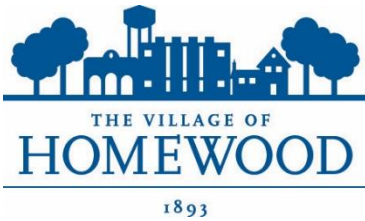


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

August 08, 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 July 11, 2024 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. Public Hearing for Case 24-21: Variance for Additional Driveway at 1947 Miller Court
 - B. Public Hearing for Case 24-27: Special Use Permit for Salon/Spa at 18154 Harwood Avenue
6. Old Business:
7. New Business:
8. Adjourn

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

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

July 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 6:59 pm

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, Chair Sierzega, O'Brien, Johnson, and Chair Sierzega. Member Castaneda was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), and Assistant Director of Economic & Community Development Noah Schumerth. There were four members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any proposed changes to the minutes from the June 27, 2024 meeting.

Member O'Brien stated that one addition was needed that was not included "Chairman Sierzega asked if Case 24-11 would be discussed in this meeting and was told No with that the applicant then left the meeting".

Motion made to approve the minutes with one addition made by Member O'Brien; second by Member Johnson.

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

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Member Castaneda

PUBLIC COMMENT: N/A

REGULAR BUSINESS:

CASE 24-16: Special Use for Massage Therapy, 18719 Dixie Hwy

Chairman Sierzega read a description of the case and asked staff if there were any comments received from neighboring properties. Noah Schumerth replied no comments were received

Applicant Fei Li was sworn in by Chairman Sierzega

Meeting Minutes | July 11, 2024

C:\Users\MeetingsOfficeUser8\AppData\Local\Temp\tmp14E1.tmp

Last Revised: 07/29/2024

Chairman Sierzega read a brief description of the business plan that was presented with the business application. He asked Ms. Li to explain her business plan.

Thomas Frixman was sworn in by Chairman Sierzega to assist Fei Li in the explanation of her business.

The Board asked the following questions throughout the review of the case:

- Chairman Sierzega asked, “How many customers will she have at one time?”
- Member Johnson asked are the massages by appointment.
- Member Johnson asked what went into coming up with the hours of operation.
- Member Johnson asked what is the role of Thomas Frixman pertaining to the business since he’s speaking for the Applicant for the business?
- Member Johnson asked if there is only one employee working and Fei is with another customer who will be working at the front desk.
- Member Johnson stated that it looks like six rooms on the diagram for the business and asked for the assignment of each room.
- Member O’Brien asked, for staff to provide the correct number of parking spaces for the property.
- Member O’Brien asked to correct a comment on pg. 10 stating “The business is not adjacent to or in direct vicinity of a similar use. But on pg.11 is states the nearest similar use is Tokyo Nail Spa located within the same shopping center.
- Member O’Brien asked what is the downside of Fei being the only person working in the business and she is not proficient in English.
- Member Cap asked is there any special licensing required by the State for the different techniques of massages.
- Member Cap asked is the business intended to be a part of a physical therapy program?
- Member Alfonso asked how one employee will handle the service of a couple’s massage.

Thomas Frixman explained how he knows Fei Li and his relationship to her and the business. He also provided a detailed description of what her plans are for opening the business which is as follows:

- 1 employee to start with the opening of the business
- Hours of operation will be 10am to 9pm Monday thru Sunday
- Hiring 2 additional employees as business progress
- Total of four rooms for massage services (3 single rooms and 1 couple’s room)

- Washer/Dryer and shower accommodations provided for customers
- Physical price list will be posted for customers
- Fei Li is licensed with the State of Illinois for massages

Kevin Stampley was sworn in by Chair Sierzega to explain how the business works when it pertains to the difference between the business being therapeutic and being required for physical therapy.

Member Bransky made a motion to approve the Special Use permit for the Relax Massage with the conditions that all licenses and certifications are provided prior to the issuance of the Business operations certificate and with the minor correction of the number of parking spaces from 84 to 80. Member O'Brien seconded the motion to approve the Special use permit for the Relax Massage Salon.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Member Castaneda

CASE 24-16: Special Use Permit for Indoor Commercial Place of Assembly and Variance for location of the Indoor Commercial Place of Assembly

Chairman Sierzega asked for the Applicant to state his name. The Applicant stated his name to be Arnell Newman. The case was previously presented to the Board and Mr. Newman was presenting the changes to his business plan.

Mr. Newman knew there were concerns regarding parking in the area of the business and he did a survey of the parking lot area for several weeks during business hours for the neighboring businesses to audit how parking is handled with the current businesses.

Mr. Newman decided to address those concerns with the following solutions:

- Parking passes provided for attendees for special events
- Parking attendant to manage the parking during private events
- Special events will be invite only
- Limit the number of parking spaces to 40

Members Alfonso, Bransky, and Johnson were pleased with Mr. Newman being proactive to correct the parking concerns by coming up with solutions and communicating with neighboring businesses.

Member Alfonso asked how many special events will be held and how often?

Member Cap asked if there was any wording in the condo association documents that presumes that any open spaces can be used by Mr. Newman's business.

Member Cap asked Mr. Newman what type of events he is anticipating to have.

Member O'Brien asked staff about the number of parking spaces and where the difference could be considering that he physically counted 142 spaces after walking the property twice and it's documented that there's 145 spaces.

Member O'Brien asked how many employees will be on staff? How many employees are on staff when there is a larger production vs. a smaller production?

Mr. Newman stated the following:

- 4 employees to start
- 4-6 employees with a smaller production crew
- 9-12 employees with a larger production crew

Member O'Brien asked staff for clarification on the statement stated on pg. 27 when it states if events exceed site capacity limited options are available due to the lack of street parking on Bretz Drive.

Member O'Brien concerns regarding this case are the following:

- Parking
- Traffic
- Occupancy
- Safety

Chairman Sierzega had questions pertaining to hours of operation for weekdays and weekends.

Member Cap asked if the site location for the business is the headquarters for the business and if so, is this where all activities that's sponsored by Soulistic 360 will be held.

Member O'Brien asked staff to add the wording indoor for the type of Variance requested.

Member O'Brien asked for clarification regarding the statement on pg. 29 referencing standing room and it being conflicting with the stated maximum occupancy of 80 people.

Chairman Sierzega stated the approval of the proposed special use is contingent on the approval to permit indoor commercial places of assembly in an M1 limited manufacturing zone. This amendment was recommended by the Planning and Zoning Commission for approval by the Village Board. The amendment will be considered by the Village Board in July's board meeting.

Member Bransky made a motion to approve the special use permit for indoor commercial place of assembly and a variance for location of indoor commercial of assembly use as well as incorporate the findings of fact to modify item #6 to be corrected to read 142 marked parking spaces which exceeds the number of parking spaces required.

Member Alfonso seconded the motion.

❖ AYES: Members Alfonso, Bransky, Cap, Johnson, Chair Sierzega

- ❖ NAYS: Member O'Brien
- ❖ ABSTENTIONS:
- ❖ ABSENT: Member Castaneda

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member Johnson made a motion to adjourn; seconded by Member O'Brien.
The meeting adjourned at 8:15 pm.

Respectfully submitted,

Charise Campbell
Building Division Permit Clerk

VILLAGE OF HOMEWOOD



MEMORANDUM

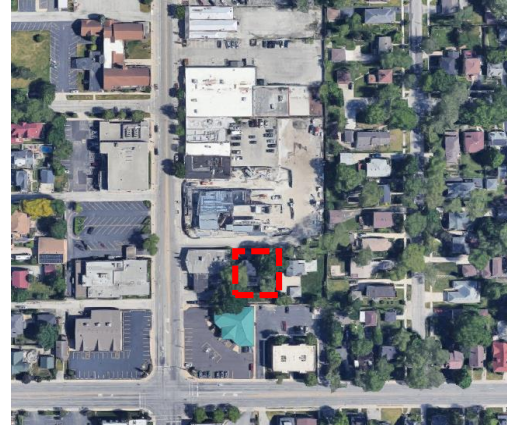
DATE OF MEETING: August 8, 2024

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 24-21 – Variance for Second Driveway, 1947 Miller Court



APPLICATION INFORMATION

APPLICANT	Martin Will
ACTION REQUESTED	Variance from Section 44-05-05.D(1) to permit a second residential driveway
ADDRESS	1947 Miller Court
PIN	29-31-409-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Single-Family Residential
SURROUNDING	N: B-2 Downtown Transition	Brewery/Restaurant
	E: B-2 Downtown Transition	Single-Family Residential
	S: B-4 Multi-Family Residential	Multi-Family Residential
	W: B-2 Downtown Transition	Dry-Cleaning

LEGAL NOTICE The legal notice was published in Daily Southtown on July 25, 2024. Letters were sent to property owners and residents within 250’ of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Martin Will	07/18/2024
Variance Standards Worksheet	2	Martin Will	07/18/2024
Site Plan Drawing	2	Martin Will	07/18/2024
Annotated Plat of Survey	1	Vanderwalker Land Surveyors	02/12/1999
Staff Exhibits	2	Asst. Dir. Econ/Comm. Development	07/29/2024

BACKGROUND

Martin and Cally Will, the applicant, own the subject property at 1947 Miller Court. The primary use of the property is a single-family residence. The property currently has one driveway with parking pads on the north and west sides of the primary residence. The applicant is requesting a second driveway. Section 44-05-05 of the Homewood Zoning Ordinance allows one driveway per single-family property. Therefore, a variance is required from the zoning ordinance to construct the second driveway.

The subject property is located on Miller Court, which will serve as the direct vehicular and pedestrian access for the newly constructed Homewood Brewing Company. The additional driveway would improve safety for the increased pedestrian and vehicular traffic on Miller Court due to Homewood Brewing Company.

DISCUSSION

The applicant has proposed the construction of a second driveway on the residential property at 1947 Miller Court. The property is in the B-2 Downtown Transition zoning district, which allows existing single-family dwellings constructed before January 11, 2023, as a permitted use. According to the Cook County Assessor's Office, the home was constructed in 1879.

Per Section 44-05-05 of the Homewood Zoning Ordinance, only one driveway (defined as the "access point from the street to the residential property") is permitted for any single-family residence.

The adjacent property to the north at 18225 Dixie Highway has been developed as Homewood Brewing Company, a brewery and bar/restaurant with approximately 11,000 square feet of building area. The front entrance to the public restaurant is located across Miller Court from the subject property, near the existing driveway entrance. The street section of Miller Court has been upgraded with new pavement and a sidewalk as part of the brewery construction. The street provides access to the parking lot in the rear of the brewery building. The placement of the building entrance and parking access via Miller Court will increase pedestrian and vehicle traffic along Miller Court.

The property owner has proposed an additional driveway so that their vehicles do not have to back out into Miller Court. The applicant has stated that reducing reverse motions will reduce hazards to pedestrians and motorists entering and exiting Homewood Brewing. The second driveway would also alleviate disturbances to property access, given that the main public of the brewery is adjacent to the subject property and passenger loading may occur at this entrance. Paved driveway area will be extended to connect the new driveway to the existing parking pad areas in the front of the home.

Variance Standards Analysis

The applicant must clearly demonstrate an external hardship or unique circumstances warranting the variance and provide the smallest possible deviation from the Village Zoning Ordinance. The hardship must be evaluated against the following three standards for Variance:

1. *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*
2. *The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.*
3. *The variance will not alter the essential character of the locality surrounding the subject site.*

The applicant's responses to the Standards of Variance are attached for review by the Planning and Zoning Commission. Staff analysis of the Standards is provided below.

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. According to the property owner the location of the Homewood Brewing Company's entrance will cause significant impacts to property access, which will reduce the full enjoyment of the property and negatively impact property value. Staff is in agreement that the current arrangement for the driveway at 1947 Miller causes safety hazards for both the residential property and patrons of the Homewood Brewing Company.

Staff has evaluated alternative options for the property owner to minimize the variance. The primary alternative would require removing the current driveway and moving it east on the property. This would distance the driveway from the front entrance of the brewery. However, this option could still be subject to access disruptions, and require reverse motion for all vehicles exiting the residential driveway. This alternative would impose costs on the property owner that are not self-imposed. Staff finds that alternative designs are not suitable for alleviating safety hazards for property owners and neighboring business patrons.

Staff finds that reasonable return on the property, including overall property value and full enjoyment of safe access to the property, would be negatively impacted if required to follow regulations as are governing the property currently. The variance promotes public safety and general welfare which may be impacted if the driveway is not altered.

2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner. The subject property is a single-family residence located within a commercial area. The house was constructed before the current commercial zoning was in place. The location on a commercial street is a unique circumstance.

The property directly to the north was formerly a restaurant and has been vacant for many years. Recently the property was purchased and construction is mostly complete for a brewery and restaurant. The restaurant will use Miller Court (the street upon which the residence fronts) as the main access for parking and deliveries.

The entrance to the brewery is close to the applicant's existing driveway. This will create increased vehicle traffic and potential for access disruptions to the home. The increase in traffic creates external safety concerns for the property owner, who currently must back their vehicle out of the existing driveway into the street. This could also create a safety issue for the patrons of the brewery/restaurant.

Visibility is also restricted by the location of the Homewood Drive-In Cleaners directly to the west of the subject property at 18235 Dixie Highway. The proposed second driveway will reduce reverse movements out of the driveway in a high-traffic area. The property directly to the east of the subject property is also a residence; however, the restaurant/brewery will have less impact on access due to the location of the home's driveway further toward the rear of the Homewood Brewing Company property.

Staff finds that the plight expressed by the property owner is unique and imposed by external circumstances.

3. The variance will not alter the essential character of the locality surrounding the subject site. The subject property is located in a commercial area on the edge of downtown Homewood, and is not easily visible from the surrounding roadways. The proposed project is a new 15’ driveway. The driveway will be screened from view. The proposed driveway does not alter the essential character of the area around the subject site. The new driveway compliant with local zoning requirements. The proposed driveway will support safer and more efficient operation of the adjacent uses without injury to the general public.

Staff finds that the essential character of the locality surrounding the subject site will not be altered by the approval of this variance.

FINDINGS OF FACT

The staff has prepared the following draft Findings of Fact per the standards outlined in Section 2 of the Village Code of Ordinances. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is located at 1947 Miller Court, in the B-2 Downtown Transition zoning district.
2. The use of the subject property is a single-family dwelling with one principal dwelling, existing before January 11, 2023, and thus operating as a permitted use in the B-2 zoning district.
3. The applicant, Martin Will, is the owner of the subject property.
4. The subject property currently has one driveway as permitted by Section 44-05-05 of the Homewood Zoning Ordinance.
5. The applicant has requested a variance from Section 45-05-05.D (1) to permit the construction of a second driveway.
6. The proposed driveway will be 15’ in width at the northern property line and will comply with all applicable zoning standards for driveways as found in Section 44-05-05 of the Homewood Zoning Ordinance.
7. The proposed variance is due to unique circumstances and will not harm the health, safety, or public welfare of the surrounding community.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend **approval** of Case 24-21, granting a variance from Section 44-05-05.D (1) of the Homewood Zoning Ordinance to allow a second driveway on a residential property with one principal dwelling unit;

AND

Incorporate the Findings of Fact into the record.



APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1947 Miller Ct. Homewood, IL 60430

Property Index Number(s): 29-31-409-012-0000

Zoning District:

- R-1 B-1
- R-2 B-2
- R-3 B-3
- R-4 B-4

Lot Size: _____ 44 sq. ft. _____ 0.50 acres

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

APPLICANT

PROPERTY OWNER

Name Martin Will

Company _____

Address 1947 Miller Ct.

Phone 312-301-4445

Email willite13@gmail.com

Role homeowner

Name _____

Company _____

Address _____

Phone _____

Email _____

Check box if the applicant is the property owner

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided.
For any construction work, complete page 2 to the best of your ability.

NOTE: Temporary Use Permit NOT required for use. Applicant not pursuing Temporary Use Permit for mentioned work.

Noah Schumerth, 08/01/2024

- Limited Use Permit
- Special Use Permit
- Temporary Use Permit

Requested Use Describe any requested principal, accessory, or temporary use(s).

Requesting to start sub-grading driveway extension with a 6" cut. Once the cut is made 4" of CA6 compactible stone will be laid down and compacted in (2) 2" lifts. Once permit is approved would continue with asphalt.

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

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

Requesting to add additional entry point to property. Currently my wife and I back in and out of the driveway. We have a 15 year old who will also be driving soon. I want to limit the liability and the chance of an accident taking place from the traffic on Miller Ct from the new Homewood Brewing Company.

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.

Martin Will
Applicant Name

Martin Will
Applicant Signature

07/18/2024
Date

APPLICATION

RESIDENTIAL ZONING REVIEW

PROPOSED DEVELOPMENT

Description: Adding another entry way to property and extending driveway to create a "C" style drive. The curb will need to be cut at the new entrance. 2" of asphalt and 4" of CA6 compactable stone will be used as base.

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Principal Structure						
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Duplex dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Townhouse dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)			Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory dwelling unit, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, attached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, roof	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, ground	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Swimming Pool or Spa	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Surfaces			Area	Addition	New Build	Area
Driveway	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	630 sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

Staff Notes

Do not write below this line.

CASE NO: 24-21 Fee: \$150 Paid Date Received: 08/01/2024

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

Variance

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1947 Miller Ct. Homewood, IL 60430

Requested Variance: Driveway addition

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Martin Will **Date:** 07/18/2024

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

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

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

Our property lost value with the construction of the brewery. This project is about keeping people safe. The entrance to the brewery is across from the current driveway. Another location to exit onto Miller Ct, east of the front door, will help protect patrons.

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

Describe why this request is unique to you; would it apply to your neighbors as well?

There are only two residential properties on Miller Ct. We are looking to add an additional entry/exit point to our driveway, in order to reduce the liability and the chance of an accident taking place from the traffic on Miller Ct, due to the new Homewood Brewing Company.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

Miller Ct. has been altered by the building of Homewood Brewing Company. We aren't sure how extending our driveway for safety purposes would impact other surrounding properties.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

- 4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

We currently back in and out of our driveway. The entry for the new Homewood Brewing Company is almost directly across from where we enter/exit. There will be foot traffic, as parking is located in the rear of that property, as well as cars pausing to load and unload passengers in front of the entryway. We are looking to reduce the liability and threat of an accident/injuries by providing ourselves with an additional exit/entry.

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

Do your neighbors have the same circumstances?

There is one other residence on Miller Ct and they do not have the same issues.

- 6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

This hardship has been presented to us by the building and design of the Homewood Brewing Company. As previously stated, the entry/exit is almost directly across from our only entry/exit to our home.

- 7. If granted, will the variance be detrimental to public-welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

Yes, the driveway will help alleaviate risk for both motorists, as well as patrons.

- 8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

Extending our driveway will not impact the one other residence on Miller Ct.

N

Will Need to Saw
Cut Curb.

Miller Ct.



Brick
pavil
DPO

All fence posts in
line down to 16' 42"

and lined with
existing fence
posts spaced
as shown in
plans.

14' driveway

New Fence

New House

Hole

6' square
4' x 4' x
2' x 2' x
4' x 4' x
4' x 4' x

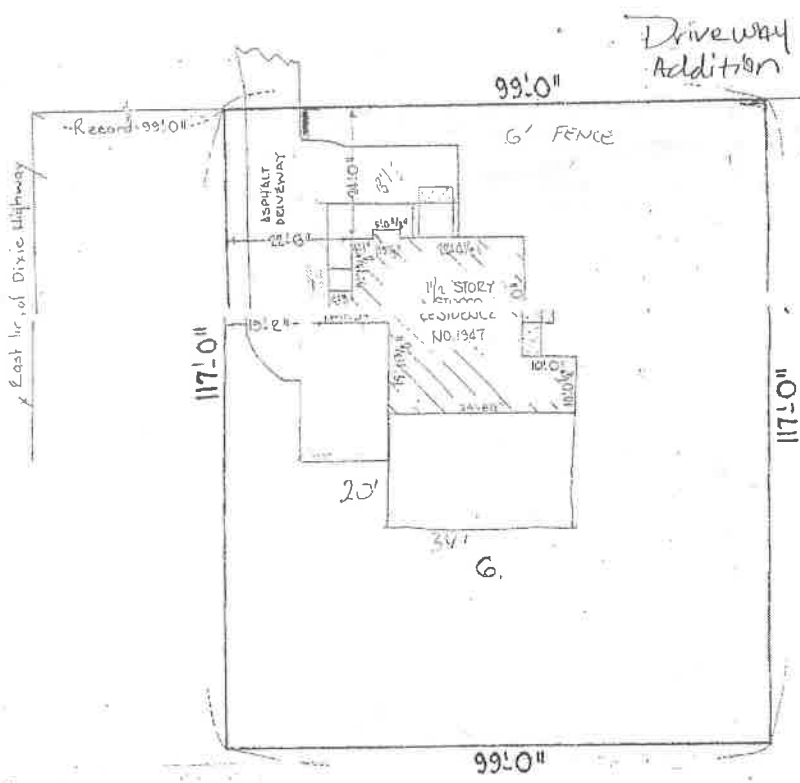
16' wide driveway

Plat of Survey

Lot 6 in the Resubdivision of Lot 6 in County Clerk's Division of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Village of Homewood
Public Works Department
APPROVED FOR CONSTRUCTION
Date: FEB 12 1989
By: [Signature]

MILLER COURT



THIS PLAT WAS PREPARED FOR REAL ESTATE SALE AND OF FINANCIAL PURPOSES, NO INCORPORATION WAS MADE, BEFORE ESTABLISHING PLAT LINES OR CONSTRUCTION, CALL SURVEYOR TO VERIFY CORNERS.

ORDERED BY: RE/MAX SOUTH SUBURBAN
ORDER No. 504-41-V
RESURVEYED TO LOCATE BUILDINGS
DATE: _____
ORDERED BY: _____

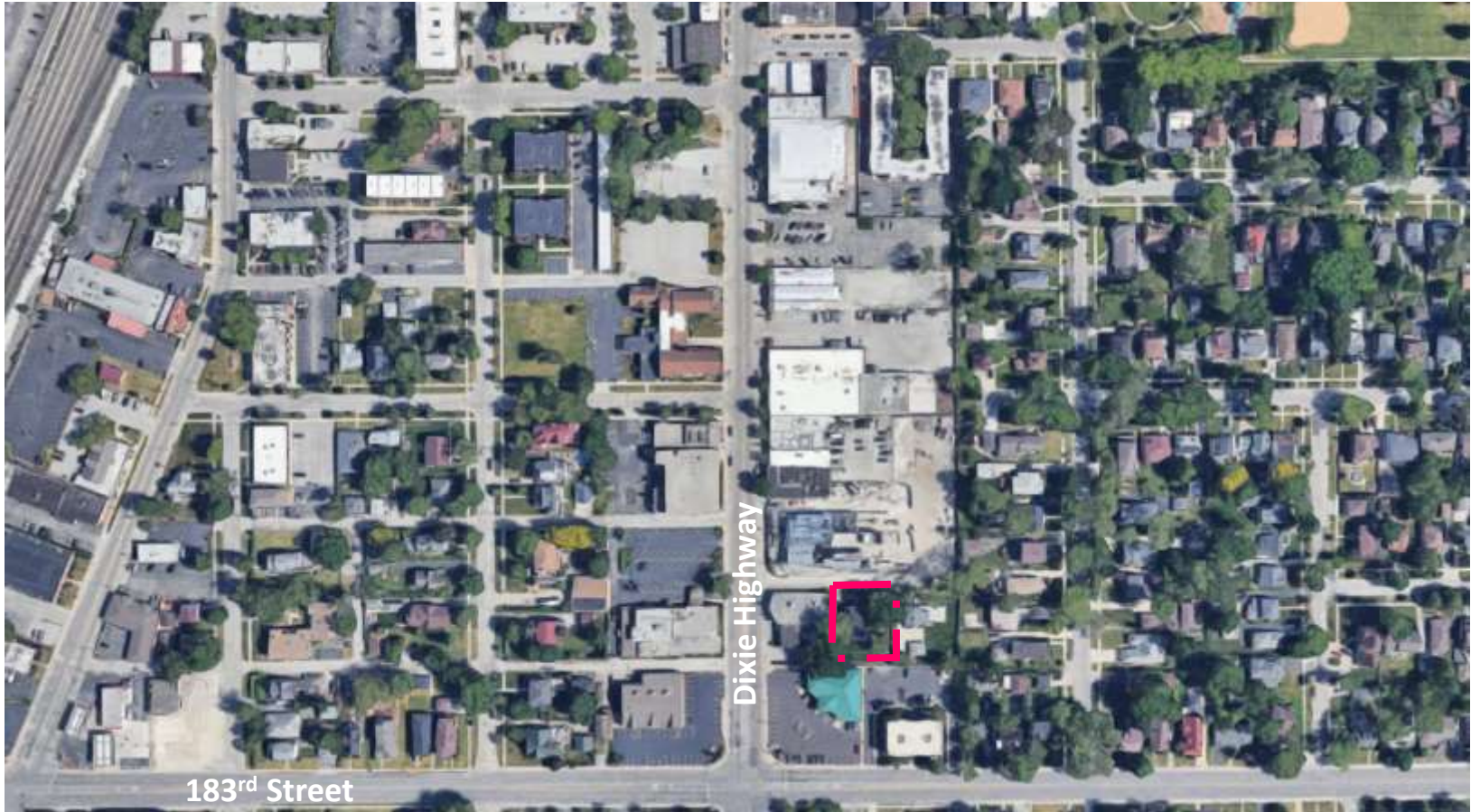
SCALE: 1"=16'

NOTES: CHECK RECORDS FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS IF ANY NOT SHOWN.

DO NOT ASSUME THAT PROPERTY STAKES ARE AT PROPERTY CORNERS UNLESS SHOWN HEREON ALSO DO NOT ASSUME THAT PROPERTY STAKES ARE IN PLACE.

COMPARE ALL POINTS BEFORE BUILDING AND CORRECT ANY DISCREPANCY.

STATE OF ILLINOIS
COUNTY OF COOK
FRANK T. VANDERWALKER, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ON THE HEREIN DRAWN PLAT.
GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF APRIL 19 89
REGISTERED ILLINOIS LAND SURVEYOR No. 1225
To be true as shown in copy hereof, and that he is a duly qualified and licensed land surveyor in the State of Illinois.





Location of New Driveway (15')



Location of New Driveway (15')

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 8, 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 24-27 – Special Use Permit for Salon/Spa Establishment at 18154 Harwood Avenue



APPLICATION INFORMATION

APPLICANT	Destiny Wheatley
ACTION REQUESTED	Special Use Permit for Salon/Spa Establishment in B-2 Zoning District
ADDRESS	18154 Harwood Avenue, Homewood, IL 60430
PIN	29-31-409-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Professional Office
SURROUNDING	N: B-2 Downtown Transition	Salon/Spa Establishment
	E: B-2 Downtown Transition	Professional Office
	S: B-2 Downtown Transition	Restaurant
	W: B-2 Downtown Transition	Restaurant/Private Parking

LEGAL NOTICE The legal notice was published in Daily Southtown on July 25, 2024. Letters were sent to property owners and residents within 250’ of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Destiny Wheatley	07/18/2024
Special Use Standards Worksheet	2	Destiny Wheatley	07/18/2024
Floor Plan	1	Destiny Wheatley	07/18/2024
Staff Exhibits	2	Asst. Dir. Econ/Comm. Development	07/29/2024

BACKGROUND

The applicant, Destiny Wheatley of Des Beauty Galore Salon/Spa, has proposed the operation of a salon/spa at 18154 Harwood Avenue, Suite 202. The business will be located in an existing office building with a number of office suites. The new salon use will be approximately 276 square feet in area.

The salon is proposed to operate from 10 am to 6 pm for seven days a week. The business will operate on an appointment-only basis. The operator of the business has stated that they plan to serve one customer at a time, and the business will be served by one employee.

DISCUSSION

The proposed business will operate in an existing office suite on the second floor of the office building at 18154 Harwood Avenue. The office building is divided into nine tenant spaces. The total building is approximately 6,000 square feet. The office building has several suites which currently house a variety of different uses, including:

Suite #	Approved/Operating Land Use
Suite 101	Vacant
Suite 103	Professional Offices
Suite 105	Dental Office
Suite 107-109	Law Office
Suite 201	Vacant
Suite 202	Proposed Salon/Spa
Suite 203	Tax Office
Suite 204	Law Office

The building has previously approved salon/spa tenants operating in spaces with similar square footage.

The building has 23 parking spaces for common use by the tenants. There are no reserved spaces in the parking lot. The parking lot is not heavily used, due to limited customer and visitor traffic associated with each of the other uses in the office building. The building requires 20 parking spaces (1 space per 300 square feet required, 6000 square feet total gross floor area = 20 spaces). The lot is sufficient for the use classification for this building.

Special Use Standards Analysis

The Special Use Permit application must be considered against standards for Special Uses identified in Section 44-07-11 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 staff findings is included below.

1. Is the special use deemed necessary for the public convenience at that location? The applicant has stated that the tenant space is suitable for a single-proprietor salon use, citing spacious tenant spaces

and accessibility to the high-traffic area in downtown Homewood. Staff finds that the use is in a suitable location which will provide convenient access to an appointment-based service.

2. Will the special use be detrimental to the economic welfare of the community? The applicant has cited a role in adding a service to the growing commercial activity around downtown Homewood. Staff confirms that this use provides a service in a vacant space and will not hinder economic welfare. However, a salon/spa use (“Just Between Trends,” 18150 Harwood Avenue) is located in a standalone building adjacent to the office center where the proposed use will be located. While staff finds some overlap, the neighboring business is a significantly larger operation, and salon/spa uses that operate at the scale of the proposed business generally provide services for a small existing client base.

3. Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The use is consistent with goals stated in the 1999 Comprehensive Plan, including increasing taxable services within Village limits and expanding the diversity of goods and services available. The use is also in alignment with the goals of the B-2 zoning district, including “supporting adaptive reuse of existing buildings” and “protecting areas for commercial development and the generation of property tax revenue,” as stated in Section 44-02-02(f) of the Homewood Zoning Ordinance.

4. Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The applicant has stated that the business will not cause negative impacts will be caused. Staff analysis finds minimal negative impacts produced by the proposed business.

5. Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The applicant has cited that the use will provide additional economic value to the community via additional clients visiting downtown Homewood. Staff finds that the building is suitable for this type of use and can handle additional appointment traffic generated by the business. The business will occupy a currently vacant tenant space, and is not projected to operate in a manner which disrupts other uses in the building or the economic value of the building as a whole.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The applicant states that the use will not cause injury to the value of other properties in the neighborhood in which it is located. Staff finds that the use will not cause undue impacts on surrounding properties in the neighborhood, as it will be contained within an existing office building with minimal impacts (noise, pollution, visual impacts, etc.) on other businesses. The use is unlikely to cause impacts on surrounding uses in the office center due to limited traffic and the design of the space (opaque door, end of hallway, new visual or auditory impacts possible from space).

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The applicant states that the business will support the local environment and allow her to make a positive contribution to downtown Homewood. Staff finds that the use will be largely consistent with similar service uses found in the vicinity, and will not negatively affect the growing commercial environment in downtown Homewood. The tenant will provide a new service in a previously vacant space and is likely to attract new visitors to downtown Homewood. The use operate within hours that align with surrounding land uses.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The applicant states that the business will have no negative impacts. Staff finds that the proposed business will create minimal impacts on the enjoyment of other spaces within the office center in which it is proposed.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? According to the applicant, the use will not cause impacts on surrounding development. Staff finds that there will be minimal disruption to orderly and normal development of surrounding properties due to the scale and location of the use.

10. Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The applicant states sufficient access to support the new client base for the business, who will primarily travel by vehicle. The applicant cites that some of her clients use ride share or Metra to reach appointments at their current location of business, and that this location is suitable for serving those clients. Staff finds that the proposed special use is suitably accessible and will not cause congestion on surrounding streets. There is sufficient parking to support the use with an average of one customer at a time and one employee, as there are few additional customer-generating uses in the building the use is proposed within. The site has sufficient ingress and egress into parking areas, and the use is readily accessible interior to the building. The use is of a scale that will not contribute to additional traffic congestion.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The applicant states that there are no new utilities, drainage, road access, etc. being supplied with the project. Staff finds the use has sufficient services for the business with proposed improvements. The use is designed in a manner that provides safety and privacy for clients of a personal services use such as a salon/spa. The building is fitted with adequate safety measures to protect employees and clients. The space has windows and sufficient fire egress in case of emergency. Staff has no concerns about the existing services available for use in the space.

12. Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? The applicant states there will be no impact on such resources, and staff finds that there will be no impacts on important cultural, scenic or natural resources on or near the property.

Staff finds that the use sufficiently meets the Standards for Special Uses, established in Section 44-07-11 of the Homewood Zoning Ordinance, and finds the proposed use appropriate for the site.

FINDINGS OF FACT

The staff has prepared the following draft Findings of Fact in accordance with the standards set forth in Section 2 of the Village Code of Ordinances. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is located at 18154 Harwood, in the B-2 Downtown Transition zoning district.
2. The use of the subject property is a professional office building with approximately 6,000 square feet of floor area.

3. The applicant, Destiny Wheatley, is the proposed tenant for Suite 202 in the existing building at 18154 Harwood.
4. The applicant has proposed a salon/spa establishment in a vacant tenant space at the subject site and has requested a Special Use Permit for the operation of the business.
5. A salon/spa establishment in the B-2 zoning district is subject to review by the Planning and Zoning Commission for adherence to the Standards for Special Use, as written in Section 44-07-11 of the Village Zoning Ordinance.
6. The proposed use will operate in an existing tenant space with a square footage of approximately 276 square feet.
7. The proposed special use will not harm the health, safety, or public welfare of the surrounding community.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend **approval** of Case 24-27 to the Village Board of Trustees, granting a Special Use Permit to permit the operation of a *salon/spa establishment* in the B-2 Downtown Transition zoning district by Destiny Wheatley of Des Beauty Galore Salon/Spa;

AND

Incorporate the Findings of Fact into the record.



NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18154 Harwood Avenue Suite 202 Homewood, IL 60430

Property Index Number(s): N/A

Lot Size: 400 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: Salon use, nails

Gross Floor Area: 400 sq. ft. Parking Provided: Yes

Existing Use:

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: N/A

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

None.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>400 sq/ft 12 by 12</u>	<u> </u>
Parking Spaces	<u>3-4 each tenant</u>	<u> </u>
Lot Coverage	<u> </u>	<u> </u>
Impervious Area (sq. ft.)	<u> </u>	<u> </u>
Impervious Coverage (%)	<u> </u>	<u> </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.*
N/A

The applicant requests:

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

APPLICANT

Name	Destiny Wheatley
Company	Des Beauty Galore
Address	18154 Harwood Ave Suite 202
Phone	+1 (773) 269-7688
Email	destinywheatley@yahoo.com
Role	Tenant

PROPERTY OWNER

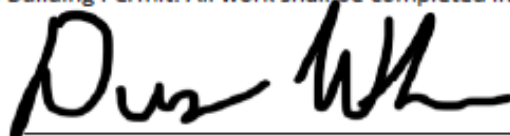
Name	Tawauna Walker
Company	Phoenix Investment Enterprise LLC
Address	15441 Center Ave Unit 1682
Phone	773-966-9586
Email	18154harwood@gmail.com

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Destiny Wheatley
Applicant Name


Applicant Signature

07/22/2024
Date

Staff Notes

Do not write below this line.

Fee: \$150	<input type="checkbox"/> Paid	Date Received: 08/01/2024
CASE NO: 24-27	REQUEST: Special Use Permit for Salon/Spa Establishment, B-2 zoning district	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____
CASE NO: _____	REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____
CASE NO: _____	REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____

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

Name: _____ Signature: _____ Date: _____



STANDARD ZONING SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18154 Harwood Avenue Suite 202	Homewood, IL 60430	Area:	400	sq. ft.
Requested Use:	Salon				
Business Name:	Des Beauty Galore				
Applicant Name:	Destiny Wheatley		Date:	07/22/2024	

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.

The location is in a perfect area and the rooms in the building are very spacious. A good location can attract more customers, especially in a high traffic area with a lot of foot traffic. As well as a prime location also help improve the professional image of your business.

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 have a negative impact on other businesses. It will increase commercial growth to provide more goods and services for residents and visitors.

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.

Increase commercial development to enhance Village's economic base, provide more goods and services, expand housing options, and improve street furniture and pedestrian tunnels.

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.

It will not have any negative impacts.

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.

It is bringing more economic and community development VIA my clients.

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, I'm bringing more economic and community support VIA my clients.

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.

My business can support the local environment, share knowledge with others, and will always help with a hand when needed.

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.

It will not have any 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.

It will not have any 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.

My clients predominantly use vehicles as a method of transport to commute to their service appointments. The location provides a parking lot that allows for efficient ingress and egress. Moreover, I do have clients who utilize public transportation (e.g., Metra and ride share), which aligns with the objectives outlined in the master plan; including improving pedestrian and vehicular access.

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

