

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

May 25, 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 May 11, 2023 Planning and Zoning Commission meeting.

4. Public Comments

5. Regular Business:

Public Hearing for Case 23-15 Special Use Permit for Massage Therapy at 920 W 175th Street

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=UkU5TiBQc0QxkxektpaGRYdz09>

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:

May 11, 2023

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:02 pm.

ROLL CALL:

In attendance were members Alfonso, Cap, Johnson, O'Brien, Castaneda, and Chair Pro Tem Bransky. Chair Sierzega was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros and Building Division Secretary Darlene Leonard. There were three people in the audience. The public was able to watch the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked if there were any changes or corrections to the minutes of April 27, 2023.

Chair Pro Tem Bransky stated on Page 5 in the motion to continue Case 23-09, the date should be May 11. Member O'Brien stated on Page 6 his vote was No to continuing the case for the Map Amendment.

A motion was made by Member O'Brien to approve the minutes of April 27, 2023, as corrected; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Chair Sierzega

OLD BUSINESS:

CASE 23-09 – Continued Public Hearing for Special Use Permit for a Spa at 18350 Kedzie, Suite 200

Chair Pro Tem Bransky summarized the case, explained the steps, added a summary from Staff, and asked Staff Liaison Mesaros if she had any updates.

Staff Liaison Mesaros stated the State of Illinois had provided information on the license requirements and that as long as there was a cosmetology, esthetician, or massage license from the State they can operate. Staff Liaison Mesaros added that the Village Attorney confirmed the information from the State.

Chair Pro Tem Bransky recalled the applicant, Sekia Garrett, and asked if she had a license. Ms. Garrett stated she had an esthetician license. The information was confirmed through the State of Illinois Department of Professional Regulation license verification website.

Chair Pro Tem Bransky revised the Finding of Fact #5 to be confirmed. Member Johnson moved to 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 and incorporate the findings of fact into the record; seconded by Member O’Brien.

AYES: Members Alfonso, Cap, O’Brien, Johnson, Castaneda, Chair Pro Tem Bransky.

NAYS: None

ABSTENTIONS: Chair Sierzega

ABSENT: None

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

Chair Pro Tem Bransky summarized the case and asked Staff for any updates.

Staff Liaison Mesaros stated she had spoken to the Village Attorney and added that a vote must occur using one of the three recommended options. If there is no motion or a motion and no second it is a no vote. And added that the applicant for the parking pad is in the audience if there are any questions for him.

Member Johnson asked if there was a question about the notice and the original applicant. Staff Liaison Mesaros stated it was not a full applicant. They did not apply or pay the fee, there was no publication. It was an email with the form attached and added there was no official application submitted.

Chair Pro Tem asked Member Cap if he would be participating in the discussion as a Commission Member or as a resident as he is the owner of one of the properties included in the proposed zoning amendment. Member Cap stated he will be recusing himself from the deliberation and will join in the discussion as a resident.

Chair Pro Tem Bransky swore in the parking pad applicant, Chris Kalvig from 17915 Riedle Court, and asked the Commission Members if they had any questions for him.

Member O’Brien asked where the parking pad would be located and requested a summary of the submittal from Mr. Kalvig.

Mr. Kalvig stated the plan for the pad is for it to be placed in the front yard, summarized the procedure of applying for the parking pad permit and his conversation with Village Planner Berstene about the parking pad, his submitted draft to rezone, and the potential plan by the Village to rezone multiple properties.

Chair Pro Tem Bransky asked if it was denied as a building permit. Staff Liaison Mesaros stated it was a building application and it was denied because of the R-1 zoning maximum lot coverage had been reached.

Mike Cap, a resident of 2147 Ridge Road was sworn in. Mr. Cap read from a written statement and submitted a copy that is attached.

Member Johnson asked several questions of Mr. Cap regarding his concerns of the proposed rezoning.

Mr. Cap stated that he believes that the proposed change would gut or lead to the elimination of the R-1 classification and if it is approved that he would expect to hear that the other 300+ nonconforming lots would be changed, and added that the zoning requirements have changed over time.

Chair Pro Tem Bransky stated the exercise was introduced to modify lots to accommodate for new construction and that was the intent of the study. It was not a way to clean up nonconformities.

Staff Liaison Mesaros stated the size was changed in the R-2 District and the nonconformities in it were corrected, but it was decided not to make any changes in the R-1 District.

Member O'Brien stated he reached out to the Public Works Department and summarized his conversations with the Public Works Director and the Village Engineer. Member O'Brien provided a printout of an email sent to the Staff Liaison Mesaros, which he read from, and it is attached.

Member Castaneda stated the proposed change could set a precedent that could result in more areas being changed, which she is unsure if it would be a bad thing, and this is the first of these and probably not the last. Member Castaneda stated they would have spent 10 years updating the code and not foreseen all of the changes.

Chair Pro Tem Bransky summarized his thoughts on the proposal and stated there needs to be a plan in place to do all of the changes at once in a formal process, and added that spot rezoning is a bad idea.

A motion was made by Member O'Brien to deny 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; seconded by Member Alfonso.

Staff Liaison Mesaros stated that a vote in the affirmative is a vote to deny it.

AYES: Member O'Brien, Alfonso, and Chair Pro Tem Bransky

NAYS: Member Johnson and Castaneda

ABSTENTIONS: Member Cap

ABSENT: Chair Sierzega

Staff Liaison Mesaros stated it is a split vote, and it will be sent to the Village Board for their consideration.

ADJOURN:

Chair Pro Tem Bransky asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 8:09 p.m., seconded by Member Alfonso.

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

NAYS: None

ABSTENTIONS: None

Meeting Minutes | May 11, 2023

ABSENT: Chair Sierzega

Respectfully submitted,

Angela Mesaros

Director of Economic and Community Development

I imperfectly raised questions at the prior meeting that did not concisely and adequately convey my concerns. This is a more cogent summary

1. What are the impetus and purpose of this rezoning petition?
 - a. To allow a single petitioner to build garage & apron without variance?
 - b. Only 6 months into our "test drive/shakedown cruise" of new zoning ordinance are we now to start to ferret out all nonconformities in our new ordinance?
 - c. Are such non-conformities bad?
2. Weren't we alerted to the likelihood of such non-conformities persisting even with the adoption of the new ordinance? Did we fail to exert our due diligence in exploring these ramifications? Doesn't this reaction create the impression that we ignored or were oblivious to these ramifications when we explored this matter in our discussions about the new ordinance?
3. Angela M reminded us that our consultant did indeed examine this matter. One of the purposes was to identify the potential for infill development opportunities.
4. Refer to the exhibit our consultant prepared that summarized the "**....APPROPRIATENESS ANALYSIS. (21 September 21).**" This examined different percentages of non-conformity vis-à-vis different dimensional parameters (i.e. lot size, lot width, etc.) of the different zoning classes.
 - a. Our consultant identified that up to 40% non-conformity would remain, especially in the R 1 class, even with minor changes to dimensional parameters. These occur throughout the village west of the railroad. These include other parts of the Ravisloe neighborhood (e.g. Tipton) besides this cluster currently under this consideration. They also occur in the neighborhoods west of Governors Highway.
 - b. I recall therefore that we concluded that this level of non-conformity was acceptable or to be tolerated. In a mature community with established development, not many changes requiring variances are expected.
 - c. These currently non-conforming properties were presumably conforming to their zoning class in effect when their subdivisions were approved and platted.

The answers to these questions reveal the reasons I am opposed to this rezoning. There is another way to accomplish that single petitioner's need for a (dimensional) variance to permit the construction of a garage/apron on a "substandard" lot. The matter of 2143 Ridge is a more convoluted issue. I am not opposed to the possibility of an infill development to construct a new single family house on this larger, consolidated lot. We can rezone this lot now or let the property owner subsequently petition for a variance or rezoning to permit it.

Michael J Cap 7 May 23

Mesaros, Angela

From: William G. O'Brien <70879806181@comcast.net>
Sent: Thursday, May 11, 2023 10:59 AM
To: Mesaros, Angela
Subject: Case No. 23-12

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

Angela – This case, which will be heard for the third time on May 11, 2023 (previously 4/13 and 4/27/23), has experienced a number of mis-directions, as chronicled, from the materials we have received. I would like to review with you my thoughts about this case and how we should simply resolve the issues and approve it.

April 13, 2023 PZC Meeting

We were told, after much discussion, near the end of the meeting, that a resident, on March 4, 2023 had actually filed a variance request form for a change in zoning from R-1 to R-2 to provide compliance with the R-2 60% impervious coverage to accommodate a parking pad which is now allowed in the updated Zoning Code. Staff, at this point, should have discussed with the resident a change in the variance form from a change in zoning to that of a variance for a parking pad that would exceed the impervious coverage allowance. This would have been a straight-forward accommodation to the resident leaving the administrative policy amendment for another discussion. The idea to co-mingle a resident variance request with an administrative policy amendment only served to confound the case. That decision is, in my opinion, the principal reason this case has been delayed, because it was not clear. This is a mis-direction.

I requested additional background information of the pending applicant because, unlike all other cases, the name of the applicant and the specific address were not identified. Your email to me the next day, with the applicant's address and the administrative steps in preparation of the case were clear. I thanked you for the information which I stated made eminent sense. It would have changed the character of the conversation at the meeting. The lack of communication and transparency was misleading, a mis-direction.

The applicant, in the application information section of the Memorandum was identified as The Village of Homewood. This is another mis-direction. The obvious question is – what happened to the resident as an applicant when it is stated that a resident filed a variance form? We, on the Commission, would naturally conclude when told that a resident had filed a variance request form that the resident paid the usual fee for the processing of a variance which would include an appearance before the PZC. The resident did not appear, apparently, because his variance request had been bundled with the policy administrative amendment.

In a March 28, 2023 email, staff apprised the resident “**if we hit significant opposition, we may** bring it to the Planning & Zoning Commission to consider”.

In your April 14, 2023 email to me the opposite was stated by staff “**If staff did not receive opposition** to the request, we **would** take the rezoning request to the Planning & Zoning Commission.

It appears that either way it would, more than likely, be forwarded to the Planning & Zoning Commission. However, the contradictory staff perception of the same situation is a concern.

April 27, 2023 PZC Meeting

Very little discussion of the case. It was continued to the May 11, 2023 Meeting because two (2) members of the Commission were absent. The resident who we were told had actually filed a variance form did not appear. This is the second meeting the resident has been absent.

The materials of the case included new information since the 4/13/23 memorandum that was bolded. Reference is made to a building permit application that was denied in 2022. Was it a building permit or a variance request? "Staff determined to bring forward this requested **rezoning for all parcels with similar conditions**". This statement is qualified on the next page with "**At this time, Staff does not have other limited areas of parcels flagged for consideration of a rezoning such as those proposed herein**". There are 346 lots out of 882 (39%) in the R-1 Residence District that are non-conforming and 2,630 lots out of 5,505 (48%) in the R-2 Residence District that are non-conforming. These numbers are taken from the Lot Area and Width Appropriateness Analysis prepared by the consultant managing the Zoning Code update. That is a total of 2,976 lots that are non-conforming in the two principal residential zoning districts in the village. The conclusions drawn by the staff on page 38 that are bolded are not practical or effective.

May 11, 2023 PZC Meeting

In the materials for the third meeting to hear this case we are told that the resident "never filed an official application and paid no fee to the village". The obvious question is why were we told in the first two meetings and references made to a resident having filed a variance request form? The change in the narrative is another mis-direction that again speaks to a lack of communication and transparency. I, for one, find this unacceptable. What information can we trust in reviewing and voting on a case. Are we really making an informed decision?

The inclusion of the section – Process to Move Forward - should be a look inward, for the delay as I stated at the beginning of this email, is with the staff.

Solutions to resolving this case and Moving Forward.

First, since we now do not have to consider an application from a resident, the Village becomes the applicant. I would recommend that the Village change this case to an application for a variance for the installation of a parking pad that will exceed the impervious coverage at 17915 Riedle Ct.

Second, I would pause any action on Limited Map Amendment Rezoning to be an agenda item of another meeting for a full discussion of the reason and approach to such action. With the number of non-conforming properties referenced earlier I would recommend that the Commission discuss how this should be done going forward for the benefit of the Village as a whole. No one is interested in wasting the time that this case has taken in a mis-placed sense of righting a wrong to achieve some sense of paperwork consistency. Again, no one would want to be burdened with this experience in the future when the circumstances may seem acceptable to enjoin surrounding properties with a case that has been filed. **There has to be a known plan or approach with a review beforehand so that time and expense are not wasted in processing anything to be heard by the Commission.**

It is a propitious time to review with staff the obvious problems with co-mingling resident applications with administrative applications, providing more communication to ensure a level of transparency that is needed and how to work with a separate body that is the Commission.

I would appreciate your thoughts.

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 25, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-15, Special Use Permit for Massage Therapy



APPLICATION INFORMATION

APPLICANT	Benita Best
ACTION REQUESTED	Special Use Permit for Massage Therapy
ADDRESS	920 W 175th Street
PIN	29-29-409-023-0000 29-29-409-029-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Former professional office
PROPOSED	B-4 Shopping Center District	Massage Therapy
SURROUNDING	N: R-4 Multiple Family Residence	Dwelling, Townhouse
	E: B-4 Shopping Center District	Restaurants
	S: B-4 Shopping Center District	Professional Offices
	W: B-4 Shopping Center District	Professional Offices

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 26, 2023. Letters were sent to 74 property owners, residents, and businesses within 250'. As of May 15, 2023 two residents of Garden Lane had called to inquire.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Benita Best	04/17/2023
Response to Standards for Special Use	2	Benita Best	04/17/2023
Business Operations Narrative	2	Benita Best	-
Landlord Authorization Letter	1	John Harrell	04/16/2023

Title	Pages	Prepared by	Date
Plat of Survey	1	Horizon Survey, LLC	02/17/2022
Floor Plan	1	-	-
Staff Exhibits	4	Valerie Berstene	05/27/2023

BACKGROUND

The applicant, Benita Best, requests a Special Use Permit for Massage Therapy, to operate bbHOLISTIC, LLC within a 1,900 square foot unit at 920 175th Street in the B-4 Shopping Center District.

HISTORY

The subject property is a 9,282 sf building containing several commercial tenant suites on the ground floor. A second-story dwelling unit was added to the property in 2014 (Case 13-30). The ground floor tenant spaces have been occupied by a variety of different professional offices over the years. Most recently, two suites have been occupied by two different insurance brokers, and a law office in a third suite.

On December 8, 2022, the Planning and Zoning Commission considered Case 22-35 for the same applicant and business, to be located at 18203 Dixie Highway. The Planning and Zoning Commission recommended approval and the Village Board granted a special use permit on January 10, 2023 (Ord M-2236). After receiving the special use permit, the applicant was unable to agree on terms with the landlord and resumed the search for a location, which led to 920 W 175th Street and the current request.

DISCUSSION

Business Operations

The applicant requests a special use for massage therapy. The applicant proposes to operate a holistic wellness center. Her services will include a wide range of treatments and services. Some of the services offered could also be classified under the Zoning Ordinance as Personal Services or Spa services, both of which are permitted in the B-4 District. Massage Therapy is a Special Use in the B-4 Shopping Center District.

The establishment will consist of 5 treatment rooms; an infrared sauna room; meditation/relaxation room; a multi-purpose room; a reception/waiting area; and a storage room. The business operations narrative provided by the applicant further explains the proposed services/activities to take place.

Standards for Special Use

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

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 rational 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 health, safety, and welfare of 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.

Parking

The subject property has 34 off-street parking spaces. This meets the requirements of the zoning ordinance.

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 1,900 sf tenant space located at 920 W 175th Street in the B-4 Shopping Center District, where massage therapy is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing commercial building 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 23-15 to grant a Special Use Permit for Massage Therapy in B-4 Shopping Center District for “bbHOLISTIC, LLC” at 920 W 175th Street; and

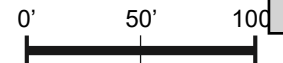
Incorporate findings of fact into the record.



© Cook County.

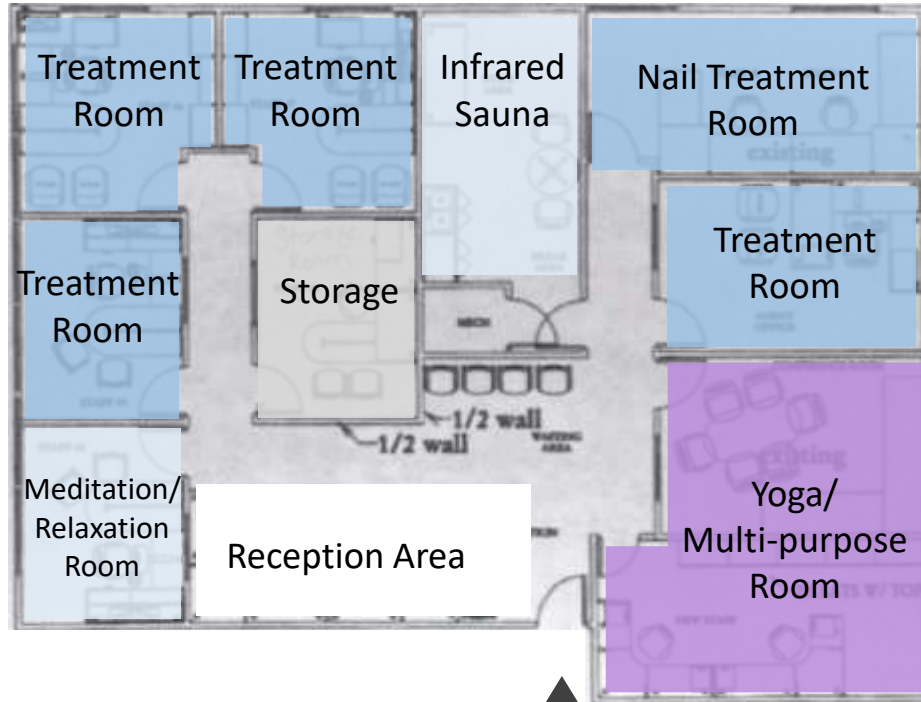
**Projection of property lines does not correctly align to the aerial photograph. Refer to plat of survey.

Prepared by: Valerie Berstene, Village Planner





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SUITE ENTRANCE



MAIN ENTRANCE



MAIN ENTRANCE



APPLICATION:
**NON-RESIDENTIAL
 ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 920 W. 175th Street Homewood, IL 60430

Property Index Number(s): 29-29-409-023-0000 and -029-0000

Lot Size: 32,644 sq. ft. 0.75 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 for massage therapy.

Gross Floor Area: 1,900 sq. ft. Parking Provided: 34

Existing Use: professional office

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


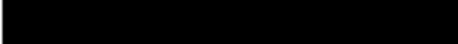

ZONING RELIEF OR CHANGES

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 Benita Best
 Company bbHOLISTIC, LLC
 Address 
 Phone 
 Email 
 Role owner

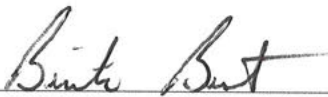
PROPERTY OWNER

Name John Harrell
 Company 920 175th Street, LLC
 Address 920 W. 175th Street
Homewood, Illinois
 Phone 
 Email 
 Check box if the applicant is the property owner

I acknowledge and attest that:

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

Benita Best
 Applicant Name


 Applicant Signature

04/17/2023
 Date

Staff Notes

Do not write below this line.

Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
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: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
<p>This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.</p>	
Name: _____	Signature: _____ Date: _____



Benita Best, BA, BS, LMT, RYT
Owner, bbHOLISTIC, LLC
Description of Operation Plan

Attn: Planning and Zoning Committee

bbHOLISTIC, LLC is a growing holistic wellness center, that is referred to as a “holistic village,” and will be providing various complementary or alternative health services to help clients relax, heal, and nourish their mind, body, and spirit. We mainly service clients ages 18 and over who are interested in holistic wellness practices to achieve personal well-being goals, improve or manage medical conditions or simply enjoy the many benefits of holistic self-care. bbHOLISTIC, LLC prides itself on providing professional, effective and budget friendly services and of course the clients’ testimonials and satisfaction. bbHOLISTIC often service clients that are seeking care or support for the following: high blood pressure, frozen shoulder, fibromyalgia, chronic pain, anxiety, stress, muscle tension and knots, diabetes, depression, arthritis, grief, relaxation, migraines, sciatica, and self-care. The purpose of bbHOLISTIC, LLC is to have a safe, uplifting, tranquil, comfortable, and earthy healing space where clients can go as a retreat or to rejuvenate, reenergize, maintain balance and connect with their mind, body, and spirit. bbHOLISTIC, LLC encourages preventive care as well as promotes self-care and healthy living to help improve the health and wellbeing of the community. The recurring of tragedies, grief, and life or everyday stressors are causing a rise in mental/emotional exhaustion and negatively affecting the mental and physical health of many people. bbHOLISTIC, LLC wants to help combat these issues with the complementary and alternative therapies it will be offering to the community.

bbHOLISTIC, LLC services will include massage therapy, acupuncture, holistic skin care, non-toxic natural nail and holistic pedicure treatments, infrared sauna therapy, a meditation and relaxation room, small yoga, tai chi, and other low impact/mind-body exercise classes, nutrition workshops, health and wellness educational workshops, support groups, holistic pamper parties and community health and wellness events. All professional services and classes will be provided by licensed practitioners, trained professionals or certified instructors. There will be 2 licensed massage therapists, 1 licensed acupuncturist, 1 licensed holistic esthetician, and 1 certified natural nail technician. There are 5 treatment rooms that will be subleased. There will be a small multipurpose room that can accommodate approximately 11 people. The exercise classes, workshops, groups, and holistic pamper parties will be held in the multipurpose room. Packages, discounts, digital loyalty punch cards, and room rental will be available. The hours of operation will be 9:30am to 7pm, Mondays through Saturdays and Sundays 9:30am to 6pm. The practitioners will make their own work schedule.

bbHOLISTIC, LLC has a loyal and growing clientele that is excited and looking forward to the expansion of services and future location. bbHOLISTIC, LLC is very passionate and committed to helping its clients maintain good health and quality of life, joy, peace, and balance in their lives. We believe practicing regular self-care leads to healthier families, relationships, and communities. I appreciate the opportunity and consideration given to my special use application for the property located at 920 West 175th Street, Homewood, Illinois. It would be a great honor to have bbHOLISTIC, LLC accepted as a business in the Village of Homewood and provide our services to the residents and surrounding areas.

Sincerely,

Benita Best

Owner

bbHOLISTIC, LLC

bbholistic18@gmail.com

773-407-3466



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 920 W. 175th Street _____ Homewood, IL 60430	
Requested Use: Special Use for massage therapy _____	Area: _____ 1,900 sq. ft.
Business Name: bbHOLISTIC, LLC _____	
Applicant Name: Benita Best _____	Date: 04/17/2023 _____

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, complimentary or alternative health practices can aid in achieving personal well-being goals, preventative care, improving and managing medical conditions and mental health. Overall, holistic self-care can help to relax, heal, nourish, and balance the mind, body, and spirit.

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

Will the business have a negative impact on other businesses?

No, bbHOLISTIC, LLC will offer services that can improve the overall well being of individuals, families and the community, which fuels economic growth, productivity, and individual earnings.

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, bbHOLISTIC, LLC will be in complete agreement and consistent with the goals and policies of the Community Plan to help the community achieve its vision and objectives.

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, It is the professional and ethical responsibility of bbHOLISTIC, LLC and its practitioners to follow the proper safety and sanitation guidelines, procedures, and recommendations to ensure that the health, safety, and welfare of the public is protected. The proposed design and location is adequate as well as conducive to operate business safely.

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.

Yes, the floor plan coordinates with the vision for the expansion of bbHOLISTIC, LLC and suitable for its operational needs. The uniqueness of bbHOLISTIC, LLC adds value by revitalizing the property and contributing to improved health outcomes in the community. It will support and be complementary to local businesses, which can help the local economy and add value as well.

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, bbHolistic, LLC will not cause substantial injury to the value of the property in the neighborhood in which it is located.

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, bbHolistic, LLC will offer a peaceful, uplifting, inviting and warm environment. Its earthy decor and focus on natural, non-toxic, and plant based products and health and wellness will coincide well with the efforts made to improve the overall well-being of the community and keeping the charm of the neighborhood.

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

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

No, bbHOLISTIC, LLC will not be injurious but instead add to the enjoyment that is provided by nearby properties. It will be a safe, tranquil, and healing space for the community to go rejuvenate, reenergize, maintain balance, connect, and receive holistic self care.

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, bbHOLISTIC, LLC is looking to lease the property and will not impede the normal and orderly development of surrounding properties for uses permitted in the zoning district.

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.

Yes, the property that bbHOLISTIC, LLC is looking to lease, provides a large parking lot that will be adequate for clients and employees.

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

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

Yes, the property that bbHOLISTIC, LLC is looking to lease, is served by adequate utilities, drainage, road access, public safety and other necessary facilities.

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, bbHOLISTIC, LLC is looking to lease the property and is a use within an existing building. There will be no new construction that could substantially adversely affect anything located on the parcel or surrounding properties.

HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, IL 60643
Office: 312-972-7185
horizonsurveychicago@gmail.com



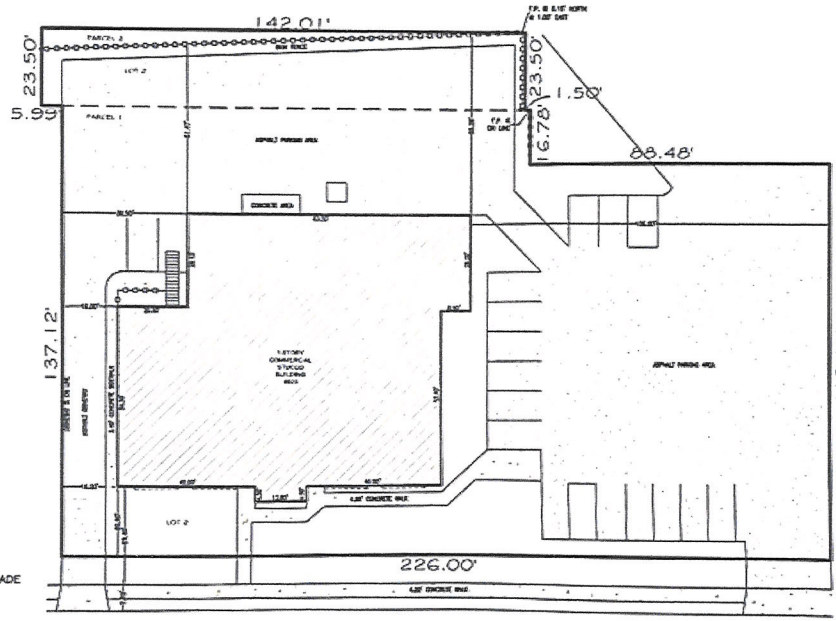
SCALE: 1" = 30'

PLAT OF SURVEY

PLAT OF SURVEYS
ATLANSPS
CONDOMINIUMS
LAND DEVELOPMENT

PARCEL 1:
LOT 2 IN M-R BANK SUBDIVISION, A RESUBDIVISION OF LOT 2 IN RICHMOND SUBDIVISION, A
SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
LOT 2 IN THE GARDEN AT HOMEWOOD PLACE SUBDIVISION OF PART OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 920 W. 175TH ST, HOMEWOOD, ILLINOIS.



SURVEYOR NOTES:
HEAVY SNOW WAS PRESENT. GROUND WAS FROZEN

LAND DEVELOPMENT CONSULTANTS
CIVIL, MINING, ENVIRONMENTAL, FORENSIC
AND UTILITY ENGINEERING, LAND SURVEYING
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE
ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE
COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR
BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY
DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES
FAHRENHEIT.

JOB #: 920 W. 175TH STREET
DATE OF COMPLETION IN THE FIELD: FEBRUARY 15, 2022
PREPARED FOR: M.W. BRADY LAW FIRM, PC.
P.L.N. #: 29-29-409-023 & 029-0000 COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS: 920 W. 175TH ST, HOMEWOOD, ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }
1"=30'
SCALE

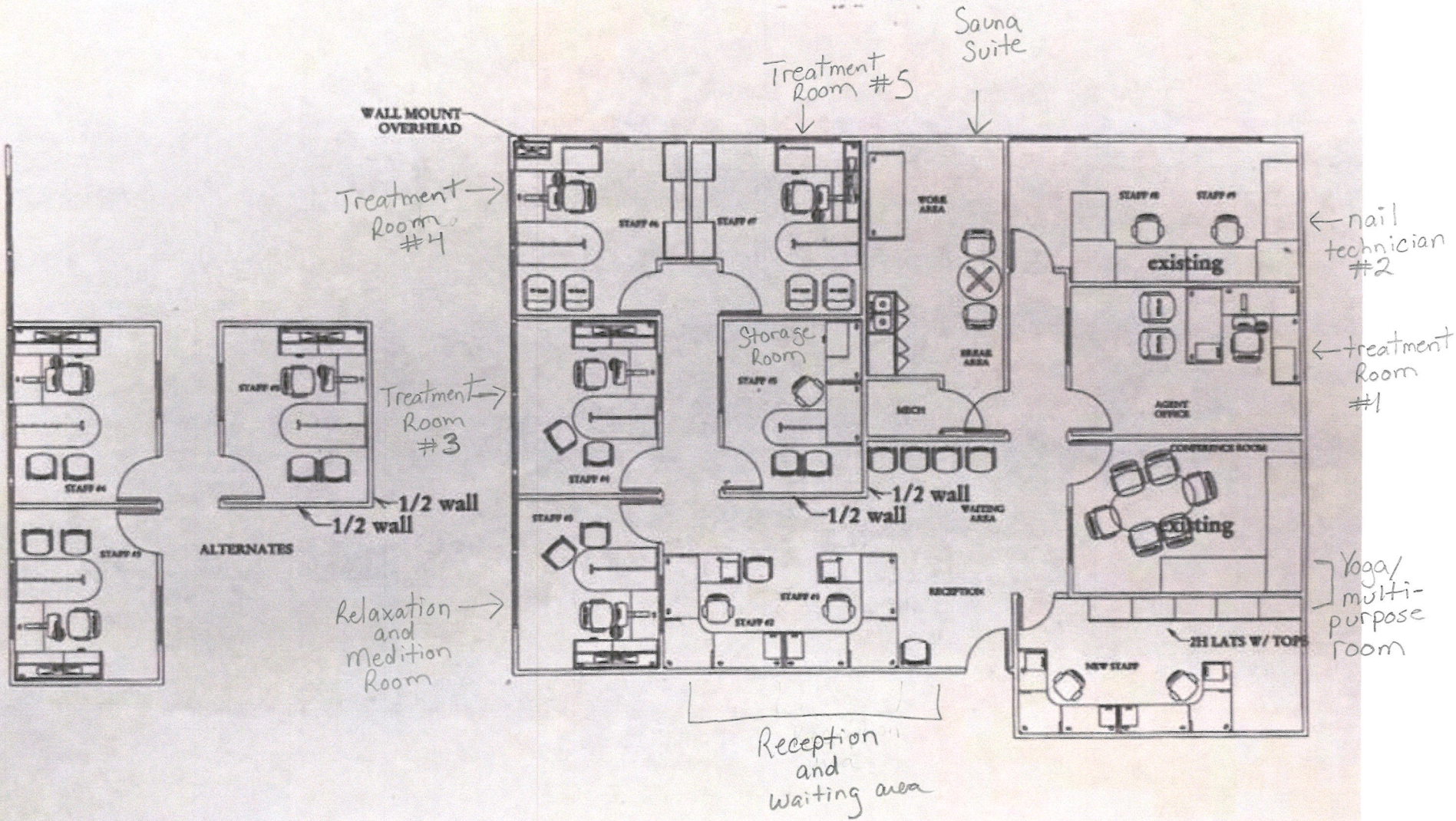
This is to certify that HORIZON SURVEY, LLC, by its
managing agent George E. Stourton, P.L.S., Professional Land
Surveyor #2058, whose license expires November 30, 2022,
hereby certifies that the property described on this plat has
been surveyed and that the results of the survey are shown
on this plat. Dimensions are in U.S. Standard Feet and
Decimals thereof, azimuthal bearings based on assumed
north. This Professional Service conforms to the current
Illinois minimum standards for a boundary survey.

DATED THIS 17th DAY OF FEBRUARY, 2022



George E. Stourton
GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022

REVISED



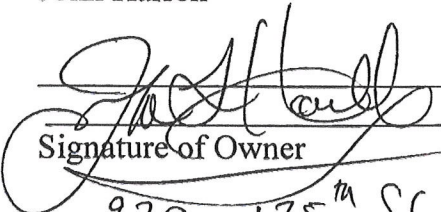
Landlord Authorization Letter

City of Homewood Planning and Zoning Department
2020 Chestnut Rd
Homewood, Illinois 60430

Re: Operation of massage therapy / Salon-Spa business at 920
W 175th St Homewood Illinois

I, as owner of "920 175th Street, LLC", which holds the property located at 920 W 175th St, give my authorization to Benita Best (DBA BBHolistic LLC) to operate a Message Therapy / Salon-Spa Business at the above address in accordance with our agreed to terms of lease and in accordance with village of Homewood regulations.

Regards,
John Harrell


Signature of Owner RAA 920 175th Street LLC
DBA
920 175th St. Suite 3, Homewood, IL 60643
Address of Owner

920 LLC @ john is my agent. net.
Email of Owner

312-560-7683
Phone Number of Owner

4/16/2023
Date