

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

October 13, 2022

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 the meeting minutes of the September 8, 2022 Planning and Zoning Commission.

Regular Business:

Case 22-33 - Special Use Permit for Salon/Spa at 18664 Dixie Highway

Old Business:

Zoning Ordinance Workshop - CONTINUED

4. New Business:
5. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0Y0QXkxektpaGRYdz09>

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

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, September 8, 2022
7:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:00 p.m.

ROLL CALL: Members attended: Alfonso, Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega; Present from the Village were Economic and Community Development Director Angela Mesaros and Building Department Secretary Darlene Leonard. There were four people in the audience. The public was able to listen and watch the meeting via zoom webinar.

APPROVAL OF MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of August 11, 2022.

Member Bransky stated on page 2 in the fifth paragraph second sentence, to change "premier" to "premium". Also, on page 3, at the bottom, his name is spelled wrong and needs correcting.

A motion was made by Member O'Brien to approve the minutes of August 11, 2022, as amended; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: NONE

ABSENT: None

Case No. 22-29: 18354 Governors Highway – Variance from the required 1,000' separation of a Tattoo Parlor from a Place of Worship. And Case 20-30 18354 Governors Highway – Special Use Permit for a Tattoo Parlor:

Chairman Sierzega introduced the cases and asked if there were any public comments received. Staff Liaison Mesaros stated no.

Chairman Sierzega swore in the petitioner, Hannibal Payton Bernard from 4800 State Park Drive in Chicago.

Chairman Sierzega asked if Mr. Bernard will be opening a tattoo parlor, and not have body piercing. Chairman Sierzega asked Mr. Bernard to explain. Mr. Bernard stated yes sir. [Mr. Bernard started his PowerPoint presentation.] Mr. Bernard stated that his business, Big Brother Tattoo Parlor provides a safe space and would offer a comfortable and sanitary space for the client and the artist for the procedure.

MEETING MINUTES

Mr. Bernard stated that tattoos are becoming more acceptable, are self-expression, and are a way that some keep artwork with them.

Mr. Bernard stated that the market is all ages and genders and that revenue is an estimated \$1.6 billion in the industry annually. On average, a studio earns approx. \$241,000 annually. Mr. Bernard stated the studio would receive 30% of the artist's revenue and a 10% commission on artwork sales.

Mr. Bernard stated no tattoo parlors are close in the location and few are located in the south suburbs.

Mr. Bernard stated all the artists are certified by the state and there will be three artists and one apprentice. Mr. Bernard stated he has invested \$25,000 to open with 30% to pay for rent, utilities, supplies, etc., and \$10,000 for unforeseen circumstances, like Covid.

Chairman Sierzega explained the purpose of a special use permit. Chairman Sierzega stated by code 13 parking spaces are needed because the requirement is 1/300 square feet. The church submitted a letter stating they are not opposed to the business and the plaza owner wrote a letter urging approval.

Member Alfonso asked Mr. Bernard if he had ever owned a business. Mr. Bernard stated no. He has worked at the shop he is currently at for about one year and has learned what he likes and does not like.

Member Alfonso asked if Mr. Bernard has looked up the requirements from the State for tattoo parlors and asked how often they would be inspected by the State. Mr. Bernard stated he has never seen one get inspected. He believes that Chicago does, but is not sure if the State does inspections.

Member Bransky asked about the hours of operation. Mr. Bernard stated 10am-10pm, but is unsure of Homewood's thoughts on those hours. Mr. Bernard added that he may change it to 10am-8pm, but someone may be inside working past closing time, but the location would not be open to the public.

Member Bransky asked how many days a week they would be open. Mr. Bernard stated every day.

Chairman Sierzega asked if it included Sundays. Mr. Bernard stated yes sir. Mr. Bernard stated he personally would not work on Saturdays, but other artists would be working and added that he prefers working on Sundays.

Member Bransky stated he has no issue with the business and the 1,000-foot distance would be eliminated in the code revision. Member Bransky stated that he did not think that anyone at the Church would even see it because of the parking lots and the building.

Member Cap stated he had a couple conversations about the business and most of them involve residents that live beyond the radius of the notification. They were more out of curiosity than concern.

Member O'Brien stated he appreciated the presentation and asked why Mr. Bernard's name is different on the paperwork. Mr. Bernard stated Hannibal is a family name and he prefers to go by Payton.

MEETING MINUTES

Member O'Brien asked if dry tattooing or medical tattooing would be done. Mr. Bernard stated he had not heard of it called that, and stated it is a specialty and it depends on the artist. It is not his style.

Member O'Brien asked what the process is for permits or licensing. Mr. Bernard stated the State requirement is to obtain a blood-born pathogen certificate and that all the employees have the certificate. Mr. Bernard added that some states have an apprentice certificate, but Illinois is not one of them.

Member O'Brien asked if microblading would be done. Mr. Bernard stated he does not know what that is.

Member O'Brien asked what the other artists are required to have. Mr. Bernard stated they will be required to have the blood-born pathogen certificate and he will review their work to see if it is good enough to be in the shop and if they are a good fit personality wise.

Member Johnson asked if a lease had been signed. Mr. Bernard stated no, he was waiting until after the meeting before signing anything.

Member Johnson asked the length of the lease. Mr. Bernard stated he was thinking of a 2-year lease.

Member Johnson asked if there are insurance requirements from the landlord. Mr. Bernard stated no, but he will have it anyway.

Member Johnson asked Staff Liaison Mesaros if they will have to provide their licensing and certificates. Staff Liaison Mesaros stated it must be provided.

Member Johnson asked what the Village requirements are and if there is a health inspection. Staff Liaison Mesaros stated there will be an inspection before opening by the Fire Department and also an annual safety inspection by the Fire Department. There is no health inspection, but they will have to follow the State and County requirements.

Member Johnson asked if the customers will be by appointment. Mr. Bernard stated it will be by appointment and they might get one walk-in a month.

Member Johnson asked if the other artists will be by appointment. Mr. Bernard stated yes, but they can take the walk-ins if they have time. The majority of the walk-ins would be done by the apprentice.

Member Johnson stated at the six work spaces it would be Mr. Bernard and four others, and asked why Homewood. Mr. Bernard stated that is correct for the staff. He is a Homewood-Flossmoor high school graduate, he worked at the HF Park District in their after school program and lived in Cherry Creek tower behind the plaza. Mr. Bernard stated it is like coming back to community and some of his clients live in Homewood and nearby. Mr. Bernard loves the village and it is peaceful.

Chairman Sierzega asked if there are a lot of female clients and the percentage. Mr. Bernard stated it is about equal.

Chairman Sierzega asked the amount of time it takes to do a tattoo. Mr. Bernard stated it depends on the artist and stated that he personally takes 4-5 hours per tattoo, but some artists are faster.

Chairman Sierzega asked if he has seen or done 3-dimensional tattoos. Mr. Bernard stated he has seen it, but not done it.

Member Cap asked if Mr. Bernard's tattoos are all black and gray monochromatic and asked if any of the staff use color. Mr. Bernard stated he and one artist does black and gray and two artists do color.

Member O'Brien asked if the time to do one depends on the size. Mr. Bernard stated 4-5 hours, but can take longer. They charge by the tattoo, not by the amount of time.

A motion was made by Member Cap to recommend approval of Case Number 22-29, "variance from 1,000' separation of a Tattoo Parlor/Body Piercing facility from a place of worship" and Case 22-30, Special Use for a Tattoo parlor/Body Piercing facility located at 18354 Governors Highway; seconded by Member O'Brien.

Member Bransky asked if the body piercing needs to be including in the motion if the applicant stated there is no body piercing. Staff Liaison Mesaros stated it can be taken out and just say tattooing.

Member Bransky asked if it is strong enough in the motion, if they need to clarify, or strike it from the motion. Staff Liaison Mesaros stated it can be stricken.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

NEW BUSINESS:

Chairman Sierzega stated the next PZC meeting is on the 22nd of September to review the zoning code update.

Member O'Brien asked if there is a time line for an applicant to act on zoning approval. Building Department Secretary Leonard stated they have six months to obtain a permit.

Member O'Brien asked about expiration. Building Department Secretary Leonard stated that a building permit lasts 90 days, but that 90-days resets with each inspection.

OLD BUSINESS: NONE

ADJOURNMENT: Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 8:05 p.m., seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Respectfully submitted,

Angela M. Mesaros
Staff Liaison

VILLAGE OF HOMEWOOD



MEMORANDUM

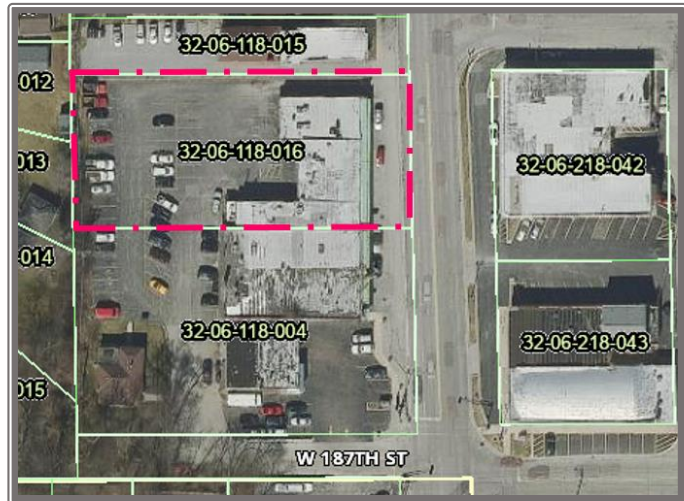
DATE OF MEETING: October 13, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 22-33 - Special Use Permit for Salon/Spa Establishment



APPLICATION INFORMATION

APPLICANT	Niya Thompson
ACTION REQUESTED	Special Use Permit for Salon/Spa
ADDRESS	18664 Dixie Highway
PIN	32-06-118-016-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Community Business District	Vacant, formerly Personal Service
PROPOSED	B-2 Community Business District	Salon/Spa
SURROUNDING	N: B-2 Community Business District	Personal Services; Professional Services
	E: B-2 Community Business District	Personal Services; Retail
	S: B-2 Community Business District	Personal Services; Professional Services; Retail; Salon/Spa
	W: R-2 Single Family Residential District	Single Family Residences

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Wednesday September 28, 2022; and letters were sent to 46 property owners and residents within 250’.

As of 10/04/2022, Staff has received one public comment: the owner of the adjacent salon inquired about the proposed use; she expressed concerns about another salon entering the market. Upon learning that the proposed business is focused on medical support nail care, she was not opposed.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application, including completed standards	4	Niya Thompson	09/26/2022

Title	Pages	Prepared by	Date
Landlord Authorization Letter	1	Emma Henke	09/30/2022
Staff Exhibits	4	Valerie Berstene	10/13/2022
Business Brochure	2	Niya Thompson	10/05/2022

BACKGROUND

The applicant, Niya Thompson, requests a special use permit to operate a salon/spa establishment, NuSole Wellness Spa, LLC within a 560 square foot unit in a multi-tenant commercial building at 18664 Dixie Highway, in the B-2 Community Business District. The applicant is a nail technician offering services in support of medical care.

HISTORY

The subject property was constructed in 1952. Village records indicate that a dentist occupied the space following the opening of the building. In 1980 the space became Bettina's, custom sewing and alterations. In 1984 Marlene's Custom Sewing and Alterations opened its business at the address and remained open until recent years.

DISCUSSION

The proposed space is currently vacant. Other uses in the building include professional services (insurance agency, driving school, staffing agency), personal services (salon establishment), indoor amusement (rage room), retail (custom t-shirts), and a vacant bakery. The applicant proposes to open a nail salon providing services associated with medical conditions. The application includes a narrative description of the proposed business, and the applicant provided a draft of her marketing brochure to provide more detail about how her services differ from common cosmetic services.

The zoning ordinance requires two parking spaces per chair plus one parking space per employee for a beauty salon. The salon will include three chairs, each for a different service treatment, and three employees. Therefore, 9 parking spaces would be required ((3 chairs x 2) 6 + 3 employees = 9). Parking on the subject property is sufficient to accommodate the required parking, with the existing uses (including the currently vacant restaurant/bakery space).

The applicant plans to operate her business through appointments only and would serve as the primary technician on-staff.

Special Use Permit

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-2 Community Business District. The requirement for a special use permit for a salon/spa in the B-2 district has been in effect since an amendment to the Code in 2012 in response to concerns over the proliferation of certain personal services within the B-1 and B-2 districts that impact the desired economic diversity of these commercial areas. The amendment to the zoning ordinance provides the opportunity for the village to consider the impact the proposed use may have upon neighboring lands and the public need for the proposed use at the subject location. It provides the village the opportunity to 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.

The applicant's responses to the standards for a special use are attached for consideration.

Zoning Code Revisions

The Village is currently in the process of updating the Zoning Ordinance and zoning map, with anticipated adoption in fall 2022/winter 2023. The proposed revisions to the map would rezone the Southgate shopping area in which this property is located from B-2 to B-3 Service Business District. In the B-3 district, salon/spa services under 2,500 sf would become a permitted use. The draft ordinance revises the category of personal services to include the salon/spa uses. Therefore, under the draft of the revised Zoning Ordinance, the proposed use would be a permitted use.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 2.16/ Municode Section 44-81 of the Zoning Ordinance for the Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

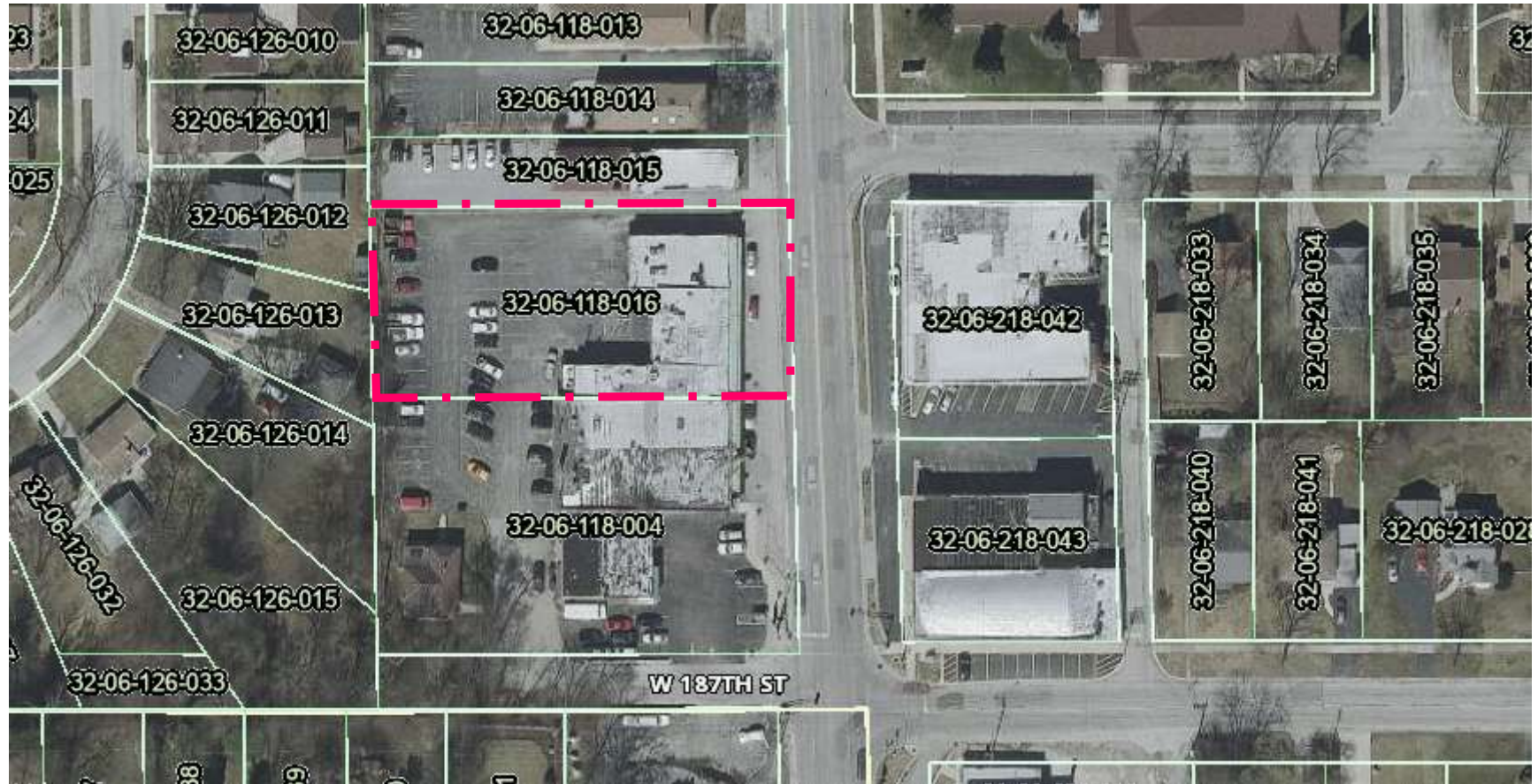
1. The subject property is located at 18664 Dixie Highway, in the B-2 Community Business District.
2. The applicant, Niya Thompson, is the business owner and has authorization of the property owner, EMA Building Corporation, to request the special use permit to operate a salon/spa establishment.
3. A salon/spa is a special use in the B-2 Community Business District per Table 44-175.1 of the Homewood Zoning Ordinance.
4. The proposed establishment will be approximately 560 sf and include three treatment chairs; the required parking can be accommodated on the site.

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 22-33 to grant a Special Use Permit for a Salon/Spa Establishment in B-2 Community Business District for "NuSole Wellness Spa, LLC" at 18664 Dixie Highway; and

Incorporate the findings of fact into the record.





18664 Dixie Highway

NuSole Wellness Spa, LLC

Off-Street Parking

PIN: 32-06-118-016-0000

Case 22-33 PZC

October 13, 2022



© 2019 Cook County.

Tenant Use	Metric	Ratio	Parking Required
Professional Services	900 sf	/ 300	3
Professional Services	1,000 sf	/ 300	3
NUSOLE WELLNESS SPA	3 chairs	*3	9
Indoor Amusement	660 sf	/ 175	4
Restaurant	1,800 sf	/ 100	18
TOTAL REQUIRED			37
TOTTAL PROVIDED			40



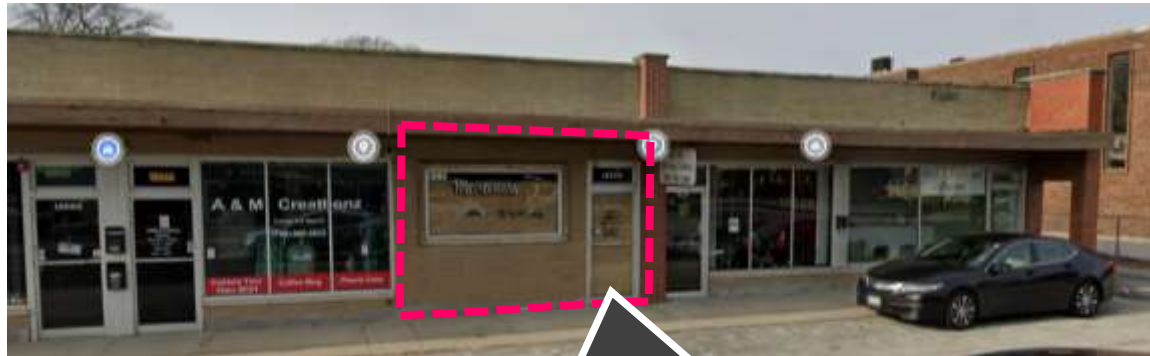


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MAIN ENTRANCE

Tenant Operations:

- Approximately 560 sf
- 3 treatment stations
- Services by appointment only



© 2021 Google

Prepared by: Valerie Berstene, Village Planner

MAIN ENTRANCE



VILLAGE OF
HOMEWOOD
2020 Chestnut Road,
Homewood, IL 60430
(708) 206-3385

APPLICATION FOR SPECIAL USE PERMIT

SUBJECT PROPERTY ADDRESS: 18664 DIXIE HWY, HOMEWOOD, ILLINOIS

APPLICANT INFORMATION:

Name: NIYA WILLIAMS-THOMPSON

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

PROPERTY OWNER INFORMATION (if different than applicant):

Name: PAUL HENKE W/EMA CORP

Address: 1177 FARWELL DRIVE, MADISON, WI 53704

Email: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Describe the need for the request; please be specific:

I am requesting this special use permit to open my Well Spa to provide services such as, medicalgrade pedicures and manicures for chronically ill patients with severe callus buildup, thick toenails & painful feet/hands to name a few. Services provided from a trained licensed certified medical nail technician. My focus is helping and educating my (continue next page)

Describe the present use of the subject property:

THIS PROPERTY IS CURRENTLY VACANT.

Has the property owner applied for a variation or special use permit for this property within the last 12 months?

☐ Yes ☐ No

REQUIRED SUBMISSIONS:

- ☒ Completed application
- ☐ Site plan drawn to scale indicating present and proposed improvements to the subject property
- ☒ Business plan/description of operation plan
- ☒ Statement addressing Conditions of Approval (see instructions)
- ☐ Proof of ownership or interest in ownership
- ☐ Plat of survey with legal description



Office Use Only

Date Application Received: 09/26/2022

Case No.: 22-33

Zoning of Property: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ B1 ☒ B2 ☐ B3 ☐ B4 ☐ DO ☐ M ☐ PL

Application Fee Paid: ☒ \$150.00

I hereby certify that the statements and facts given on this application are true and complete to the best of my knowledge. I agree that if granted the special use requested, the resultant land use will at all times comply with applicable resolutions, ordinances and standards of the Village of Homewood.

Niya Williams-Thompson
Signature of Applicant

9/26/2022
Date

Continued..

Clients on how to take care of their feet at home, safety and the importance of routine foot and nailcare.

Physicians provide in Medical Practice Care and as a Medical Nail Technician, I offer Safe Salon Medical Pedicures and registered @ www.safesalon.org. We build referral relationships with physicians and they appreciate our services and safe techniques.

Medical Nail Technicians have completed a 40-hour internship with a physician and has been certified to do Medical Pedicures.

Why is this service needed?

Many of the clients are chronically ill with Diabetes, Vascular disease and many more diseases to name a few and need special care. Asepsis is high priority and we take extra precautions to assure our clients safety. We are trained to perform medical-level care, but only to perform appropriate cosmetic foot care safely in a medical environment and advanced cosmetic care in the spa.

Medical Nail Technicians (MNT) Perform full consultations, inspecting the client feet before beginning the scheduled care, knowledgeable about the conditions of feet and use high medical grade quality products for our services. We do not step outside of our scope of practice and have a high respect for **PHYSICIANS**. *We wear appropriate attire, are clean, safe professionals* and also practice safety with the use of safe disinfection control and an Autoclave for sterilization.

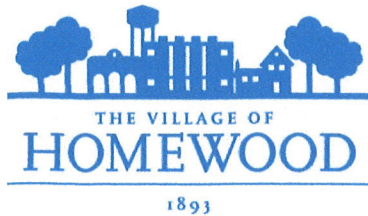
Some services as a MNT but not limited: Trimming and reducing thick toe nails, reducing severe calluses and toenail reconstruction.

THESE ARE SOME OF THE DIFFERENCES BETWEEN A REGULAR NAIL SPA AND A MEDICAL NAIL SPA.

**REGULAR NAIL SPAS ARE ABOUT BEAUTY*

**MEDICAL NAIL SPAS ARE ABOUT EDUCATION, KEEPING OUR CLIENTS HEALTHY, SAFE AND BEAUTIFUL AT THE SAME TIME.*

By appointments only



STANDARDS FOR SPECIAL USE

Street Address:

Zoning District: B-1 Central Business District

Special Use: 18664 DIXIE HWY, HOMEWOOD, ILLINOIS

The Planning and Zoning Commission and the Village Board shall consider the following standards when evaluating an application for a special use. The responses provided shall be specific to the requested special use and property in question.

1. Is the special use deemed necessary for the public convenience at that location?
YES. This wellness spa is deemed necessary for the public convenience at this location.
2. Is the special use detrimental to the economic welfare of the community?
NO. Nusole Wellness Spa will NOT be detrimental to the economic welfare of the community in any way.
3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
YES. There will be consistency with the goals and policies of the comprehensive plan at all times.
4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
YES. This location is designed to provide a safe atmosphere so that all persons health, safety and welfare are 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?
 - a) YES. The special use is suitable for this property as it will complement all the of the surrounding businesses in the area by offering my unique services.
 - b) NO. The wellness spa will help bring value to the area with services that the new and old population will appreciate.
6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
NO

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?
YES. This special use is for a business that is passionate with the services offered and is expected to grow, providing new ways to enhance the community by education and staying up to date with new services and what's happening in the neighborhood.
8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?
NO
9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
NO
10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
YES. Traffic congestion would not be an issue coming from NuSole Wellness Spa LLC. This is a somewhat appointment only business and the property has two points of ingress and egress on both ends of the building with ample parking in the rear of the building for additional parking needed.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
NO
12. Will the special use substantially adversely affect one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
NO

EMA



Building Corporation

1177 Farwell Drive

Madison, Wisconsin 53704

September 30, 2022

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

Dear Ms. Mesaros,

I'm writing to encourage you to approve Niya Thompson and her business NuSole Wellness Center LLC for operations at 18664 Dixie Highway. As the owner of this property, I'm excited to have Ms. Thompson as a tenant. Ms. Thompson has an established client base for her business, and she wants to be able provide medical pedicures and manicures in her own storefront as well as meeting meeting clients in their homes.

Ms. Thompson and NuSole Wellness Center LLC provide a service that benefits the public. I hope you welcome her business as a positive addition to Homewood's commercial community.

Sincerely,

Emma Henke
EMA Building Corporation

Design Standards

Applicability. Design Standards of Section 44-05-XX shall apply to all uses except single family detached dwellings, duplexes, or townhomes. Exterior building elevations shall comply with the regulations herein. How the regulations are met is subject to the review of the Appearance Commission.

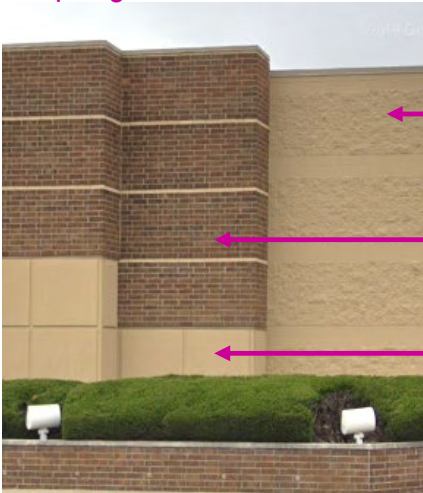
- **Building Materials**
 - **Façade Articulation**
 - **Transparency**
- Zoning Ordinance = **what** is required
 - Appearance Commission review = **how** the requirements are met

Design Standards

Table 44-05-07(A) Allowed Exterior Building Cladding Materials

Building Façade Elevation	Masonry (1)	Lap Siding, Stucco (2)	EIFS, Concrete	Architectural Metal Siding (3)	Vinyl Siding, Unfinished Concrete Block
Front, Exterior Side	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
Interior Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
Rear	Any % allowed	Any % allowed	Max. 25%	Max. 25%	Max. 25%

Recommendation: Simplify this table into 3 categories of material quality; high / medium / low.
 Group together materials of similar flat, monolithic appearance (EIFS, stucco, composite board)



← Architectural concrete masonry units

← Brick

← Synthetic stucco or precast concrete

Precast concrete



Design Standards

Examples in downtown

Synthetic stucco

Composite wood and fiber
cement board planks



Design Standards

Transparency.

1. Requirements.

- Ground Floor Requirements. Provide at a minimum the percentage glazing required by Table 44-05-06(C)(1) within a zone measured 2.5' above grade to head of the first floor doors for a depth of 5' into the building.
- Buildings fronting a public right-of-way or private right-of-way within a planned development and surrounded by parking on 3 or more sides, shall apply the transparency requirements of one front and two exterior sides.
- Upper Story Requirements. For each story above the ground floor, provide a minimum 20% transparent glazing per elevation.

2. **Materials.** Glazing shall not be mirrored heavily tinted rendering the glass opaque.

3. **Maintenance.** The required transparency shall be maintained during hours of operation and shall not obstructed by interior walls, window displays, or other permanent installations.

Table 44-05-06(C)(1) Transparency Zone Glazing Requirements		
District	Elevation Facing Yard	
	Front	Exterior Side
B-1	60%	50%
B-2	50%	40%
B-3	40%	30%
B-4	40%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.

Does the table change to use type and size instead of zoning district?

B-1 Downtown

Ridge from Dixie to Martin

Estimate: 95% transparent



Dixie at Olive

Estimate: 90% transparent



B-4 Outlots

Chipotle

Estimate: 90% transparent



Chick-fil-A

Estimate: 55% transparent



Multi-Tenant Outlot

Estimate: 70% transparent

B-4 Outlots

Multi-Tenant Outlot (Jewel)

Interior-facing Estimate: 50% transparent

Side-facing Estimate: 50% transparent

Street-facing Estimate: 25% transparent



B-4 Big Boxes

Wal-Mart

Estimate: 20% transparent



Target

Estimate: 5% transparent



B-3 Anchors and In-line Tenants

Jewel on 183rd

Estimate: 50% transparent (but is it only cart corrals?)



Cherry Creek Plaza, In-line shops

Estimate: 85% transparent



Design Standards

Transparency.

1. Requirements.

- a. Ground Floor Requirements. Provide at a minimum the percentage glazing required by Table 44-05-06(C)(1) within a zone measured 2.5' above grade to head of the first floor doors for a depth of 5' into the building.
- b. For buildings fronting a public right-of-way or private right-of-way within a planned development and surrounded by parking on 3 or more sides, shall apply the transparency requirements of one front and two exterior sides.
- c. Upper Story Requirements. For each story above the ground floor, provide a minimum 20% transparent glazing per elevation.

2. **Materials.** Glazing shall not be mirrored heavily tinted rendering the glass opaque.

3. **Maintenance.** The required transparency shall be maintained during hours of operation and shall not obstructed by interior walls, window displays, or other permanent installations.

Table 44-05-06(C)(1) Transparency Zone Glazing Requirements		
District	Elevation Facing Yard	
	Front	Exterior Side
B-1 & B-2	80%	40%
B-3 & B-4	60%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.

Does the table change to use type and size instead of zoning district?