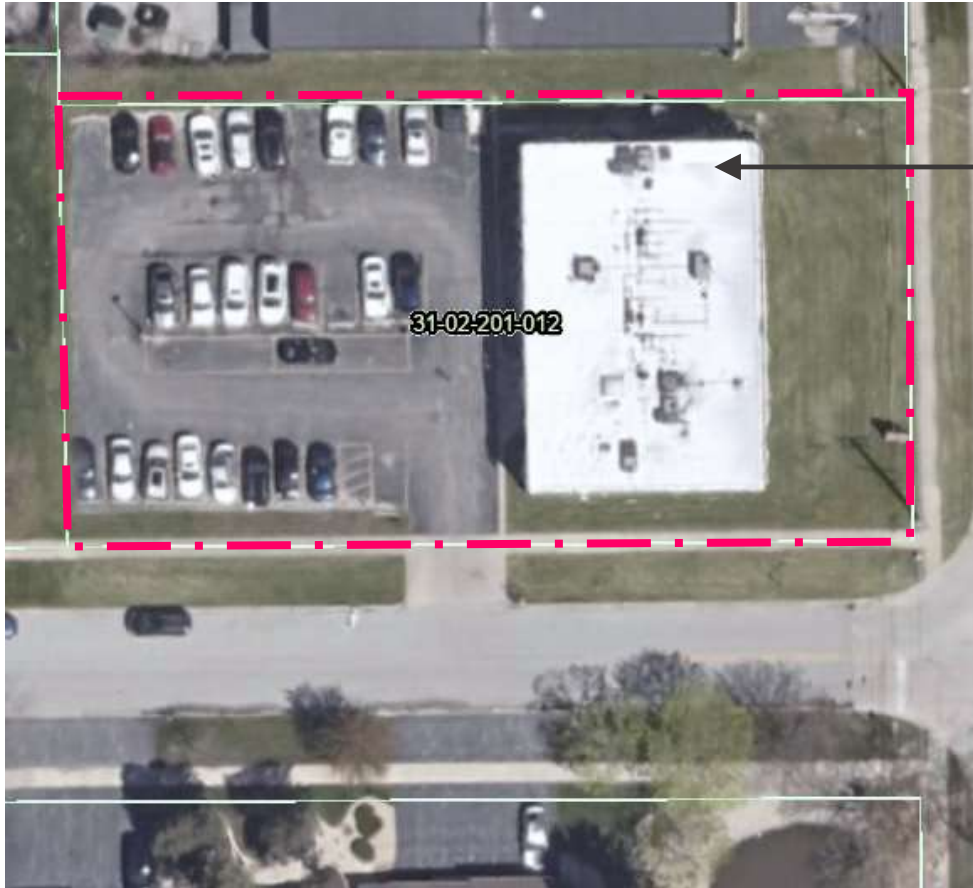
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 23-09 to grant a Special Use Permit for a Spa in B-3 General Business District for “Glamour 1 Productions” at 18350 Kedzie Avenue, Suite 200 with the condition that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate; and

Incorporate the findings of fact into the record.

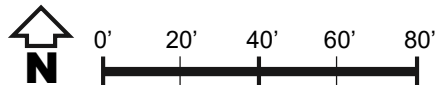


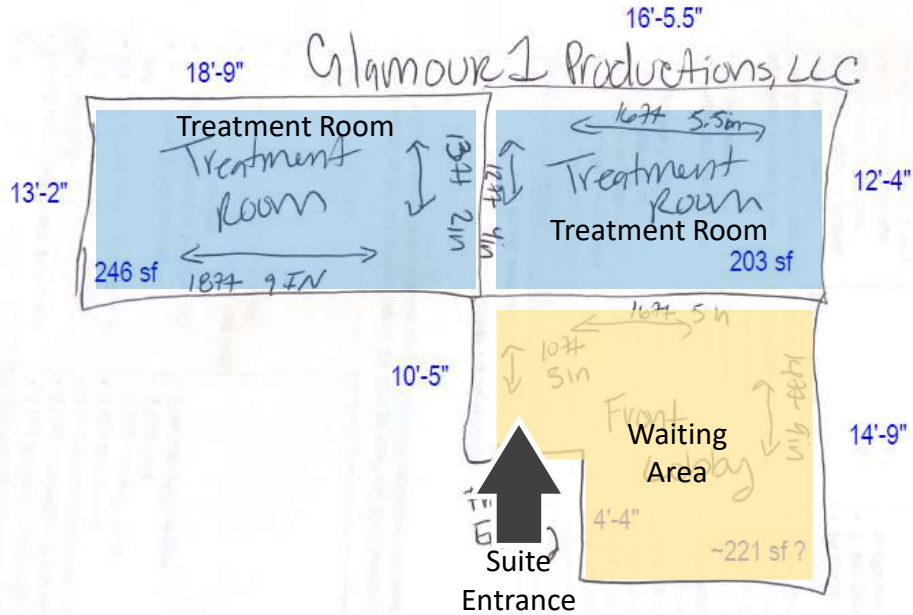


Multi-tenant Building
(2 stories; 10,800 GSF)

Tenant Use	Metric (GSF)	Ratio	Parking Required
Multi-Tenant Shopping Center	10,800	/ 300	36
TOTAL REQUIRED			36

Available Parking			
Off-street			30
On-Street			9
TOTAL PROVIDED			39





MAIN ENTRANCE

- 1 service provider
- Up to 2 people at one time



VILLAGE OF HOMEWOOD

Item 6. A.

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18350 Kedzie, Suite 200 Homewood, IL 60430

Requested Use: Special Use for Spa Area: 34 sq. ft.

Business Name: Glamour 1 Productions, LLC

Applicant Name: Sekia Garrett Date: 04/10/2023

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.

Yes, we all need self care as a form of mental therapy, self care, and positive reinforcement.

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

Will the business have a negative impact on other businesses?

No it will not, it will add value to ther community as it will be a great way to decompress.

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.

Yes, this will add value to the community and provide quality customer service to the surrounding community. Glamour 1 is equipped to provide self care services after a long day in downtown Homewood.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

Yes, we are follow all pulbic health, safely, and sanitation guidelines.

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 adds diversity in my building, especially with the fitness center being directly across the hall. We'll be able to collaborate using total body wellness.

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, it will add value to the property.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes, everyone needs self care in their daily routine.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

There are no negative impacts.

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.

There are no negative impacts.

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 can walk, take a bus, ride a bike, drive, and Uber to this location.

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

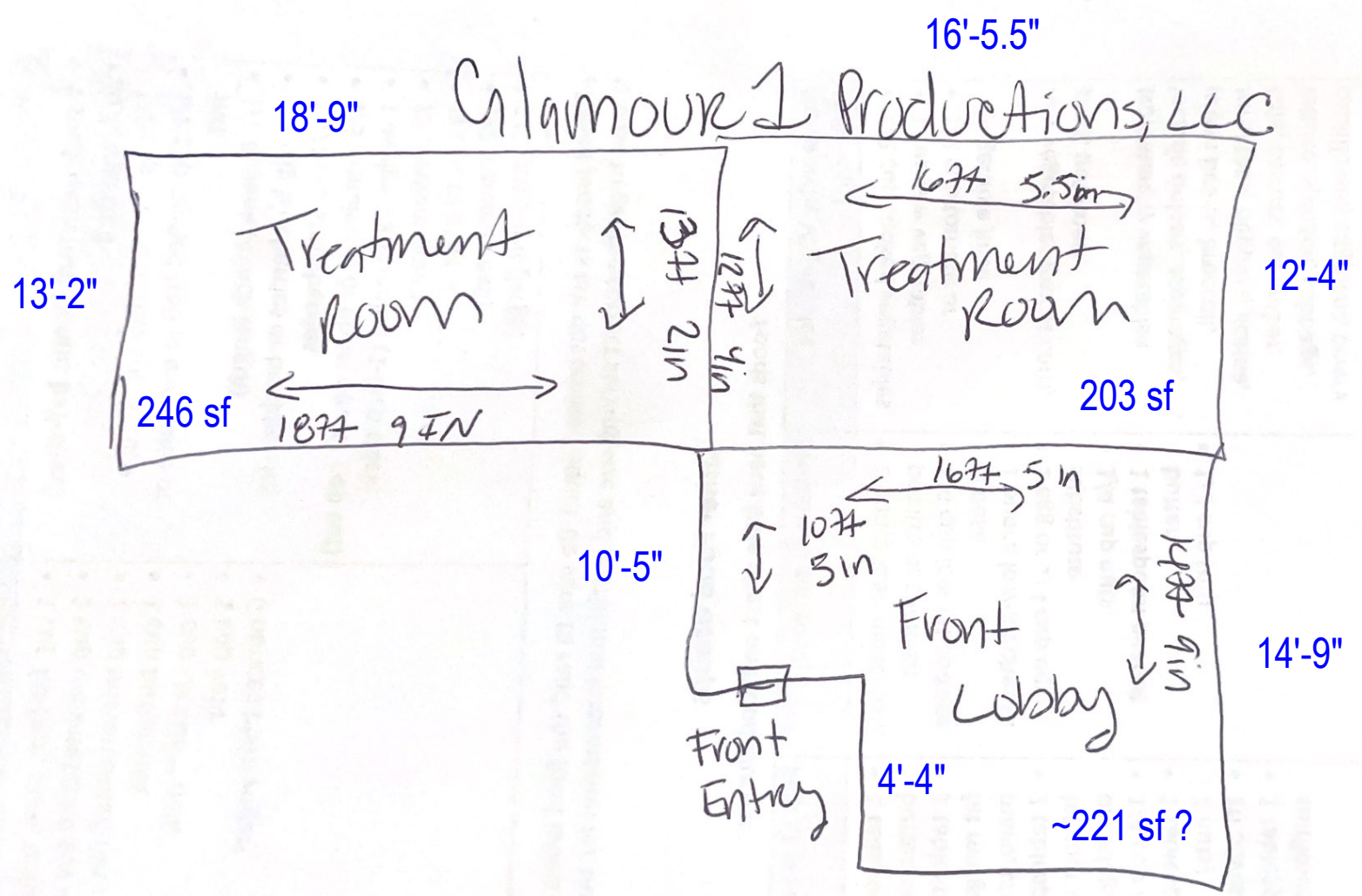
A new business going into an existing development, may answer 'no.'

No

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

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

No



March 20, 2023

To: Village of Homewood
2020 Chestnut Rd.
Homewood, IL 60430
(708) 798-3000

From: Construction Source LLC
18350 S. Kedzie Ave. Suite 102
Homewood, IL 60430

Glamour 1 Productions, LLC is authorized to lease and occupy 18350 S. Kedzie Ave. Suite 200 Homewood, IL 60430 for business purposes per the lease agreement which the Village of Homewood considers Special Use.



Elliott Taylor
Construction Source LLC
18350 S. Kedzie Ave. Suite 102
Homewood, IL 60430





VILLAGE OF HOMEWOOD

APPL **Item 6. A.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18350 Kedzie Avenue Suite 200 Homewood, IL 60430

Property Index Number(s): 31-02-201-012-0000

Lot Size: 24,956 sq. ft. 0.57 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: special use permit for a spa

Gross Floor Area: 34 sq. ft. **Parking Provided:** 2

Existing Use: Medspa

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.):	34	34
Parking Spaces	2	2
Lot Coverage		
Impervious Area (sq. ft.)	25	25
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.*

NA

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name Sekia Garrett
 Company Glamour 1 Productions, LLC
 Address 18350 S Kedzie Ave Suite 200
Homewood, IL 60430
 Phone [REDACTED]
 Email [REDACTED]
 Role Owner

PROPERTY OWNER

Name Elliot Taylor
 Company Construction Source, LLC
 Address 18350 S Kedzie ave suite 101
 Phone [REDACTED]
 Email [REDACTED]
 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.

Sekia Garrett
 Applicant Name

 Applicant Signature

04/10/2023
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

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

Name: _____ Signature: _____ Date: _____

APPLICATION

NON RESIDENTIAL ZONING REVIEW

APPLICANT

Name: Selma Garrett
 Company: Glamour 1 Productions, LLC
 Address: 18350 S. Hedgie Ave Suite 200
Homewood, IL
 Phone: [Redacted]
 Email: [Redacted]
 Role: Owner

PROPERTY OWNER

Name: Elkot Taylor
 Company: Construction Source LLC
 Address: 18350 S. Hedgie Ave Suite 100
Homewood, IL 60430
 Phone: [Redacted]
 Email: [Redacted]

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.

Selma Garrett

[Signature]

4-4-2023

Applicant Name

Applicant Signature

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: _____

DISCUSSION

The Village of Homewood is requesting a map amendment (rezoning) of 16 parcels of the Ravisloe neighborhood from R-1 Single Family Residence to R-2 Single Family Residence. The rezoning of the subject properties is requested because the properties are non-conforming to the R-1 zoning district minimum lot width and area requirements. Rezoning the subject properties will facilitate continued investment in a neighborhood of aging, but well-maintained homes.

New information added since the 04/13/2023 memo is bolded.

Limits of Requested Map Amendment

The subject properties are located in the triangle between Park Avenue and Ravisloe Country Club. To their east, properties along Park Avenue are zoned R-3 Transition Residential. To their west, the properties directly adjacent to Ravisloe Country Club are atypical in size and shape due to the dead-end intersections of streets at a roughly 15-degree angle with the north-south boundary of the golf course. It is the properties between the R-3 Park Avenue parcels and the irregular golf course-adjacent parcels that are proposed for rezoning.

Existing Non-Conformities

The parcels identified for rezoning are existing non-conforming with the minimum requirements of the R-1 zoning district and for the most part, meet just the minimum lot requirement for the R-2 zoning district. There are several factors to consider for the non-conformity: lot width, lot area, and lot coverage. A table detailing the dimensions of each property is included below. Of the 16 parcels proposed for rezoning:

- 12 parcels are the exact minimum dimensions of the R-2 zoning district (50 ft wide; 7,500 sf); and
- 2 parcels (2121 Pine, 2131 Pine) are atypical parcels non-conforming to the R-2 minimum requirements; and
- 1 parcel (2143 Ridge) meets the R-1 lot requirements, as a combination of two minimum R-2 parcels, and is the only parcel that would present an opportunity for redevelopment; and
- 1 parcel (2156 Oak) meets some R-1 lot minimums, consistent with the rest of the Ravisloe neighborhood zoned R-1, but I proposed for rezoning to create consistency on the map.

Six of the 16 parcels surpass the maximum allowed lot coverage for an R-1 lot. A common characteristic of these lots is that they are homes with detached garages. Detached garages are a common feature of Homewood's residential properties, especially in the R-2 zoning districts, and can drive up lot coverage by nature of a longer driveway to reach the rear yard garage.

Even though two of the parcels included in the requested rezoning comply with some or all of the R-1 district minimum requirements, they are included in order to avoid inconsistent 'spot' zoning and to create a continuous transition in intensity from the R-3 Transition Residence Zoning District at the east to the R-1 and open space zoning districts to the west.

In addition to the lot dimensions and coverage, several subject properties have non-conforming front setbacks. The properties on the south side of Ridge Road are setback roughly 20-25 feet from the front property line. By rezoning, the degree of non-conformity will be reduced without physical changes to the properties.

ID	ADDRESS	(FT) LOT WIDTH	(SF) LOT AREA	LOT COVERAGE	NOTES
R1 Minimum		80	10,400	40% max	
R2 Minimum		50	7,500	60% max	
1	2121 Pine Road		3,850	48%	Atypical trapezoidal lot
2	2131 Pine Road		5,450	65%	Atypical trapezoidal lot
3	17907 Riedle Court	50	7,500	12%	
4	17909 Riedle Court	50	7,500	49%	Detached garage
5	17911 Riedle Court	50	7,500	31%	
6	17915 Riedle Court	50	7,500	53%	Detached garage
7	2146 Chestnut Road	50	7,500	30%	
8	2145 Chestnut Road	50	7,500	49%	Detached garage
9	2141 Chestnut Road	50	7,500	36%	
10	2146 Ridge Road	50	7,500	33%	
11	2150 Ridge Road	50	7,500	32%	
12	2158 Ridge Road	50	7,500	31%	
13	2143 Ridge Road	100	15,000	30%	2x standard adjacent lots
14	2147 Ridge Road	50	7,500	40%	
15	2153 Ridge Road	50	7,500	30%	
16	2156 Oak Road	75	11,250	51%	Detached garage

Land Use, Property Values, and Redevelopment Potential

Both the R-1 and R-2 zoning districts allow the exact same land uses. The difference between these zoning districts is the bulk and dimensional standards, shown in Table 44-03-01 of the Zoning Ordinance. Both the R-1 and the R-2 districts allow the exact same uses, primarily single family detached residences. Property values, and their associated taxes- determined by the Cook County Assessor and not the Village of Homewood- change when the development potential of a property is altered. The rezoning does not introduce the potential for a “highest and best use” and therefore should not impact property values or property taxes.

The proposed re-zoning introduces one new development opportunity that does not already exist. This is at 2143 Ridge Road, where a single family home and detached garage is constructed on a double-wide lot, fully twice the size of the standards platted parcels adjacent (50 ft x 150 ft). **This lot is the result of the consolidation of two lots in 2001 (Case 01-16). At the time, the property owner was requesting to construct the now-built garage which spanned two properties held in common ownership. The Village**

required consolidation. The proposed rezoning would allow a property owner to subdivide this into two compliant lots for a single family home on each.

Staff heard from two homeowners inquiring about the potential for property tax changes and one inquiring about potential tear-downs for redevelopment as multi-family.

Process

During the 2022 update to the Zoning Ordinance, the Village's consultant conducted an analysis of geospatial information to identify nonconformities in the existing zoning districts. Their analysis of individual parcels, titled "Village of Homewood Lot Area and Width Appropriateness Analysis" revealed concentrations of parcels non-compliant with the lot area and/or width minimum requirements of the zoning ordinance. In response to the existing non-conformities, the consultant proposed lowering the minimum requirements of the R-1 and R-2 zoning districts to bring many of these parcels into compliance. After discussing this proposed idea, the Planning and Zoning Commission determined that the existing R-1 zoning district minimum requirements should be continued without amendment, while the R-2 zoning district minimum requirements were reduced slightly.

This requested rezoning of select non-conforming parcels is a complementary alternative to changing the minimum zoning requirements. Rather than changing the regulations to include irregularities, the irregularities can be rezoned to a more compatible classification. This alternative was not discussed during the 2022 comprehensive update and is now proposed for consideration.

A catalyst for bringing this proposed rezoning forward at this time was a building permit application from a property owner within the subject area. The permit request was denied because the existing property, as built, already exceeds the allowed impervious lot coverage for the R-1 District. Since Staff were aware of this limited area of properties that are non-compliant with their designated zoning district, Staff determined to bring forward this requested rezoning for all parcels with similar conditions.

The decision to request a rezoning of multiple properties reflects the thought-process within the standards for a variance which question if a deviation from the regulations would apply to other lots. Rather than granting individual variances, it is best practice to amend the map as suitable to bring all similar properties into closer conformance with the regulations of the ordinance.

The discussion around the proposed rezoning of sixteen properties should focus on the commonalities of these properties and their degrees of non-conformance with the ordinance, and not focus on any single property in greater detail than the rest.

Other Parcels Considered

Initially, Staff considered including additional properties in the request for rezoning. At that time, the potential area for rezoning included additional properties between Golfview and Howe, south of Cedar. The degree of non-conformity of the parcels in that two-block area was less than the degree of non-conformity of the subject properties of this request, though that area also had more requests for variances from bulk or dimensional requirements of the R-1 zoning.

Prior to initiating the application to amend the zoning map, Staff sent letters to 54 property owners to share information on the potential rezoning, and provide an opportunity to answer questions and

collect feedback. During the designated two week time period, Staff heard from seven property owners. Most property owners responding to the informational letter lived on or owned property in those two blocks fronting Golfview, Tipton, and Howe. Most notably, residents brought to Staff's attention known stormwater flooding issues isolated to those blocks. Due to this concern, and the lesser degree of non-conformity from the R-1 zoning requirements, Staff proceeded with the limited rezoning requested today.

At this time, Staff do not have other limited areas of parcels flagged for consideration of a rezoning such as those proposed herein.

Comprehensive Plan and Standards for a Map Amendment

The current 1999 version of the Village's Comprehensive Plan, and previous versions going back as far as 1976, all designated the Ravisloe neighborhood as a single family residential land use with multi-family along Park Avenue and Dixie Highway. Since there is not a proposed change to the land use- neither what is built and existing, nor what is allowed by zoning- the requested map amendment is consistent with the Comprehensive Plan. The requested rezoning will bring the properties into conformity with zoning regulations and reflect the existing built conditions and character.

The responses to map amendment standards are attached for review by the Planning and Zoning Commission.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-10 of the Zoning Ordinance for a Map Amendment. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject properties include 12 parcels that are non-compliant with the minimum lot width and area regulations for the R-1 Single Family Zoning District and which, through rezoning to R-2, will be in conformance with the regulations.
2. The subject properties include two parcels that are non-compliant with zoning requirements of any district, but have a lesser degree of non-conformity with the R-2 requirements.
3. The subject properties include two parcels that conform with the R-1 minimum requirements, but are proposed for rezoning to ensure consistency in the map and a logical transition from higher intensity R-3 zoning along Park Avenue, to lower intensity R-1 zoning adjacent to the golf course.
4. The proposed rezoning of the subject properties is consistent with the Comprehensive Plan and reflects the built condition and character of the properties.
5. The proposed map amendment will not result in a change of land use.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District; and
Incorporate the findings of fact into the record.

Village of Homewood Zoning Map





Ravisloe Neighborhood

Other Properties Considered

Subject Properties

- R-1 Single-Family Residence
- R-2 Single-Family Residence
- R-3 Townhouse/Transition
- R-4 Multiple Family Residence
- R-1 Downtown Core
- B-2 Downtown Transition
- B-3 General Business
- B-4 Shopping Center
- M-1 Limited Manufacturing
- M-2 Heavy Manufacturing Legacy
- PL-1 Natural Area Preserve
- PL-2 Public Land and Open Space

Map Amendment

Village of Homewood

Parcels 1-7

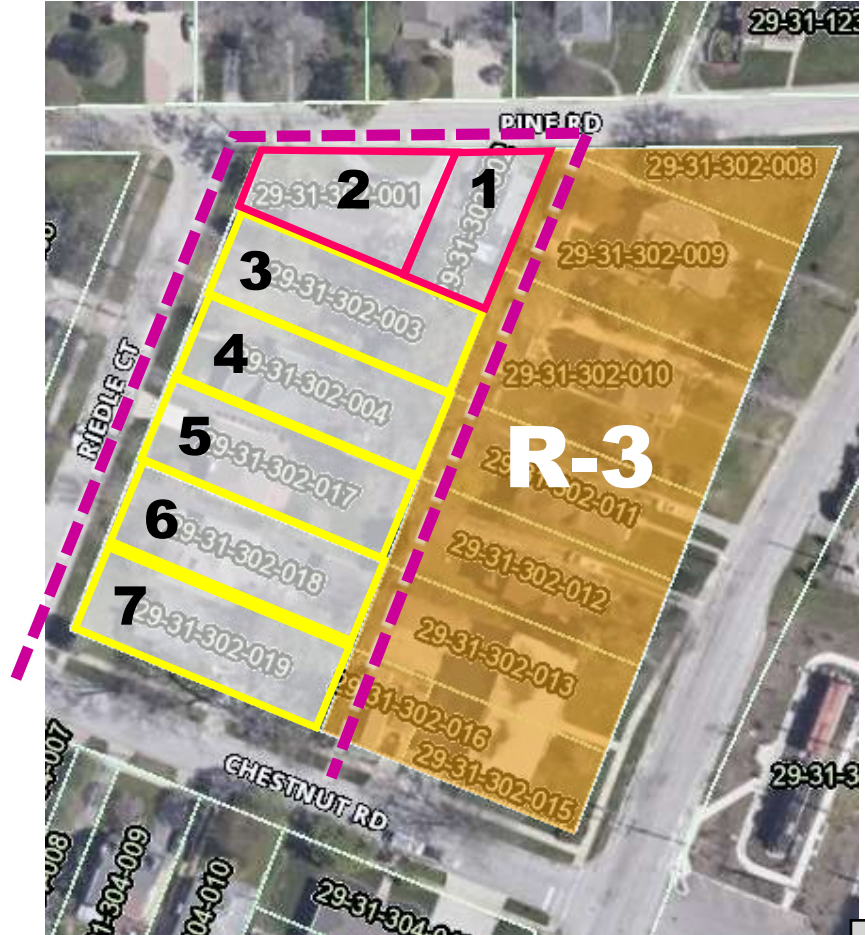
Multiple Properties

Case 23-12 PZC


April 13, 2023


Item 6. B.

ID	Address	Lot Width	Lot Area
1	2121 Pine Road		3,850
2	2131 Pine Road		5,450
3	17907 Riedle Court	50	7,500
4	17909 Riedle Court	50	7,500
5	17911 Riedle Court	50	7,500
6	17915 Riedle Court	50	7,500
7	2146 Chestnut Road	50	7,500



 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

 Rezoning Boundary



Map Amendment

Village of Homewood

Parcels 8-12

Multiple Properties

Case 23-12 PZC


April 13, 2023


Item 6. B.

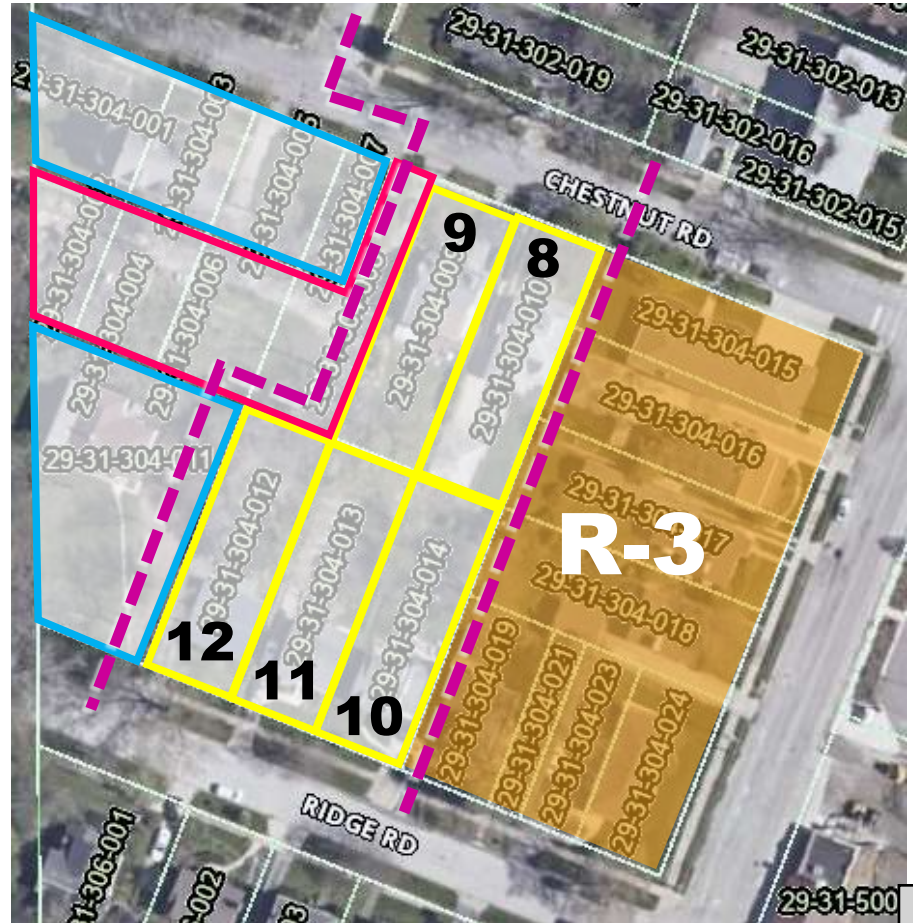
ID	Address	Lot Width	Lot Area
8	2145 Chestnut Road	50	7,500
9	2141 Chestnut Road	50	7,500
10	2146 Ridge Road	50	7,500
11	2150 Ridge Road	50	7,500
12	2158 Ridge Road	50	7,500

 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

 R-1 Conforming

 Rezoning Boundary



Map Amendment

Village of Homewood

Parcels 13-16

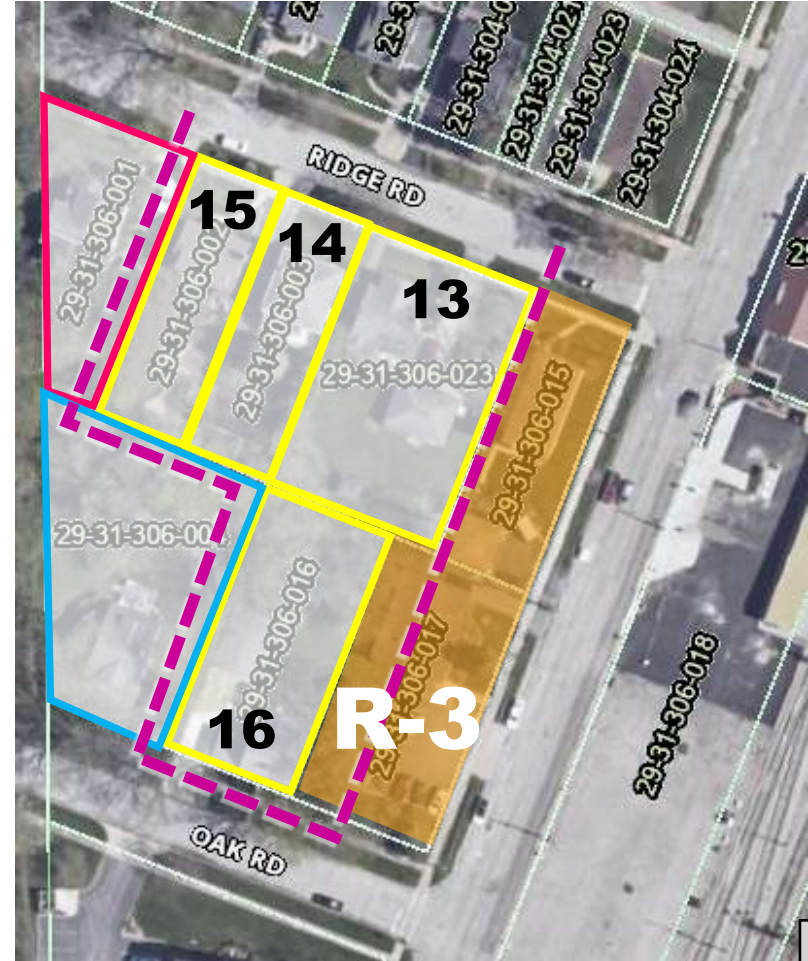
Multiple Properties

Case 23-12 PZC


April 13, 2023

Item 6. B.


ID	Address	Lot Width	Lot Area
13	2143 Ridge Road	100	15,000
14	2147 Ridge Road	50	7,500
15	2153 Ridge Road	50	7,500
16	2156 Oak Road	75	11,250



 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

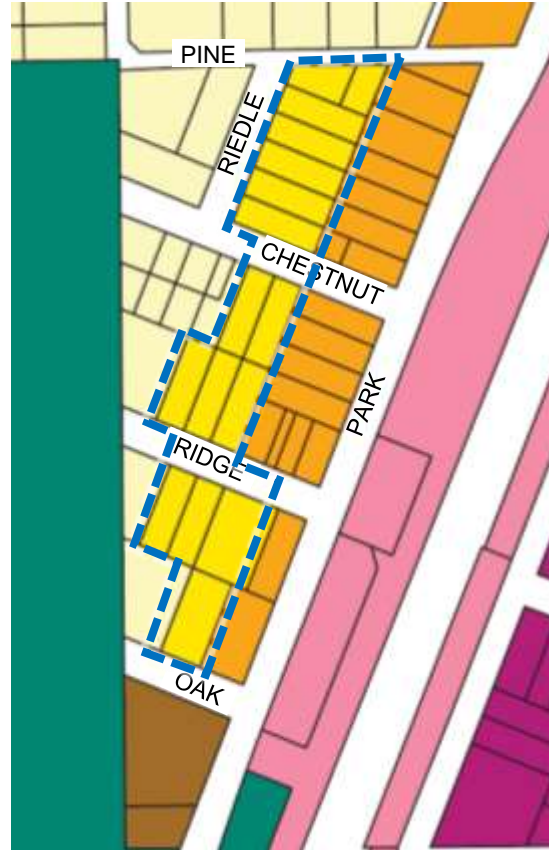
 R-1 Conforming


 Rezoning Boundary

EXISTING



PROPOSED



 Rezoning Boundary

-  R-1 Single-Family Residence
-  R-2 Single-Family Residence
-  R-3 Townhouse/Transition
-  R-4 Multiple Family Residence
-  R-1 Downtown Core
-  B-2 Downtown Transition





STANDARDS FOR: MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: mutiple addresses Homewood, IL 60430

Existing Zoning District: R-1 Single Family

Requested Zoning District: R-2 Single Family

Applicant Name: Village of Homewood Date: 04/13/2023

Provide responses to each question below using complete sentences and specific to the requested change in zoning.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Map Amendment in evaluating the application. No one is controlling.

1. Does the proposed zoning more closely conform to the stated goals of the Comprehensive Plan?
Provide clear connections to the goals of the Comprehensive Plan.

The Future Land Use Map of the 1999 Comprehensive Plan identifies these properties as a 'Single Family Residential' land use. The R-2 zoning designation will continue conformity with this goal while facilitating reinvestment by homeowners.

2. Have major land uses, conditions, or circumstances changed since the original zoning was established?
Describe the reason for this requested amendment.

The properties, as platted and developed, do not wholly comply with the requirements of the zoning ordinance past or present. This rezoning will better align with built condition with the zoning regulations.

3. Do sites existing for the proposed use in existing districts permitting such use?
Demonstrate why the change in zoning is necessary.

No change in use is proposed; the existing and requested zoning have the same land uses.

4. Is the requested change compatible with the existing uses, development patterns, and zoning of nearby properties?
Describe how the amendment will be compatible with the Village as it exists.

The requested change is to reflect the existing development pattern. Additionally, the inclusion of R-2 zoning will introduce a logical transition between the existing R-3 and R-1 districts.

5. Does the present development of the area comply with the existing ordinances?
Is the proposed change correcting existing or creating new non-conformities?

The existing development does not comply with the existing ordinances, spurring this request. By granting the amendments, non-conforming properties will be brought into conformance with their re-assigned zoning classification.

6. Does the existing zoning impose an unreasonable hardship, or can a reasonable economic benefit be realized from uses permitted by the existing zoning?
Is it economically necessary to change the zoning?

For several properties, the existing zoning does pose a hardship as the built conditions are non-compliant and continued investment in their upkeep may require cost and time hurdles of individual variances.

7. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

8. How long has the property been vacant as compared to development occurring in the vicinity?

Not applicable.

9. Is the property physically suited for the uses allowed by the proposed zoning?

The uses allowed by the proposed zoning will be exactly the same as the existing zoning and reflect the built conditions.

10. Does the proposed use satisfy a public need?

Not applicable.

11. Will the proposed change conflict with existing or planned public improvements, or adversely impact schools, parks, or other public facilities?

No.

12. Will the proposed change adversely affect environmental or traffic patterns in the vicinity?

No.

13. To what extent will the proposed change diminish property values of surrounding properties?

This change should not have an impact on surrounding property values as it does not change the allowed uses.

14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

The requested change will facilitate continued investment into the private properties by removing the non-conformity that could require a variance to improve the properties to the same character as exists or is neighboring. Only 1 lot might be possibly redeveloped as 2 lots from this change.

15. Will the proposed change be detrimental to the health, safety, and welfare of the neighborhood or of the Village as a whole?

No.

Berstene, Valerie

From: William G. O'Brien <70879806181@comcast.net>
Sent: Friday, April 14, 2023 4:58 PM
To: Mesaros, Angela
Cc: Berstene, Valerie; fas18065@yahoo.com; mcapm11@gmail.com; seth.bransky@comcast.net; moandroy@aol.com; djohnson@mallonandjohnson.com; lizohal@gmail.com
Subject: RE: PZC Case 23-12

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Angela – Thank you for the administrative steps in preparation for this case being on the agenda for our meeting last night. The background information makes imminent sense and would have changed the character of the conversation last night. It is unfortunate that the information and the applicant were not available to us because they were bundled with the other properties for a larger consideration.

I appreciate, as always, your response and assistance.

From: Mesaros, Angela <amesaros@homewoodil.gov>
Sent: Friday, April 14, 2023 2:20 PM
To: 70879806181@comcast.net
Cc: Berstene, Valerie <vberstene@homewoodil.gov>
Subject: PZC Case 23-12

Member O'Brien,

In response to your request for background information on the PZC Case 23-12 to rezone from R-1 to R-2 in advance of the next meeting.

Facts of the case:

- Owner of the property at 17915 Riedle Ct. requested a parking pad off of the driveway.
- This request was denied because the property exceeded the impervious coverage limit for the R-1 district (existing is 47%; maximum is 40%).
- In late 2022, the owner contacted staff to ask about a variance for the parking pad. Staff advised that the owner wait for the new zoning ordinance to be approved.
- On March 4, 2023, the owner responded back with more details and a variance request form.
- The owner's request was for a change in zoning from R-1 to R-2 in order to allow 60% impervious coverage to add the parking pad. Reason for request: owner's lot size is similar to R-2 and the parking pad would not disrupt (in his opinion) the neighborhood.
- Valerie responded that instead of rezoning one property ("spot" zoning) staff proposes to examine rezoning several surrounding blocks in the R-1 district that are non-conforming to R-2.
- In advance of rezoning, Staff sent informational letters to the owners of all of the other potential properties.
- The letters gave a deadline for the property owners to respond by March 25.
- The owner was advised that if staff did not receive opposition to the request (after mailing the letter), we would take the rezoning request (for the entire several-block area) to the Planning & Zoning Commission in April.
- We received several comments and questions (outlined in the chart below)*; most of the concerns were in an area that staff decided not to bring forward for the map amendment.
- Staff published and mailed notices for the PZC hearing on March 28.

- The owner was told that the hearing was scheduled for April 13, and he could expect a determination in April or early May.

I have attached a copy of the email messages for more detailed information.

I have bcc'd the entire Planning & Zoning Board on this email so that all of the members have the same information.

***RESPONSES:**

2209 Cedar	Curious what this is about; Will it impact property taxes?
2150 Ridge Road	Will it impact property taxes?
2153 Ridge Road	Does not want to see tear-downs to build multi-family
17830 Tipton (attached)	Opposed because does not see a benefit for their property – didn't seem to fully understand the reasoning
17864 Howe	Strongly opposed due to localized flooding concentrated at their property and affected by any incremental changes on neighboring properties **History with PW assisting in drainage/ flooding mitigation
17863 Golfview (attached)	In favor of relief in redeveloping the vacant lot
17851 Tipton McAneney Residence	Talked with Patrick McAneney about his knowledge of the flooding issues at his neighbor's property – got some background on the incremental changes that occurred. No opposition
17040 Tipton	This property was eliminated from the list (the call came in afterward, so was not relevant)
2147 Ridge Road Cap Residence	Discussed at length with Commission Member Mike Cap about the history of properties on his block, in particular 2143 Ridge.
17915 Riedle	Potential applicant for a lot coverage variance, which initiated the Village filing

Please do not hesitate to contact me with any questions.
Angela



Angela M. Mesaros, AICP
Director of Economic & Community Development

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Homewood, IL 60430
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Direct: (708) 206-3387
Mobile: (773) 991-7740
Email: amesaros@homewoodil.gov

APRIL 4, 2023

Hi Chris,

I want to let you know that we are proceeding with the proposal to rezone your property and several others to R2. The public hearing will be on April 13 (you will receive a letter in the mail). We will wait to hear the recommendation of the Planning and Zoning Commission at that meeting to know what our next steps are!

Valerie Berstene, AIA, AICP, LEED AP
Village Planner
Pronouns: she/her

708-206-3380
vberstene@homewoodil.gov

MARCH 28,2023

Hi Chris,

Good to hear from you again. I sure can relate to the experience of life happening and then wow, a few months have passed!

Thanks for such a thorough overview of your request. Since we last were in communication we did adopt the new zoning ordinance(!), and I've been looking a little more critically at the zoning map, particularly around your property. Rather than looking to rezone only your lot, we propose to rezone several blocks which are all non-conforming to the existing R-1 zoning. We are going to start by sending out informational letters to the select properties to invite any homeowners to enter into the conversation. If we have sufficient traction from this effort – or a lack of opposition/ interest- we will move forward with the rezoning. If we hit significant opposition, we may bring it to the Planning & Zoning Commission to consider, or simply move forward with a variance for your lot with the hardship being the non-conformity with the zoning ordinance. I apologize if this all is a little confusing- we're trying to apply some best practices and find the path forward that addresses not just your individual request but a more holistic look at the neighborhood!

I am sure you are thinking ahead to construction season and the timing of this. I am preparing a letter to send to all the homeowners in the area that would be included in a rezoning. I'm establishing March 24 as a timeline for responding with questions or concerns. At that point we will know if we move forward with the area rezoning, or pivot to address your request. We can take the matter to the Planning and Zoning Commission in April and have a determination either late April or early May.

Feel free to give me a call and discuss! I know this is a lot of technical information. I appreciate that you've done your homework really well for your request and that will be beneficial as we get closer to building permits.

Valerie Berstene, AIA, AICP, LEED AP
Village Planner
Pronouns: she/her

708-206-3380
vberstene@homewoodil.gov

MARCH 4, 2023

Hi Valerie,

Hope all is well! Before the holidays I had connected with you in regards to adding a parking pad to my residential lot which would require a Variance. See the prior emails. You had suggested that I hold off on any request while the new ordinances were being set. Then life happened and it took a few months to circle back to this. I'd love to pick this conversation back up. Fully understand that you likely don't recall all the details, so here is the pertinent information, and I've also attached a standard for variance form. I'm not sure if I've done any of this correctly but you did suggest I could reach back out when ready to discuss.

- Address: 17915 Riedle Ct, Homewood, IL 60430
- Request: Add a parking pad off the driveway. We had contractors out last fall who were denied this request.
- Reason for denial: We are at 47% impervious coverage, as an R-1 lot this already exceeds the 40% limit
- Variance Request: Change lot from R-1 to R-2, which would allow us to have up to 60% impervious coverage, more than enough to add the parking pad.
- Why I believe this Variance could be accepted: Our lot size is more like an R-2 (see below). The addition of a parking pad would not drastically change the lot visibly nor disrupt anything in the neighborhood.

Here are my lot dimensions per the plat which was done in 2018:

- Lot width - 50 ft
- Lot Depth - 150 ft
- Lot Area - 7500 ft
- Interior Side, north - 7.67 ft
- Interior Side, south - approximately 5 ft, not stated on plat but visibly less than Interior Side, north
- Combined Interior Side - approx 12-13 ft per above
- Rear - approx 60 ft
- Building Coverage - approx 20% main house + 6% detached garage
- Impervious Surface Coverage - 26% from building/garage + 18% asphalt + 2.25% deck = ~ 46-47%

According to Chart on 44-03-01(A), numbers above seem more in-line with an R-2 residence than an R-1 residence. Parking pad would be roughly an additional 8x20 ft (160 sqft) or 3% impervious coverage for total impervious coverage of 50%, even with rounding well under R-2 max. According to section 44-05-05(E), our desired location for parking pad is in line with standards, can provide image of plat with expected additional location of parking pad if needed.

Please do let me know if I should be doing something different and feel free to email or call to discuss. Number is 224-829-5711. Thank you.