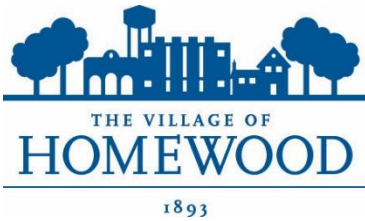


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

April 13, 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 of the March 9, 2023 Planning and Zoning Commission meeting.
4. Public Comments
5. Regular Business:
 - A. Public Hearing for Case 23-08: Special Use Permit for a Salon at 18668 Dixie Highway
 - B. Public Hearing for Case 23-13: Text Amendment to Basketball Equipment and Sports Courts
 - C. Public Hearing for Case 23-12: Map Amendment to Rezone Limited Properties from R-1 to R-2
 - D. Public Hearing for Case 23-09: Special Use Permit for a Spa at 18350 Kedzie Avenue, Suite 200
- CONTINUED
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:

March 09, 2022

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chairman Sierzega called the meeting to order at 7:00 PM.

ROLL CALL:

Members attended: Alfonso, Bransky, Cap, Johnson, O'Brien, and Chairman Sierzega. Member Castaneda was absent. Present from the Village were Director of Economic and Community Development Angela Mesaros and Village Planner Valerie Berstene. There were two people in the audience; a third joined at 8:00 pm. The public was able to listen and watch the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked if there were any changes or corrections to the minutes of February 23, 2023.

Member Bransky requested revisions to clarify the intent of his statements related to meeting minutes on page two and page three.

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

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

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Member Castaneda

PUBLIC COMMENT:

At the conclusion of the meeting, Dave Janocha addressed the Commission, inviting members to attend the public meetings in Hazel Crest regarding the proposed redevelopment of Calumet Country Club.

REGULAR BUSINESS:

Case 23-03: Public Hearing for Massage Therapy at 1131 175th Street, Unit A

Chairman Sierzega read aloud a description of the case and swore in the applicant, Jing Wang. Ms. Wang restated her request for a special use permit to operate a spa. She explained that services provided would include massage, deep tissue massage, couples massage, cupping, and hot stone therapy. She stated that the proposed location would have three employees, including herself, and would be open

seven days a week from 10 am – 9 pm. She hopes to have 11 customers each day, up to 17 customers on peak days. She noted the benefits of massage such as relaxation, pain relief, and stress relief, and stated that the business will not have negative impacts on the surrounding businesses or properties.

Member Johnson confirmed that all three employees would be professionally certified. Ms. Wang affirmed.

Member Johnson asked for clarification on parking, referencing the anticipated 17 customers per day on busy days. Ms. Wang explained that the parking lot for the building will adequately serve their business and that most customers - almost 90% - are appointment-based.

Member Johnson referred to the special use standards on community character and asked Ms. Wang to elaborate on the neighboring businesses. Ms. Wang responded that her spa business can be good for the neighbors by increasing visibility and foot traffic for them and vice versa.

Member Johnson restated his question to focus more specifically on parking demands and what impact the requested spa might have on neighboring businesses. Ms. Wang said that there is parking at the rear of the building which can be used by employees, leaving spaces in front available for customers.

Chairman Sierzega pointed out the parking tabulations in the packet, indicating compliance with the requirements of the Zoning Ordinance.

Member O'Brien asked for clarification on the tenant space area. The materials in the packet referenced both 1,120 sf and 1,280 sf. Ms. Wang stated that the correct number is 1,280 sf. Member O'Brien pointed out that the total area calculation of the floor plan submitted is 1,130 sf and asked Staff to provide which is correct.

Village Planner Berstene explained that Ms. Wang submitted her application for 1,280 sf. However the letter from the landlord listed 1,120 sf. Member O'Brien calculated that the area shown on the drawing equals 1,130 sf. Village Planner Berstene confirmed that Ms. Wang had taken the measurements shown on the floor plan and explained that the difference between these numbers could be human error in measuring and the difference between net, leaseable, or gross floor area calculations.

Member O'Brien requested clarification on which number to use for the motion. Village Planner Berstene replied that the 160 sf difference would not impact the requirements of this special use or other regulations, suggesting the Commission use the larger number.

Chairman Sierzega identified that the letter from the landlord indicated 1,120 sf for the tenant space. Member O'Brien determined to move forward with this measurement.

Member Cap asked for confirmation that there are, in the zoning ordinance, different thresholds of use size limitations for different use types. Village Planner Berstene affirmed, noting that that is not applicable to massage therapy, and the requested use being discussed is still well below the 2,500 sf threshold applied to some other use types.

Member Cap referred to the 63 parking spaces available for the 62 spaces required and asked if anyone monitors the activity or turnover of the parking spaces during the day. He shared his observation that the Windy City Cannabis dispensary can create high traffic demands. Staff Liaison Mesaros replied that, to her knowledge, no monitoring of the parking lot is conducted. Member Cap if there had been complaints. Staff Liaison Mesaros replied that there were complaints when Windy City first opened and customers were parking on the street and elsewhere, but since then street parking regulations were put in place and there have not been complaints.

Member Bransky echoed the concern about parking demand from Windy City Cannabis. He observed that this may have a negative impact on the proposed massage business, rather than the other way around.

Member Bransky asked to clarify that the business would have three employees, including the applicant. Ms. Wang affirmed.

Member Bransky asked if there would be many people waiting for an appointment at any given time. Ms. Wang clarified that two rooms would be single rooms and one room a double room. She noted that most clients come in for pre-scheduled appointments and that the space will provide a waiting room where they might wait five minutes, but not long.

Member Bransky asked for more details on a typical customer's stay and spacing between customers. Ms. Wang explained that her services include 60-minute, 90-minute, and occasionally, 120-minute bookings and they schedule for 20 to 30 minutes between customers to ready the room. Member Bransky summarized that, even on a peak day, time between customers coming/going would be an hour or more, roughly. Ms. Wang affirmed that, based on the timing of her services, she anticipates the parking around the building will be sufficient. She will have six spaces in the front and three behind, where employees will park.

Chairman Sierzega swore in Mohavi Presad. He added to Ms. Wang's testimony that the property owner has designated four parking spaces in front of the building for the massage use, which will have signage designating them. He added that behind the building are many parking spaces that are not used and that the cannabis customers come and go with frequent turn over. He added that many of the other tenants at the building also have designated parking spaces with signage to deter the cannabis customers from parking in their spaces.

Member Alfonso asked how long Ms. Wang had been in business. Ms. Wang replied she has been a licensed massage therapist almost ten years. Member Alfonso asked if all employees will have professional certifications for massage. Ms. Wang affirmed.

Chairman Sierzega inquired if all three treatment rooms would be in use at the same time. Ms. Wang emphasized that the weekends- Friday – Sunday- are the busiest when all three rooms would be in use, but other days may have only two massage therapists at a time.

Chairman Sierzega asked to confirm that hours of operation will be 10 am – 9 pm, seven days a week. Ms. Wang affirmed.

Chairman Sierzega asked how long each customer stays. Ms. Wang replied that usually bookings are for one hour. Chairman Sierzega asked to confirm that most customers are by appointment. Ms. Wang affirmed, 90% of her business is appointment-based.

A motion was made by Member Bransky to approve Case 23-03 to grant a Special Use Permit for a Massage Therapy Establishment to Jing Wang for 1131 175th Street Unit A in the M-1 Limited Manufacturing District, and incorporate the findings of fact into the record; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Castaneda

OLD BUSINESS:Right-Sizing Meeting Minutes

Commission members introduced topic from the previous meeting discussion and the memo prepared by Staff proposing different approaches to documenting meetings. Chairman Sierzega asked Staff for their recommendations.

Village Planner Berstene provided a recap of the memo, titled 'Right-Sizing Meeting Minutes,' and stated her preference for approach number two or three – a summary of the discussion either by chronology or by topic.

Member Johnson emphasized the guidance from Village Attorney Cummings at the previous meeting which was to record the actions taken, and discussion that shaped those actions. Member Bransky concurred, highlighting item two of the Objectives portion of the memo. He summarized that the minutes should summarize what was discussed, but verbatim records go down a dangerous path.

Member Cap asked about the Records Act and how long recordings are kept. Staff did not have that knowledge off-hand but offered to look into it. Village Planner Berstene asserted that, even if the recordings are not available on the website after a certain length of time, a digital file is kept on the Village's servers the same as all other digital records of cases and proceedings.

Member O'Brien stated that he did not expect verbatim minutes.

Working List of Considerations for Future Zoning Text Amendments*BASKETBALL EQUIPMENT AND SPORTS COURTS*

Staff Liaison Mesaros presented an overview of the change in regulations related to basketball equipment. She stated that the changes in the new ordinance were to clean up inconsistencies, but did not look in-depth at the regulations. The regulations also did not include sports courts, such as when you have more than one basketball hoop. She requested feedback from the Commission on whether permanent basketball hoops should be allowed in the front yard and what restrictions- setbacks, limits on the number of hoops- and any potential impacts.

Member O'Brien posed several questions for discussion:

- Will one hoop or two be allowed in the front?
- What language should be included in regards to the rear yard?
- Should lights be allowed?
- What is the impact on neighbors?
- How late are lights and playing allowed at night?

Member Bransky identified the terms in table 44-03-03 which differentiates Basketball Equipment from Household Recreational Facilities, summarizing that a driveway 'court' is treated differently from a full basketball court in the rear yard.

Member Bransky moved to the discussion of lights and asked if this is limited specifically to lights provided exclusively for lighting the equipment, versus lighting that might be generally illuminating the property. Staff Liaison Mesaros referenced the changes in the ordinance and Section 44-05-12.A that requires all outdoor lighting to be full cutoff fixtures.

Member O'Brien referred to a property neighboring his that has a basketball court in the backyard and a pole-mounted light illuminating the court. Staff Liaison Mesaros stated that by the new ordinance, that light would be required to be a full cutoff to keep the light directed towards its area of intended use. Member O'Brien inquired if Staff researched that specific property's rear yard court. Staff stated that the property owner did have a permit for installation of a paved surface for a basketball court. He asked if the light was included on the permit. Village Planner Berstene replied that she believed the permit she saw was for paving, not electrical work.

Staff Liaison guided the discussion to address the questions of setbacks. Commission members agreed to strike the requirement for a 10-foot setback from the front lot line.

Chairman Sierzega asked if the Village has more permanent poles, moveable poles, or wall-mounted hoops. Member O'Brien referenced a list previously provided by the former building inspector which indicated more moveable equipment than permanent. Member Johnson and Chairman Sierzega raised the question of which should be regulated. Member O'Brien stated the permanent poles. Member Bransky summarized that, considering public safety, the regulations should restrict poles from being located on the property line and poles should not be on the parkway. Member Johnson stated that the Commission is in agreement to keep a five foot setback from the side property line.

Staff Liaison Mesaros then noted that the current zoning ordinance does not specifically address basketball courts, as some other communities do. Member Johnson asked for the definition of a basketball court. Staff Liaison Mesaros replied that it is not defined in the ordinance. Member O'Brien suggested that it be treated like a garage or swimming pool- it must be located a specified distance from lot lines and from other structures. Commission members noted that there are no definitions for any sport courts.

Staff Liaison Mesaros pointed out that tennis courts are included in Table 44-03-03. In the previous ordinance, tennis courts and swimming pools were not allowed to be closer than 10 feet to other structures or lot lines. Member O'Brien stated that the same language should be applied to basketball courts. Member Bransky clarified that this should apply to specifically to stand-alone sports courts, not the use of a driveway for basketball. Member Johnson stated that the ordinance will need to define what a court is, then state the regulations for it.

Staff Liaison Mesaros questioned if a basketball court needs to be setback 10 feet from a building the same as a swimming pool. She suggested regulating only the distance from the lot line.

Commission members discussed the requirement to obtain a building permit, and demonstrate compliance with the zoning ordinance, which would also include limitations on lot coverage.

Staff Liaison Mesaros summarized the following changes: treating basketball courts like swimming pools and tennis courts with a 10-foot setback from the lot line for all, and removing the 10-foot setback from the front lot line for basketball equipment. The Commission concurred and determined to bring the amendments to the next meeting.

FRONT YARD FENCES

Staff Liaison Mesaros gave a summary of the topic, raising the question to the commission if a four-foot-high fence in front of the building, at the property line should be allowed. This regulation was previously in the Municipal Code and is now in the Zoning Ordinance and Staff Liaison Mesaros posed the question to confirm that the intent was correctly translated.

Member Cap stated that there are a number of four-foot-high front yard fences that do exist already. He stated that he does not see a problem. Chairman Sierzega agreed that four foot fences have not been a problem in the past. A consensus was reached that the ordinance is fine as written.

NEW BUSINESS:

Training Materials

Member O'Brien shared a document from May 2000 that outlined the procedures for the Zone Board of Appeal. He suggested that Staff create a new guiding document, similar to the example, to guide the combined Planning and Zoning Commission. Member O'Brien inquired about training materials provided to the newest member, Member Castaneda.

Member O'Brien asked if Member Castaneda completed Open Meetings Act training. Staff affirmed. Members and Staff discussed the requirements for Open Meeting Act training. Staff Liaison Mesaros stated that the Manager's Office keeps on file the date of every member's OMA training, and she can check to ensure those are compliant with state requirements.

Member O'Brien referred to training materials provided to the commission members in the past, as well as opportunities for training seminars, and stated that the Commission does not have the training support and background that they had years ago. Staff Liaison Mesaros noted that those seminars took place much more often pre-COVID and if they are ongoing now, they are most likely online. Member O'Brien requested that more training materials and opportunities for seminars be provided to Commission members, so that everyone is equipped with necessary information. Member Bransky seconded his request.

Staff Liaison Mesaros confirmed that only one OMA training is required for commission members, unlike the annual training for Staff. She suggested there might be refresher information available to share with commissioners.

Staff Liaison Mesaros offered to find materials to share with commission members for periodic refresher training. Commission members agreed that it would be helpful to have resources they could refer to on their own time to stay current.

ADJOURN:

Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 8:28 p.m., seconded by Member Bransky.

AYES: All

NAYS: None

ABSTENTIONS: None

ABSENT: Member Castaneda

Respectfully submitted,

Angela Mesaros

Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 13, 2023

To: Planning and Zoning Commission

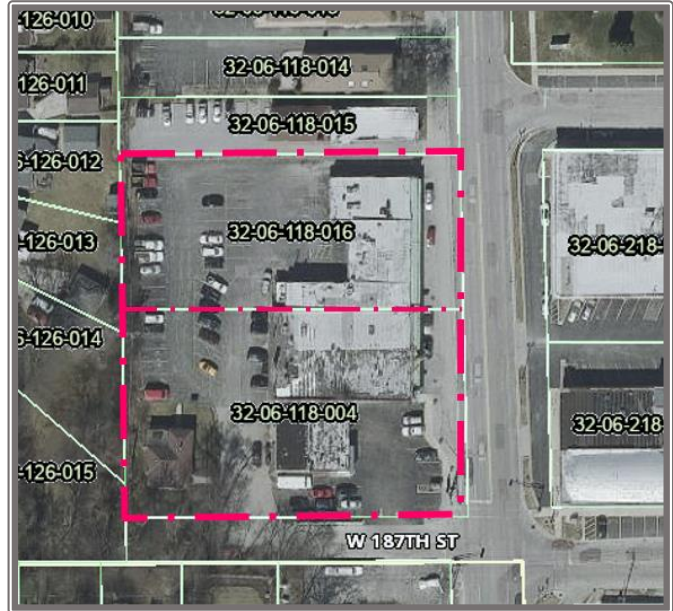
From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-08: Special Use Permit for a Salon at 18668 Dixie Highway

APPLICATION INFORMATION

APPLICANT	De Shola Spencer
ACTION REQUESTED	Special Use Permit for a Salon
ADDRESS	18668 Dixie Highway
PIN	32-06-118-016-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business District	Vacant Tenant Space in a Multi-Tenant Shopping Center
PROPOSED	B-3 General Business District	Salon Establishment in a Multi-Tenant Shopping Center
SURROUNDING	N: B-3 Community Business District	Professional Offices
	E: B-3 Community Business District	Multi-Tenant Shopping Center
	S: Flossmoor	Vacant Commercial Property
	W: R-2 Single Family Residential District	Single Family Residences

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Tuesday, March 28, 2023; and letters were sent to 45 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	De Shola Spencer	03/23/2023
Response to Special Use Standards	2	De Shola Spencer	03/22/2023
Letter of Owner’s Consent	1	Emma Hencke	03/22/2023
Floor Plan	1	-	-

Title	Pages	Prepared by	Date
Staff Exhibits	4	Valerie Berstene	04/13/2023

BACKGROUND

The subject property is a tenant space in a multi-tenant shopping center. The parcel is held in common ownership with the parcel to the south which includes additional tenant spaces in a multi-tenant shopping center and a motor vehicle services business. A multi-tenant shopping center is defined as:

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

The applicant, De Shola Spencer, requests a special use permit to operate a salon establishment, The Natural You, LLC within a 540 square feet unit at 18668 Dixie Highway in a multi-tenant shopping center (18660 – 18668 Dixie Highway) in the B-3 General Business District.

HISTORY

On February 28, 2023 the applicant was granted a special use permit for a salon for a neighboring tenant space at 18664 Dixie Highway (Case 23-01; Ordinance M-2240). Following the completion of the entitlements process, the applicant learned that renovations to the space necessary to operate her business would be cost prohibitive and she decided to pursue this adjacent tenant space at 18668 Dixie Highway, better suited to the needed renovations.

The subject property was constructed in 1952. Most recently, this tenant space was occupied by ‘Breaking Point,’ a “rage room” classified as Indoor Amusement by the previous zoning ordinance. Prior to that business, the space has been home to a medical office specializing in prosthetics, an office space, and a travel agency.

DISCUSSION

The details of this requested special use permit are consistent with the previous special use permit (case 23-01). The tenant space of the subject property is slightly smaller at 540 sf (compared to 560 sf at 18664 Dixie).

The proposed space is recently vacated by ‘Breaking Point’. Other uses in the building include professional offices and personal services (insurance agency, driving school, staffing agency), a salon establishment, retail, and several vacancies. The applicant proposes to open a hair salon to serve clients on an individual basis, by appointment.

As the subject property is a tenant space in a multi-tenant shopping center, the zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The multi-tenant shopping center, which occupies two lots held in common ownership, totals approximately 12,500 GSF, thereby requiring 42 parking spaces. The off-street parking provided on the sites totals 54 spaces, ensuring adequate parking

for the proposed business. (The motor vehicle services co-located on the southern parcel of the two held in common ownership, and its surrounding parking, is not included in the parking calculations.)

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

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.

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 540 sf tenant space located at 18668 Dixie Highway in the B-3 General Business District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.
3. The proposed business will not have a negative impact on other surrounding businesses or properties.

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 23-08 to grant a Special Use Permit for a Salon Establishment in B-3 General Business District for “The Natural You, LLC” at 18668 Dixie Highway; and

Incorporate the findings of fact into the record.



VILLAGE OF HOMEWOOD

APPL **Item 5. A.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18668 Dixie Highway Homewood, IL 60430

Property Index Number(s): 32-06-118-016

Lot Size: 65330 sq. ft. 1.5 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?
 yes no
 → If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: special use permit for salon

Gross Floor Area: 540 sq. ft. **Parking Provided:** 40

Existing Use: vacant space in multi-tenant building

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):	<u>540</u>	_____
Parking Spaces	<u>40</u>	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	<u>1</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 De Shola Spencer
 Company The Natural You LLC
 Address [REDACTED]
 Phone [REDACTED]
 Email [REDACTED]
 Role Owner

PROPERTY OWNER

Name Paul Henke
 Company EMA Building Corp
 Address [REDACTED]
 Phone [REDACTED]
 Email [REDACTED]@p.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.

De Shola Spencer
 Applicant Name

DeShola Spencer
 Applicant Signature

3/23/2023
 Date

Staff Notes

Do not write below this line.

Fee: \$150 Paid

Date Received: 03/23/2023

CASE NO: 23-08 REQUEST: Special Use Permit for Salon

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18668 Dixie Hwy	Homewood, IL 60430
Requested Use: Salon	Area: 540 sq. ft.
Business Name: The Natural You	
Applicant Name: De Shola Spencer	Date: 03/22/2023

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

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

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

I have a niche in dreadlock maintenance, repair, extensions, sister locks, scalp care for locks and wicks. Dreadlocks is a specialty hair service that is not specialized in all salons, especially the additional services only offered to dreadlock clients. I do not provide traditional salon or barber services; as my clientele is 100% dreadlocks.

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

Will the business have a negative impact on other businesses?

My business will not have any impact on the other salons in the area because my clientele is strictly dreadlocks and specialty services offered to clients that have a need for dreadlock care, extensions, repair, wicks and sister locks. I service all nationalities however there is less than 5% of stylist that service other nationalities.

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.

My specialization and niche in dreadlocks and services provided to that clientele increases the services offered to individuals who aspire to have this type of service provided.

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, the special use will be designed, located operated with respect to public health, safety, and welfare will be protected.

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 special use is a suitable use of the property; the property will not be diminished in value without the special use; however the special use will increase the revenue brought into the community.

- 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?

My business will not decrease the value of any other properties. Also, my business will not cause damage to revenue earned within the community

- 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, my business will be consistent with the uses and community character of the neighborhood surrounding property because it will add to the unique small businesses within the community

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

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

There special use will not be injurious to the use or enjoyment of any other property in the neighborhood.

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

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

The special use will not impede on the normal and orderly development and improvement of the surrounding properties.

- 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.

The special use provides adequate measures of ingress and egress in a manner that minimizes traffic congestion due to the limited amount of clients seen at one time.

- 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.'

The special use will be 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.'

The special use will not substantially adversely affect on or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties.

1999 COMPREHENSIVE PLAN

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

Goal 1 - Land Use and Community Economic Development

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

Objectives

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

2009 DOWNTOWN MASTER PLAN

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

Master Plan Objectives

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

EMA



Building Corporation

1177 Farwell Drive

Madison, Wisconsin 53704

March 22, 2023

Angela Mesaros
Director of Economic and Community Development
Village Hall
2020 Chestnut Road
Homewood, Illinois 60430

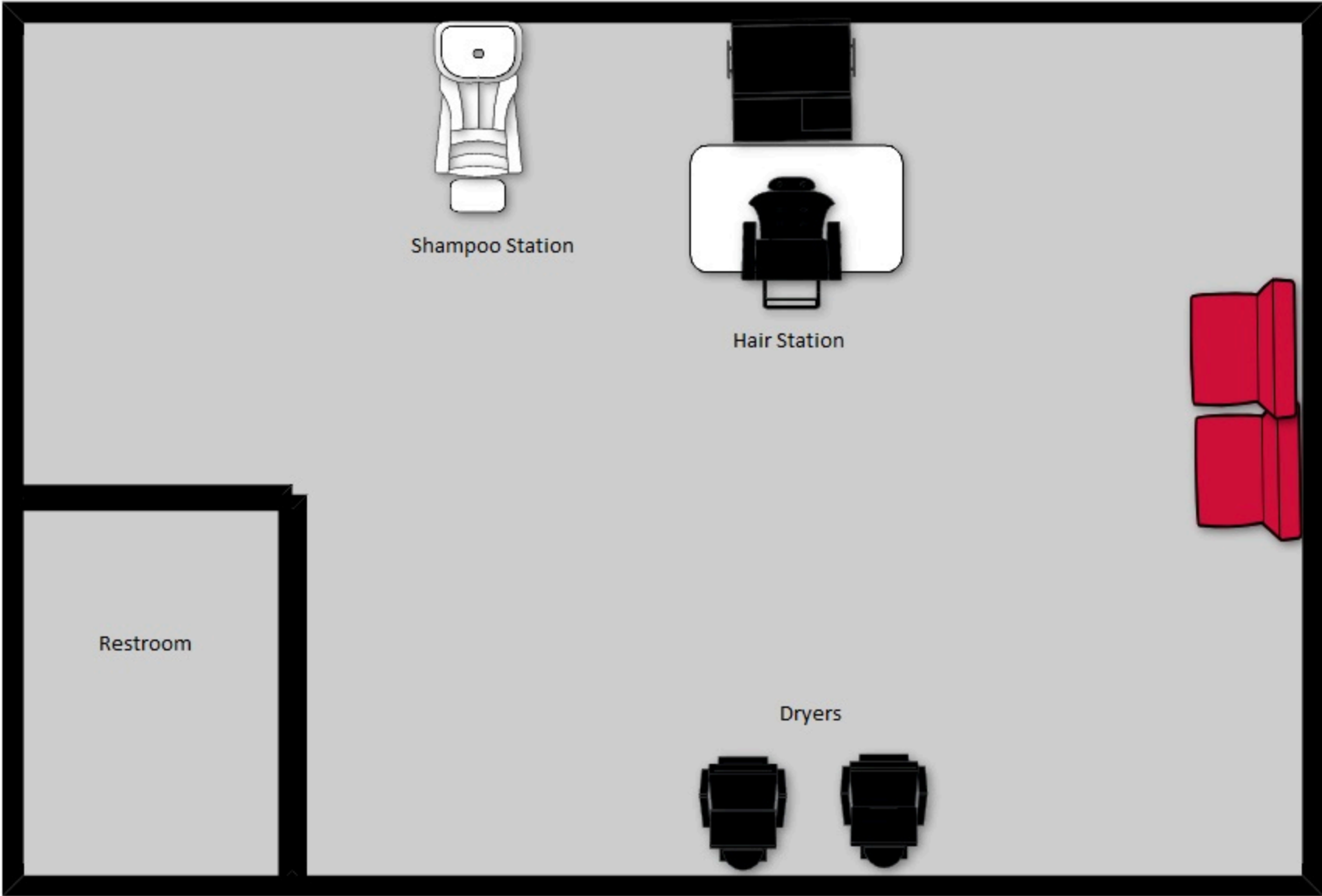
Dear Ms. Mesaros,

I'm writing to encourage you to approve De Shola Spencer and her business The Natural You for operations at 18668 Dixie Highway. Ms. Spencer has determined that 18664 Dixie Highway, the space for which she was previously approved, will not work for her business due to a plumbing issue. The space for lease at 18668 Dixie Highway already has the additional sink her business requires.

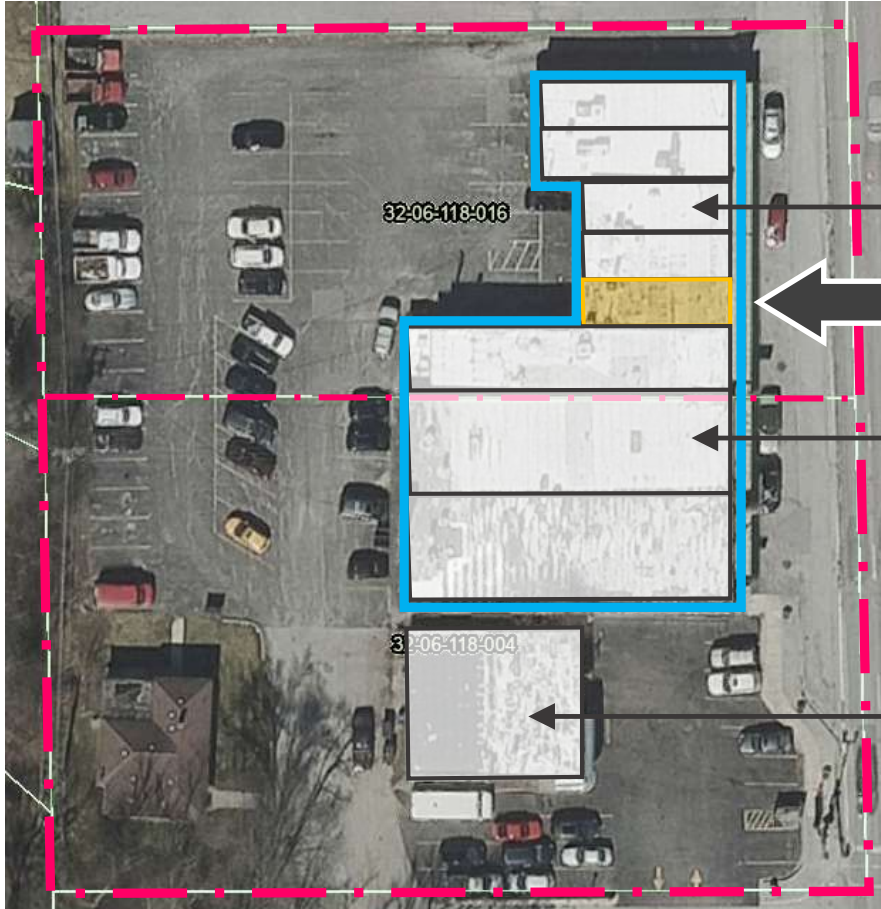
As I stated in my earlier letter, I'm excited to have Ms. Spencer as a tenant, especially since Ms. Spencer has an established business and client base. Thank you for your consideration.

Sincerely,

Emma Henke
EMA Building Corporation







Former space granted SUP

**The Natural You, LLC
(540 sf)**

Multi-tenant Shopping Center
(12,500 GSF)

Motor Vehicle Service





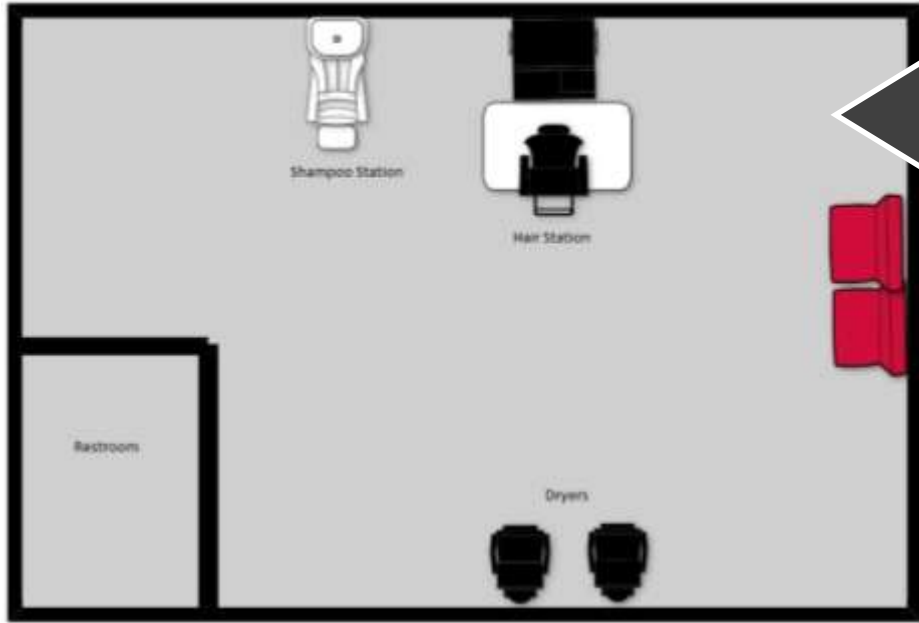
Tenant Use	Metric	Ratio	Parking Required
Multi-Tenant Shopping Center	12,500 gsf	/ 300	42
TOTAL REQUIRED			42
TOTAL PROVIDED			54

Includes entire multi-tenant shopping center on 2 lots in common ownership.

Does not include existing Motor Vehicle Services and associated parking co-located on the lot held in common ownership.

Motor Vehicle Services
Not included in
parking tabulations

Item 5. A.



MAIN ENTRANCE

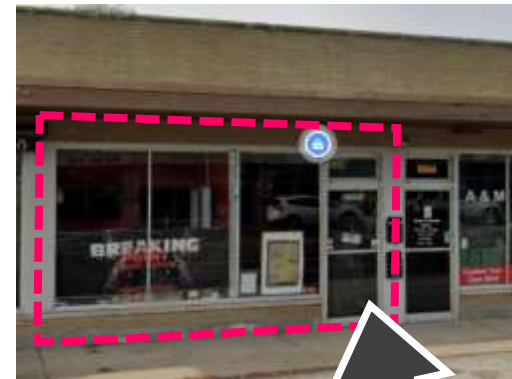


MAIN ENTRANCE

© 2019 Cook County.

Tenant Operations:

- Approximately 540 sf
- 1:1 individual services
- By appointment only



MAIN ENTRANCE

© 2021 Google

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 13, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-13 Text Amendment for Basketball Equipment and Sports Courts

APPLICATION INFORMATION

APPLICANT Village of Homewood

ACTION REQUESTED Text Amendment for Basketball Equipment and Sports Courts

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Tuesday, March 28, 2023. Mailers are not required for text amendments.

DOCUMENTS FOR REVIEW

Title	Pages
Section 44-03-03 Permanent Encroachments in Required Yards for Residential Uses <i>Redlined</i>	1
Section 44-04-14.B.5 Use Specific Standards for Accessory Uses <i>Redlined</i>	1
Section 44-09 Definitions <i>Redlined</i>	2
Response to Standards for Text Amendment	2

BACKGROUND

At the February 9, 2023 meeting of the Planning and Zoning Commission, Member O’Brien raised questions about the regulations of basketball equipment and changes in the recently adopted Zoning Ordinance. At the March 9, 2023 meeting, the Commission conducted an in-depth discussion on the matter, arriving at a consensus for revisions to the regulations. In summary, these proposed regulations will remove a setback from the front property line for permanent basketball poles and will treat basketball courts and other sports courts similar to swimming pools with a required 10-foot setback from property lines.

DISCUSSION

The proposed revisions to regulations impact three sections of the Zoning Ordinance. Each of these is attached as a redlined version showing the changes and are summarized as follows:

1. Table 44-03-03 Permanent Encroachments in Required Yards for Residential Uses.

- a. Remove requirement for basketball equipment to be located 10 feet from the front lot line.
 - b. Replace “Tennis Courts” with “Sports Courts” and add a requirement for location 10 feet from all lot lines.
- 2. Section 44-04-14.B.5. Remove item b which is redundant to Table 44-03-03 limitations on household recreation equipment locating in the front yard setback and reiterates the 10 foot setback from the front property line for basketball equipment.
- 3. Section 44-09.
 - a. Add a definition of “Basketball Equipment” to clarify that regulations apply specifically to permanent pole-mounted backboard and hoop.
 - b. Add a definition of “Sports Courts” to clarify application and inclusion of different sports, beyond tennis or basketball.

FINDINGS OF FACT

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

- 1. The proposed text amendment is consistent with the Comprehensive Plan and reflects the built condition and character of the properties.
- 2. The proposed text amendment is an outcome of thorough discussion of the Planning and Zoning Commission, conducted on March 9, 2023.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 23-13 for a text amendment to revise regulations for basketball equipment and sports courts; and
 Incorporate the findings of fact into the record.



STANDARDS FOR:
TEXT AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Text Section to be Amended: Table 44-03-03; 44-04-14.B.5; 44-09-21

Brief Description of Proposed Change: Revisions to basketball Equipment and Sports Courts

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

Provide responses to each question below using complete sentences and specific to the requested text changes.

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

1. Is the proposed text amendment consistent with the stated goals of the Comprehensive Plan?

Provide clear connections to the goals of the Comprehensive Plan.

The Comprehensive Plan is agnostic on this proposed text amendment.

2. Does the proposed text amendment address a particular issue of concern for the Village?

Provide specific connections to Village policies and issues or concerns this amendment will improve.

The proposed text amendment will provide more clear and reasonable regulations on the location of permanent basketball equipment and other sports courts on residential property.

3. Will the proposed text amendment impose any unreasonable hardships on existing uses?

Describe any potential negative repercussions on existing uses that may result from this amendment.

The proposed text amendment will not impose unreasonable hardship on existing uses.

4. Have major land uses, conditions, or circumstances changed since the original zoning ordinance text was established?

Describe the reason for this amendment.

Minor revisions to the text were adopted in the comprehensive text amendment adopted 01/01/2023. These minor revisions were not thoroughly discussed by the Planning and Zoning Commission. That thorough discussion on the topic has now occurred and results in this proposed amendment.

5. Is the requested change compatible with the existing uses and development patterns of the community?

Describe how the amendment will be compatible with the Village as it exists.

Yes, the requested text amendment reflects existing development patterns and uses on private residential property.

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

Describe any potential negative impacts.

No, the proposed text amendment is to adequately safeguard health, safety, and welfare of the community.

44-03-03. Permitted Encroachments in Required Yards For Residential Uses

A. Table 44-03-03 establishes the types of structures and uses allowed to encroach in required yard setbacks for residential uses as established in Table 44-03-01.

Table 44-03-03. Permitted Encroachments in Required Yards For Residential Uses					
Type of Structure or Use Encroachment	Yard(s) Where Encroachment Permitted				Additional Regulation
	Front	Ext. Side	Int. Side	Rear	
Accessible steps or ramps and associated landings not exceeding the height of street level of the building	Y	Y	Y	Y	44-04-14(B)(3)
Accessory buildings or structures	N	N	Y	Y	44-04-14(B)
Arbors and trellises	N	N	N	Y	
Awnings at least 3 feet from front lot line and 5 feet from side and rear lot lines	Y	Y	Y	Y	
Balconies	N	N	N	Y	
Basketball equipment, at least 5 feet from interior side lot line and 10 feet from front lot line	Y	Y	Y	Y	
Bay windows which are no more than 1 story in height, not projecting more than 3 feet into a required yard and not occupying more than 33% of the exterior length of the adjoining wall	Y	Y	Y	Y	
Chimneys at least 3 feet from lot lines	Y	Y	Y	Y	
Compost pile/structures	N	N	N	Y	
Eaves/gutters at least 3 feet from lot lines	Y	Y	Y	Y	
Fixed outdoor fireplaces at least 3 feet from lot lines	N	N	N	Y	44-04-14(B)(6)
Ground-mounted air conditioning, heat pumps, ventilation units, compressors	N	N	Y	Y	
Household recreational facilities	N	N	Y	Y	44-04-14(B)(5)
Laundry drying equipment including clothes lines and poles	N	N	N	Y	
Open fire escapes	N	N	Y	Y	
Ornamental lighting standards and permanently anchored lawn furniture and decorations such as benches, statues, bird baths, sculptures, etc.	Y	Y	Y	Y	
Outdoor kitchens and built-in grills at least 3 feet from lot lines	N	N	Y	Y	
Parking, open and off-street	N	N	Y	Y	45-05-02
Patios, at least 3 feet from lot lines	Y	Y	Y	Y	
Satellite dish antennae	N	N	Y	Y	
Sheds, Cabanas, Greenhouses, Playhouses, Gazebos, and Decks at least 3 feet from lot lines	N	N	N	Y	44-04-14(B)(4)
Swimming pools and spas	N	N	N	Y	44-04-14(B)(7)
Tennis Sports courts at least 10' from all lot lines	N	N	N	Y	
Transformers	Y	Y	Y	Y	
Walkways and driveways	Y	Y	Y	Y	44-05-04 44-05-05

Autobody Repair means facilities that provide substantial motor vehicle body repair services to the shell of automobiles, major painting or undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame or fender straightening and repair, overall painting and undercoating.

Awning means a roof-like cover, temporary in nature, which projects from the wall of a building.

44-09-04. “B” Definitions

Balcony means a platform, which projects from the exterior wall of a building above the ground floor, exposed to the open air and has direct access to the interior of the building, which is not supported by posts or columns extending to the ground.

Bar means and includes business establishments engaged primarily in the retail sale or distribution of alcoholic beverages to public patrons for consumption on the establishment's premises, and that includes beer bars, parlors, lounges, cabarets and nightclubs. The term may also include accessory sale of prepared food.

Basement means a portion of a building located partly underground but having greater than four feet (4') of its clear floor-to-ceiling height above the average grade of the adjoining ground.

Basketball Equipment means a permanently installed pole-mounted backboard and hoop.

Bay Window means a window which projects outward from the building, beginning at least two feet (2') above ground that does not rest on the building foundation or on the ground.

Bed and Breakfast means an owner-occupied single-family detached dwelling where short-term lodging and meals are provided for compensation.

Boarder means a person who rents lodging within part of a dwelling occupied by the person to whom the payments are made, with a rental period of one month or longer.

Body Piercing means the perforation of any human body part other than ear lobe for the purpose of inserting jewelry or other decoration of for some other nonmedical purpose.

Buildable Area means the area of the lot enclosed within the front, side and rear yard required setbacks.

Building means any structure with walls and roof and securely affixed to the land and having a permanent foundation, designed or intended for shelter or enclosure of persons, animals, chattels, or movable property.

Building Coverage means the percentage of the lot occupied by principal and accessory buildings.

Building Height means the vertical distance from grade to the highest point of the roof of the building or the highest point of the structure. Building height shall not include mechanical equipment and screening, elevator override or stair access, and any amenity space with a gross area of less than twenty-five percent (25%) of the total floor plate.

Building Material, Machinery, and Equipment Sales or Storage means a facility primarily oriented to the receiving, holding, shipping, and/or sale of building material, machinery, and equipment for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities.

Bulk means a composite characteristic of a given building and located upon a given lot involving the following:

1. Size and height of building.
2. Location of exterior walls at all levels in relation to lot lines, streets or to other buildings.
3. Lot area, lot area per dwelling unit, and lot width required.
4. Impervious surface limits.

1. Human genitals in a state of sexual stimulation or arousal.
2. Actual, or simulated, acts of human masturbation, sexual intercourse, sodomy, bestiality, oral copulation or flagellation.
3. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breasts.
4. Excretory functions as part of, or in connection with, any of the activities set forth in this definition.

Sports Courts means a detached improved surface designed and equipped for recreation, including but not limited to: tennis, pickle ball, badminton, basketball, squash, handball, and hockey. A driveway or parking pad shall not be considered a sports court.

Story means the space in a building included between the surface of any floor and the surface of the floor next above or, if there is no floor above, the space between the floor and the ceiling or roof above it. A basement shall be counted as a story.

Street means a right-of-way not less than twenty-four feet (24') wide, which affords the primary means of access to abutting property. Synonyms may include avenue, place, road, terrace, court, lane, or parkway.

Street, Arterial means a street designated as a principal arterial in the comprehensive plan.

Street, Collector means a street designated as a minor arterial in the comprehensive plan.

Street Level means the story of a building that has its floor at the closest level to the street, with direct pedestrian access to that story from the outside.

Street, Local means a street, which is not an arterial or collector street.

Structure means any improvement which requires at least semi-permanent location on the ground or attachment to a building having a permanent location on the ground. The term "structure" includes, but is not limited to, buildings, signs, and fences.

Structural Alterations means any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or exterior walls which does not increase any exterior dimension.

Subdivision means the division of any tract or parcel of land into two or more lots or other divisions of land for the purpose of transfer of ownership or for building development, whether immediate or future. The definition of the term "subdivision" includes resubdivision, and lot consolidation.

44-09-22. "T" Definitions

Tattoo Studio/Body Piercing Facility means any place or premises, whether public or private, temporary or permanent in nature or location, where the practices of tattooing or body piercing, whether for profit or not for profit, are performed.

Temporary Use means existing for a period of not more than six (6) months.

Tent means a temporary structure or enclosure for the purpose of shelter or protection, the roof and sides of which are constructed of fabric or other pliable material.

Theater means an indoor commercial place of assembly where motion pictures or live performances are offered for public viewing, for admission where money is received.

Toxic Substance means a substance (liquid, solid, or gaseous) which, by reason of an inherent deleterious property, can be injurious to living organisms of plants, animals or human beings.

Trailer means a wheeled vehicle that is designed or used to transport an apparatus, equipment, object, or series of objects and is drawn by another vehicle.

b. **Dimensions For Sheds, Cabanas, Greenhouses, Playhouses, and Gazebos.**

- I. The maximum size shall be the lesser of one-hundred and forty-four (144) square feet or thirty percent (30%) of the required rear yard.
- II. Detached gazebos shall have a maximum height of fourteen feet (14').
- III. Attached gazebos, as measured from the deck, shall have a maximum height of fourteen feet (14') or the height of the roofline at the closest point of the principal building, whichever is less.

c. **Location.**

- I. Sheds, cabanas, greenhouses, playhouses, and gazebos shall be located in an interior side or rear yard only. Decks shall be located in a rear yard only.
- II. Any structures shall be located a minimum of three feet (3') from any lot line.
- III. No structure shall be located in an easement.

5. **Household Recreational Facilities.**

- a. Household recreational facilities shall be less than seventeen feet (17') in height.
- b. ~~The household recreational facility and any accessory equipment shall not be located in the front yard setback except basketball equipment, which shall be located five feet (5') feet from interior side and ten feet (10') from front lot lines.~~
- c. Trampolines shall be located at least ten feet (10') from interior side and rear lot lines and all principal and accessory buildings and accessory structures.
- d. Any noise generated by the activity shall comply with the regulations of this Ordinance and Chapter 44-301(g) of the Homewood Municipal Code.

6. **Outdoor Fireplaces.**

- a. Barrels, half-barrels and drums are not permitted.
- b. Outdoor fireplaces and fixed, permanent masonry fire pits shall comply with Chapter 44-301(k) of the Homewood Municipal Code.
- c. Fuel shall be dry wood, producing a minimum of smoke and particulate matter.
- d. When in use, adult supervision shall be present at all times.
- e. Outdoor fireplaces shall be located at least twenty feet (20') from any building structure, building overhang or vehicle.

7. **Swimming Pools and Spas.**

- a. Pools are permitted in rear yards only and shall conform to all requirements of Section 44-143 of the Homewood Municipal Code.
- b. Pumping and filtering equipment for pools and spas shall be located at least ten (10) feet from the interior side and rear lot lines and no water shall drain onto adjacent properties.

DISCUSSION

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

Limits of Requested Map Amendment

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

Existing Non-Conformities

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

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

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

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

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

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

Land Use, Property Values, and Redevelopment Potential

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

The proposed re-zoning introduces one new development opportunity that does not already exist. This is at 2143 Ridge Road, where a single family home and detached garage is constructed on a double-wide lot, fully twice the size of the standards platted parcels adjacent (50 ft x 150 ft). The proposed rezoning would allow a property owner to subdivide this into two compliant lots for a single family home on each.

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

Process

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

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

Other Parcels Considered

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

Prior to initiating the application to amend the zoning map, Staff sent letters to 54 property owners to share information on the potential rezoning, and provide an opportunity to answer questions and collect feedback. During the designated two week time period, Staff heard from seven property owners. Most property owners responding to the informational letter lived on or owned property in those two blocks fronting Golfview, Tipton, and Howe. Most notably, residents brought to Staff's attention known stormwater flooding issues isolated to those blocks. Due to this concern, and the lesser degree of non-conformity from the R-1 zoning requirements, Staff proceeded with the limited rezoning requested today.

Comprehensive Plan and Standards for a Map Amendment

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

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

FINDINGS OF FACT

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

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

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

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



STANDARDS FOR: MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: mutiple addresses Homewood, IL 60430

Existing Zoning District: R-1 Single Family

Requested Zoning District: R-2 Single Family

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

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

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

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

Provide clear connections to the goals of the Comprehensive Plan.

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

2. Have major land uses, conditions, or circumstances changed since the original zoning was established?

Describe the reason for this requested amendment.

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

3. Do sites existing for the proposed use in existing districts permitting such use?

Demonstrate why the change in zoning is necessary.

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

4. Is the requested change compatible with the existing uses, development patterns, and zoning of nearby properties?

Describe how the amendment will be compatible with the Village as it exists.

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

5. Does the present development of the area comply with the existing ordinances?

Is the proposed change correcting existing or creating new non-conformities?

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

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

Is it economically necessary to change the zoning?

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

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

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

Not applicable.

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

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

10. Does the proposed use satisfy a public need?

Not applicable.

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

No.

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

No.

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

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

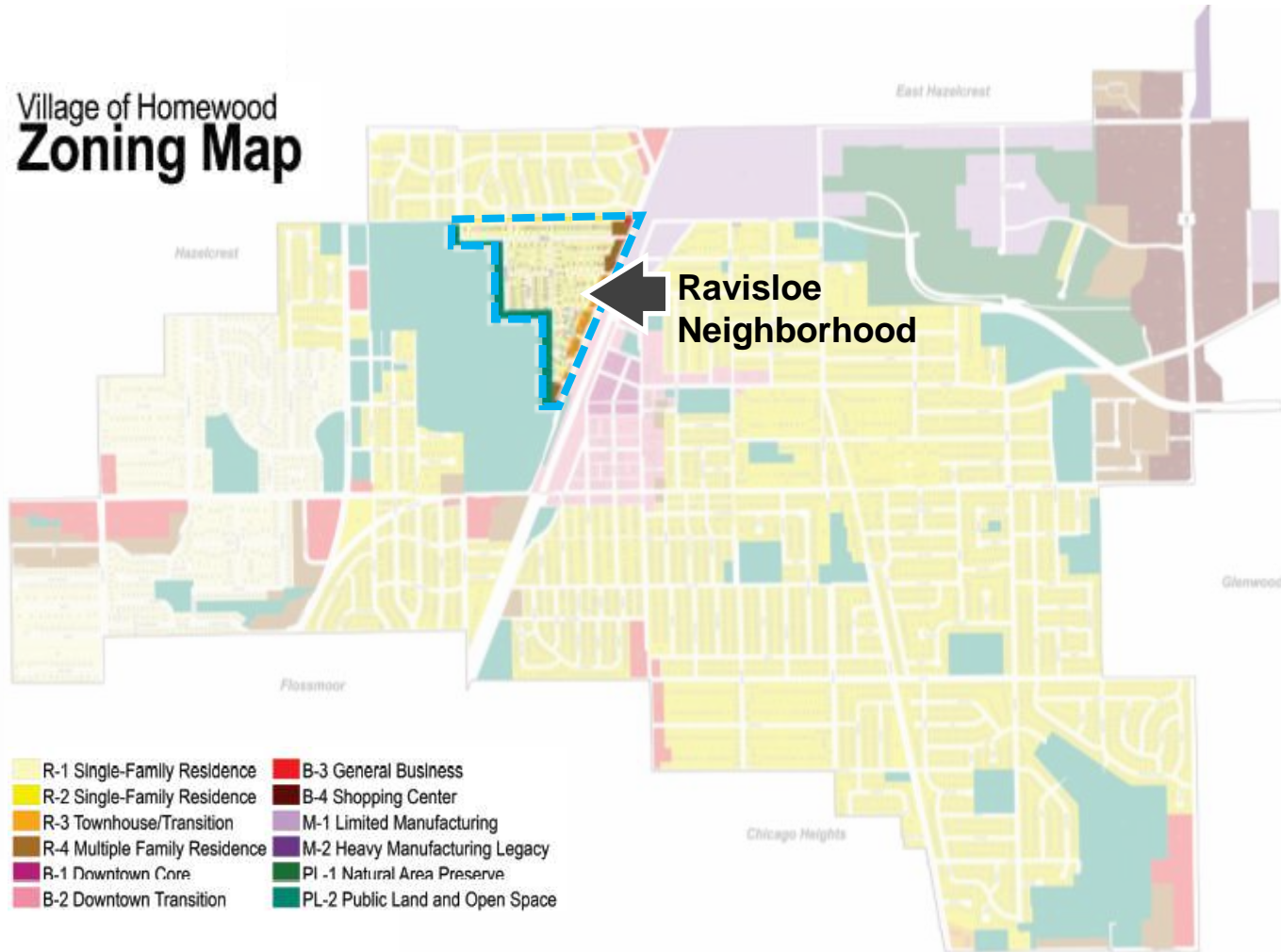
14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

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

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

No.

Village of Homewood Zoning Map





Ravisloe Neighborhood

Other Properties Considered

Subject Properties

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

Map Amendment

Village of Homewood

Parcels 1-7

Multiple Properties

Case 23-12 PZC


April 13, 2023

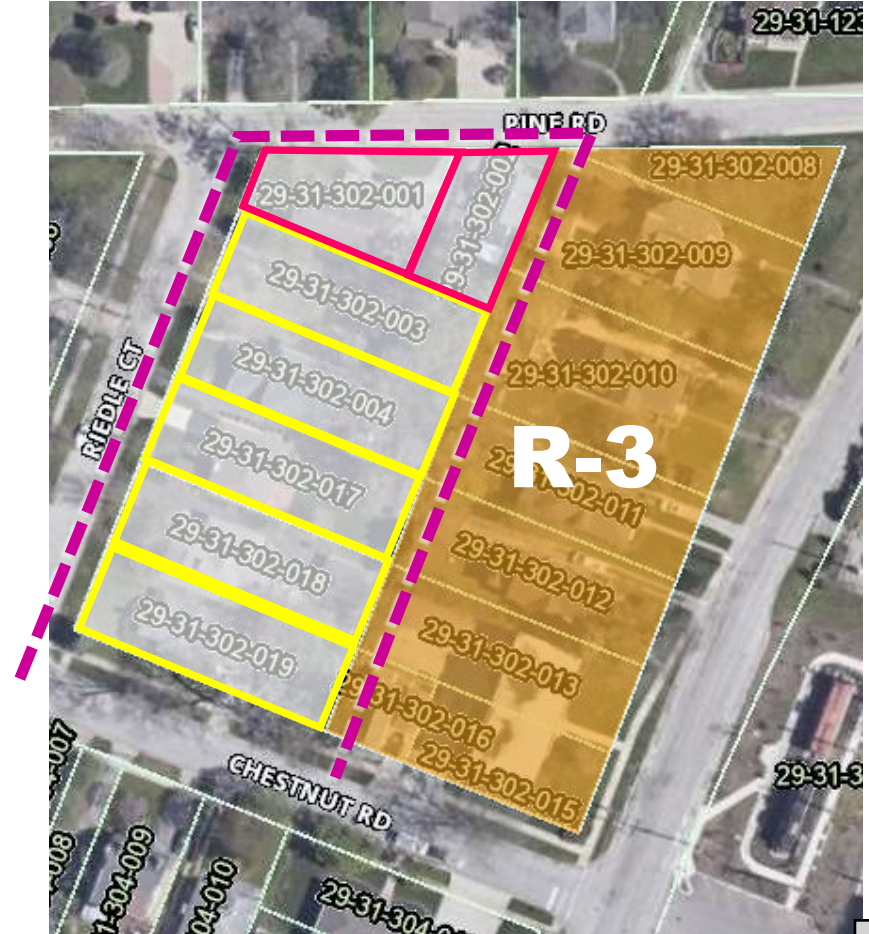
Item 5. C.

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

 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

 Rezoning Boundary



Map Amendment

Village of Homewood

Parcels 8-12

Multiple Properties

Case 23-12 PZC


April 13, 2023


Item 5. C.

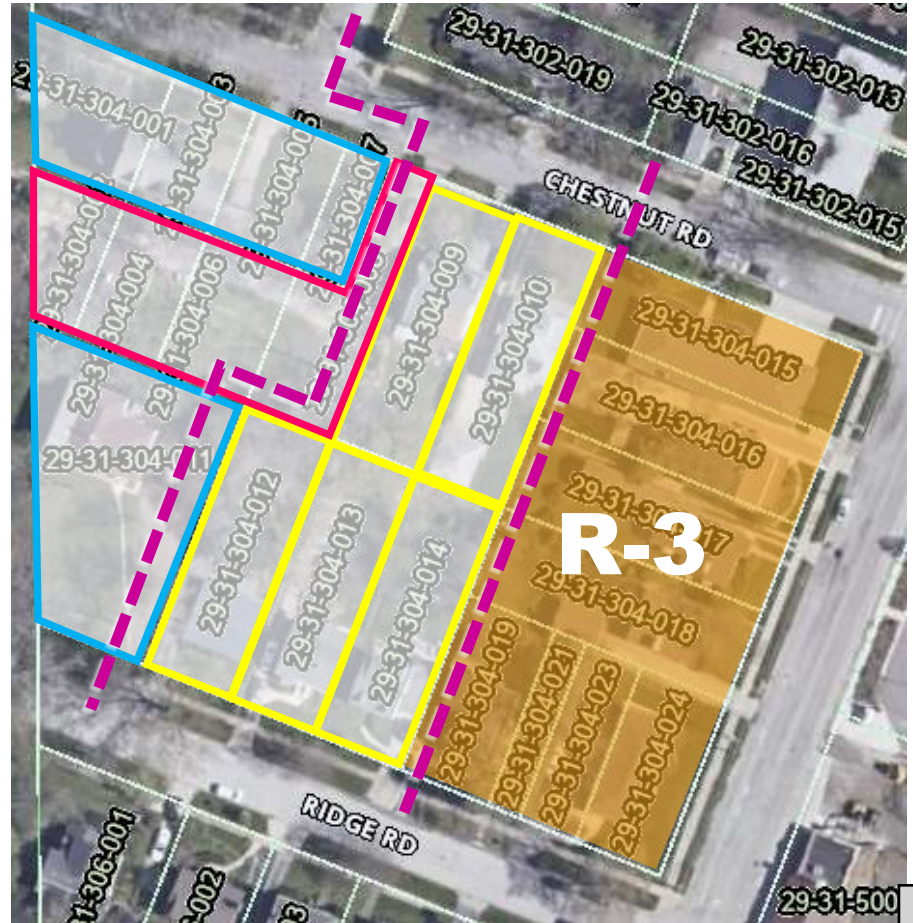
ID	Address	Lot Width	Lot Area
8	2145 Chestnut Road	50	7,500
9	2141 Chestnut Road	50	7,500
10	2146 Ridge Road	50	7,500
11	2150 Ridge Road	50	7,500
12	2158 Ridge Road	50	7,500

 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

 R-1 Conforming

 Rezoning Boundary



Map Amendment

Village of Homewood

Parcels 12-17

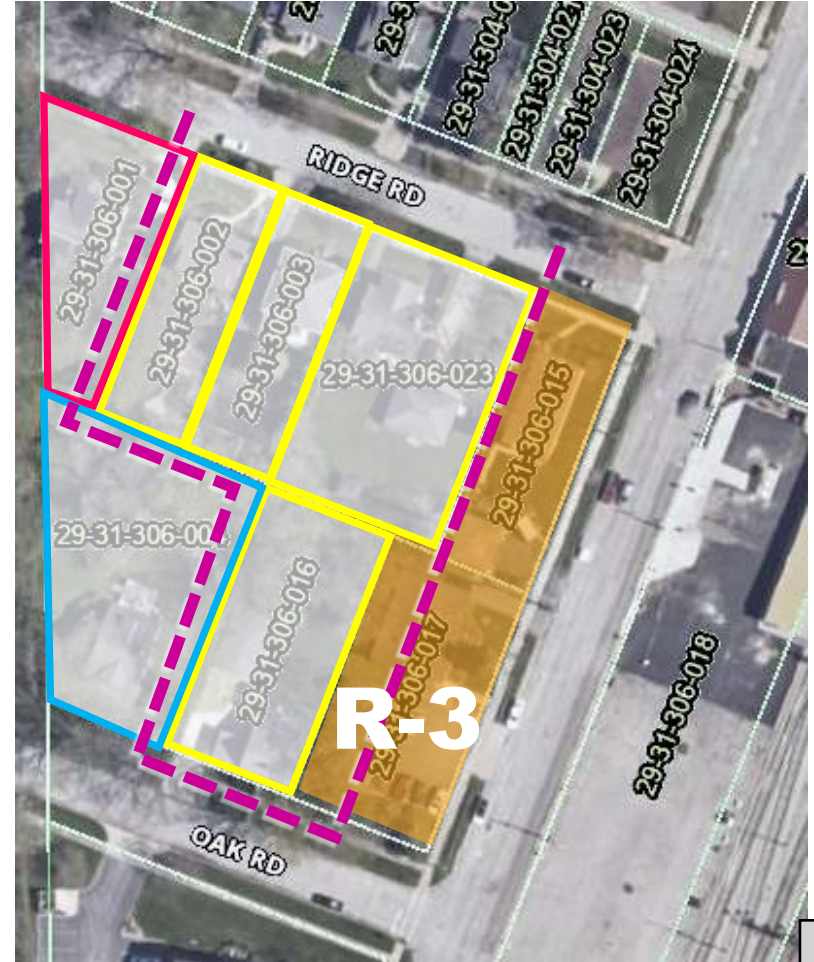
Multiple Properties

Case 23-12 PZC

April 13, 2023

Item 5. C.


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



 Meets R-2 Width and Area Minimums

 Atypical Non-Conforming

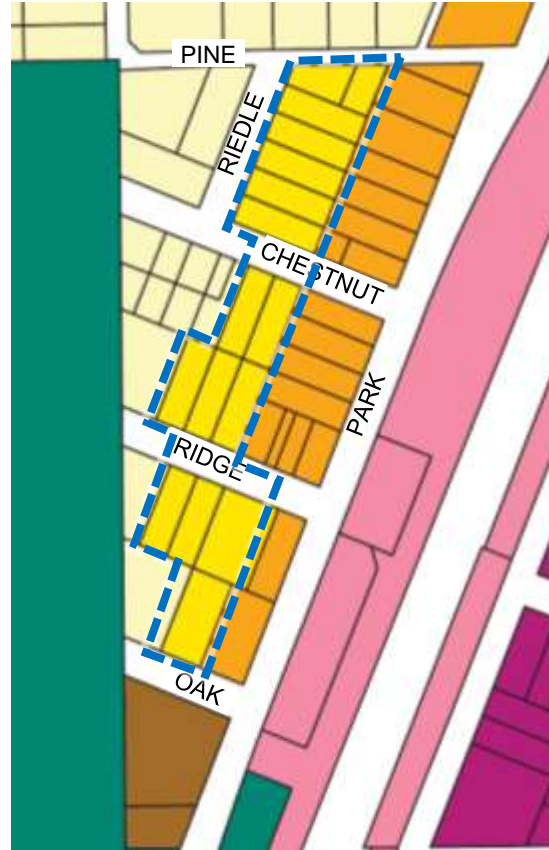
 R-1 Conforming


 Rezoning Boundary


EXISTING



PROPOSED



 Rezoning Boundary

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

