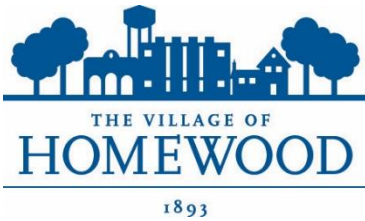


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

February 27, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:
Approve minutes from the January 23, 2025 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. **Public Hearing** for Case 25-05: Special Use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway
 - B. **Public Hearing** for Case 25-06: Special Use Permit for Salon/Spa at 1953-1955 Ridge Road - **WITHDRAWN**
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: **January 23, 2025**

PLANNING AND ZONING COMMISSION
7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:05 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, Castaneda, O'Brien, and Chair Sierzega. Present from the Village were Director of Economic & Community Development Angela Mesaros, Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 3 members of the public in attendance, and no one watching on Zoom.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from January 9, 2025.

Member O'Brien corrected for the record that the majority of his comments and 3 references were not included and should be.

Member O'Brien motioned to approve the minutes as amended from January 9, 2024; seconded by Member Cap.

AYES: Members Bransky, Cap, O'Brien, and Chair Sierzega.

NAYES: NONE

ABSTENTIONS: Members Alfonso and Castaneda

ABSENT: Member Johnson

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 25-03: Salon/Spa Establishment at 2139 W. 183rd Street:

Chair Sierzega introduced the case and asked if there were any comments received.

- **Assistant Director Schumerth stated no comments were received.**

Meeting Minutes | January 23, 2025

Chair Sierzega asked Staff if it is a special use and a variance.

Assistant Director Schumerth stated the variance was applied for, but will be on the agenda for the next meeting as it needs public notice sent and to be in the paper.

Staff Liaison Mesaros stated the special use can be discussed and it can be voted on or not, it can be conditioned on the variance, or it can be continued.

Chair Sierzega summarized the case and swore in the petitioner, Diamond Rowels of Hammond, IN.

- **Ms. Rowels stated she would have salon suites and booth rents and she would also work at the location.**

Chair Sierzega asked if Ms. Rowels would lease space and rent stations, the number of spaces, and the hours of operation.

- **Ms. Rowels stated there will be 12 spaces with 1 being for her use and 4-6 booths in the front. The hours would be any time based on the client availability.**

Chair Sierzega asked if a person could come in at 2 am and get their hair done.

- **Ms. Rowels stated it's possible.**

Member Castaneda asked the peak times with multiple stylists and clients and the number of stylists in the peak time.

- **Ms. Rowels stated 8am-2:30pm and maybe 20-30 if everyone is working.**

Member Castaneda asked if everyone could be all working at the same time and asked what the busiest time would be.

- **Ms. Rowels stated she didn't think everyone would be there at the same time and she wasn't sure, but probably 6.**

Member O'Brien asked if employees and stylists are the same.

- **Ms. Rowels stated yes and they could be hair, nails, and estheticians.**

Member O'Brien asked if there will be employees and if so how many.

- **Ms. Rowels stated she assumes there will be and after 3 months 4-6 employees.**

Member O'Brien asked if they would be employees or lessees.

- **Ms. Rowels states lessees, she would be solely running the business.**

Member O'Brien asked who would be doing the cleaning and asked about the parking and stated the paperwork indicates the employees would park by Blueberry Hill.

- **Ms. Rowels stated at the beginning it would most likely be herself but later would have an outside service. All the people she would lease to would park by Blueberry Hill. There are 10 spaces in the rear of the location, but she cannot use all of them because of Domino's and she would need additional spaces.**

Member O'Brien asked what the sizes of the spaces or suites would be and what the difference is between office and suite.

- **Ms. Rowels stated the sizes vary from 100 square feet to 175 square feet with the price based on the size. Ms. Rowels indicated that offices and booths have the same function, they just look different and have different terms.**

Member Cap asked staff if the parking requirement is based on square feet not the use of the space and that it wouldn't change if the number of suites is reduced.

- **Staff Liaison Mesaros stated that is correct. The parking requirement is based on square footage and no the requirement would not change if the number of suites is reduced.**

Member Cap stated there is no way to mitigate the need for the parking variance.

Member Bransky asked Staff what the limitation is on services before they are outside the scope of what the special use allows.

Member Bransky stated the list of services being offered is not in the packet and asked the applicant to repeat the list of services and elaborate on what wouldn't and wouldn't be allowed.

- **Ms. Rowels stated hair-locks, twists, braids, barbers, estheticians, nails, massages, and tattoos if able.**
- **Staff Liaison Mesaros stated tattoos and massages are not permitted in the B-2 district and not allowed under the salon/spa special use. Massages and tattoo studios are not allowed by code in that zoning district.**

Member Bransky asked if the hours would be 24 hours every day and what the advantage is to be open 24 hours.

- **Ms. Rowels stated yes and people can work freely and be limited to closing at a certain time.**

Member Alfonso asked about the booth area and the number of people it would add.

- **Ms. Rowels stated the area would be a chair, station, and a mirror and it would add 4-6 people.**

Chair Sierzega asked if the booths would be partitioned.

- **Ms. Rowels stated the stations are double sided.**

Member Bransky asked if the stations would be in the middle of the floor.

- **Ms. Rowels stated yes.**

Member Alfonso asked about a break room.

- **Ms. Rowels stated it depends on how it's built out, but it probably would be in the back.**

Member O'Brien stated on page 13 the question asking a PUD is incorrect in saying yes and below it he site circulation is impacted.

- **Assistant Director Schumerth stated the parking is a no as it's not a site review; it is not impacted by development. It is not a site plan review, there are not physical changes.**
- **Staff Liaison Mesaros stated it needs rephrasing.**

Chair Sierzega verified the number of spaces as 12 with 11 being leased and 1 for the applicant, asked if each lessee would have to be licensed, and who would be responsible to verify it.

- **Ms. Rowels stated that is correct, they would have to be licensed, and she would be responsible to verify the licensing.**

Chair Sierzega asked about the hours being 24 hours and asked if she would be opposed to limiting the hours.

- **Ms. Rowels concurred about being open 24 hours and stated that she would be opposed to limiting the hours.**

Chair Sierzega asked if suggesting hours of 8am–12am (midnight) would work.

- **Ms. Rowels stated they could possibly work.**

Chair Sierzega stated there could be 12 artists working at the same time with 12 customers and there are 7 spaces.

Member O'Brien reminded Chair Sierzega about the 4-6 chairs in the front.

Chair Sierzega asked where everyone would park.

- **Ms. Rowels stated it is a concern of hers and the realtor stated there is public parking behind Blueberry Hill.**

Chair Sierzega asked the average time the customer would be onsite.

- **Ms. Rowels stated 2-4 hours.**

Member Castaneda stated paperwork indicated 5 people and asked what the peak capacity of the salon would be.

- **Ms. Rowels stated if it's fully occupied, 20 people, but won't have that when first opening.**

Chair Sierzega stated 12 artists and 12 customers for 4 hours is a lot of strain on the parking lot and asked the peak hours and if the applicant has a business now.

- **Ms. Rowels stated 8-2:30 and she is currently renting a suite not.**

Chair Sierzega asked if there were any public comments.

- **Mr. Amrose Said of Homer Glen stated he has designed these types of places before, he did Essence Suites on Halsted, and peak is usually 50-60%, everything is private, and there is a key pad for access.**

Chair Sierzega stated they have to plan for the maximum.

Member Castaneda asked the hours of operation as Google says 24 hours and asked if that is typical.

- **Mr. Said stated they are usually busiest in the afternoons and after work.**
- **Ms. Rowels stated she has been at 3 locations and the current location is accessible but they get their own key to come and go.**

Member Cap stated the peak hours coincide with the peak hours of the restaurant and parking is precious. Cap stated the Commission encourages businesses with different peak times otherwise it creates a potential for a strain on the parking lots.

Staff Liaison Mesaros asked Ms. Rowels if the location would still work out without the massage and tattoos not being allowed.

- **Ms. Rowels stated it would work and not be a big hindrance to her business plans.**

Chair Sierzega stated parking is a concern for the business as there is not enough available in the area.

Member Bransky stated the parking is tight almost nightly because of Lassen's and the overflow for them is the bike shop lot and the lot by Blueberry Hill, and then into the neighborhood.

- **Mr. Said stated the peak hours at the Essence Suites locations are 11am-7pm.**

Member Cap stated that if 11am – 7pm is the expected peak, then it would compete with Lassen's.

Staff Liaison Mesaros asked if the peak hours would be everyday or just certain days.

- **Ms. Rowels stated on the weekends with week days being less busy.**

Member Cap asked Staff what comes back to the Commission.

- **Staff Liaison Mesaros stated it is up to the Commission; the business cannot operate without the parking variance.**

Member Bransky asked if they can vote to approve or continue the case.

- **Assistant Director Schumerth stated they can, the recommended continuance is just the staff recommendation.**

Member Bransky motioned to recommend approval of Case 25-03 approval of a special use permit to operate a salon at 2139 183rd Street with the condition of a obtaining a zoning variance for the parking spaces, the businesses allowed are those allowed per code for this district, and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso and Member Castaneda

NAYS: Members Bransky, Cap, O'Brien, and Chair Sierzega

Abstentions: None

Absent: Member Johnson

Continuation of Case 24-49 – Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway:

Chair Sierzega summarized the case, reminded the applicant, Niya Jones, she is still under oath, and asked what additional information has been obtained.

- **Ms. Jones stated she spoke to Mr. Eldridge and he offered 20 parking spaces.**

Chair Sierzega asked if they are still planning the same capacity for events.

- **Ms. Jones stated she has not met with the Fire Department and the number is determined by them; she has been waiting on the special use permit before finalizing.**

Chair Sierzega asked if it 20 spaces per event.

- **Ms. Jones stated she is renting the spaces monthly and will encourage clients to car pool and use public parking.**

Staff Liaison Mesaros asked if there is a lease or agreement for the spaces.

- **Ms. Jones stated she doesn't have it yet, she is waiting on approval from the Village first.**

Chair Sierzega asked if there would be any employees.

- **Ms. Jones stated right now it is just her and her husband and added that she may higher security later if the client wants it.**

Chair Sierzega asked if the occupancy would be no more than 50 people.

- **Ms. Jones stated up to 50.**

Chair Sierzega asked if a second bathroom would be needed if there are 50 people.

- **Staff Liaison Mesaros stated they did not have that information yet.**

Chair Sierzega stated there is concern about the wording of the agreement as is says "20 a month".

- **Ms. Jones stated she understood, but the spaces can be used at any time.**

Staff Liaison Mesaros stated occupancy of the space is based on the usage.

Member Cap stated the IBC & NFPA has thoughts on occupancy and that the concentrated load, without seating, could be 157 people, with tables and chairs 73 people; 24 spaces doesn't go far for that many people; and asked if she had spoken to the Church.

- **Ms. Jones stated yes, but they informed her they would not rent to anyone that isn't a non-profit business.**

Assistant Director Schumerth asked the square footage of the public space.

- **Ms. Jones stated she didn't remember off the top of her head, but thinks it may be 900 square feet.**

Member Bransky asked how many events are anticipated in any given week.

- **Ms. Jones stated the average length is 4-5 hours and wants to have at least 4 a week mostly on the weekends.**

Member O'Brien stated back in November the occupancy was 60 and now it's 50.

- **Ms. Jones admitted to saying 60 previously, but doesn't want that many. She wants it to be 50, for the business to be a small intimate space.**

Member O'Brien asked if no cooking would be done onsite.

- **Ms. Jones stated yes, the food would be brought in with no preparation on site.**

Member Castaneda stated it is unlikely that 50 cars will show up because people would carpool based on the type of event and that 24 spaces is better than nothing, but it's not ideal. It's not as big a strain as a "1:1 use" like a salon.

Chair Sierzega asked if the events would have music or a DJ and if the upstairs would be affected.

- **Ms. Jones stated there would be a speaker on site. She has spoken with the landlord and they can't hear from upstairs.**

Staff Liaison Mesaros asked if she would have a DJ.

- **Ms. Jones stated yes or a provided speaker.**

Member Bransky asked if they can condition the occupancy.

Staff Liaison Mesaros stated yes.

Member Bransky motioned to recommend approval of Case 24-49 approval of a special use permit to allow the operation of an indoor commercial place of assembly at 18035 Dixie Highway, incorporate the Findings of Fact into the record, and with occupancy to be determined by the Homewood Fire department or not to exceed 50 as agreed on by the applicant; seconded by Member Castaneda.

AYES: Members Alfonso, Bransky, and Castaneda

NAYS: Members Cap, O'Brien, and Chair Sierzega

Abstentions: None

Absent: Member Johnson

Continuation of Case 24-50: Site Plan Review for Multiple Family Residential at 18240 Harwood Avenue:

Chair Sierzega introduced the case and noted the change from 18 units to 15 units.

- **My. Said stated they revisited the space removing 3 units and expanding the area of the remaining units. The units are all fairly uniform in size and layout except the two units in the back, which are turned 90°. Said stated they added a foyer area with an interior lift, flex storage rooms, a third exit as recommended by the Fire Department, a landscape buffer on the west side for visual and sound, and additional bike parking and an exterior ramp.**

Member Alfonso appreciated they took all the comments into consideration for the changes.

Member Bransky asked regarding the building roof, how the unit ceilings will be constructed and where they will terminate.

- **Mr. Said stated they are taking advantage of the ceiling like it's vaulted. To building ceilings would add materials and cost.**

Member Cap asked if there will be any sound insulation for the 3 units.

- **Mr. Said stated the insulation will provide some dampening, but they can look into more for those units and windows. It's all about the construction and they will alleviate as much as they can; it won't be fully soundproofed.**

Member Cap asked why they did a lift over a ramp.

- **Mr. Said stated the lift is easier and the ramp would be too big to install inside the building.**
- **Assistant Director Schumerth stated on the plan there are 2 small ramps installed on the exterior to ensure level building access.**

- **Mr. Said stated there is a small ramp to get from the parking are to the walkway and over the threshold.**

Assistant Director Schumerth asked about the 2 labels on the plans for the windows ‘DH’ and ‘SL’, and asked if ‘DH’ is double hung.

- **Mr. Said stated the windows are all the same; they are all sliders. The DH designation is an error. The DH windows could become double hung window and that they could look into a different window type for sound deadening.**

Member O’Brien stated on page 24 of the packet it should be updated because it is 15 units and all are 2 bedrooms and on page 25, #3 the sizes aren’t uniform as was stated.

- **Mr. Said stated 14 units are 854 square feet and 1 unit is 888 square feet. That unit has extra pace because of the hallway to get access.**

Member O’Brien stated on page 30 that no unit is over 800 square feet.

- **Mr. Said stated the space does not include the gross area; it is net space for the unit.**
- **Staff Liaison Mesaros stated the calculation doesn’t include the closets & hallways space. It gets to the 854 square feet.**

Member O’Brien stated there is no legend on the drawings for the 16,646 square feet of floor area, and that a quick calculation for total area is below the 16,646 square feet. O’Brien asked for clarification.

- **Mr. Said stated they didn’t calculate the public areas, the vestibule, or the stairs.**

Member Bransky motioned to recommend approval of Case 24-50 Site Plan for 18240 Harwood Avenue, as proposed on the drawings submitted by Lucid Engineering Services LLC dated January 8, 2025 subject to the submittal of a structural report to the Building Inspector and incorporate the Finds of Fact into the record; seconded by Member Alfonso

AYES: Members Alfonso, Bransky, Cap, Castaneda, and Chair Sierzega

NAYS: Member O’Brien

Abstentions: None

Absent: Member Johnson

OLD BUSINESS:

None

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 9:08 PM.

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

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Johnson

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: February 27, 2025

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-05: Special Use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Erbey Solis
ACTION REQUESTED	Special Use Permit
ADDRESS	18111 Dixie Highway
PIN	29-31-408-005

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Carryout Restaurant (Epiq Nutrition)
SURROUNDING	N: B-2 Downtown Transition	Retail (The Rock Shop)
	E: R-4 Multiple-Family Residential	Multi-Family Residential
	S: B-2 Downtown Transition	Professional Office (Edward Jones)
	W: B-2 Downtown Transition	Professional Office (18110 Building)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on February 13, 2025; letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Erbey Solis, Applicant	01/31/2025
Special Use Standards Worksheet	2	Erbey Solis, Applicant	01/31/2025
Floor Plan	1	Erbey Solis, Applicant	01/31/2025
Classes Summary	1	Epiq Nutrition	
Staff Exhibits	3	Noah Schumerth, Asst. Dir. ECD	02/14/2025

BACKGROUND

The applicant, Erbey Solis, owner of Epiq Nutrition at 18111 Dixie Highway, wishes to operate fitness classes after hours at the existing carry-out eating place (smoothie & juice bar). This use is classified as an indoor commercial place of assembly in the zoning ordinance, which is a special use in the B-2 Downtown Transition zoning district. The carryout restaurant is a permitted use at the location. The special use permit will allow the applicant to host weekly fitness classes.

DISCUSSION

On January 17, 2025, Village staff learned that the applicant planned to offer weekly fitness classes at Epiq Nutrition. The Village sent notice to the applicant that a Special Use Permit was required to host classes, given that the classes qualify as an *indoor commercial place of assembly* in addition to the carryout restaurant use previously permitted on the property.

Existing Use

The current business operates in a 1,495-square-foot tenant space. The restaurant area consists of a large open floor area with a counter for ordering and drink preparation. The business has a kitchen area behind the counter, a single restroom, and a storage room.

Epiq Nutrition, the current business at the subject site, is open from 6:00 am – 6:00 pm on weekdays, and from 7:00 am – 3:00 pm on Saturdays. The business is closed on Sundays. The applicant has stated that the business can serve up to 20 customers at a time at peak times.

Proposed Use

The applicant wishes to host fitness classes in the open floor area of the restaurant after hours for customers. The applicant has stated that the goal is to provide an additional benefit for existing customers and that the classes are part of the existing business' mission to "promote holistic health and fitness."

The classes would occur once a week for one hour, from 6:30 pm to 7:30 pm on Monday or Wednesday nights. The applicant does not wish to expand classes beyond one class per week due to the limited availability of staff and instructors to support the classes. The classes are primarily marketed to existing customers of Epiq Nutrition.

The applicant has restricted capacity for fitness classes to 20 people and does not wish to expand beyond 20 participants. The classes will not be hosted at times when Epiq Nutrition is open, and the applicant does not anticipate a crossover in traffic between restaurant customers and class participants.

While this use permit application is under consideration, the applicant has temporarily moved classes to a public recreation building in Chicago Heights.

Site Plan/Parking

The business has four (4) parking spaces. The proposed use (indoor commercial place of assembly) has a lower parking requirement than the existing use. Indoor commercial places of assembly require a ratio of one (1) parking space per 300 square feet, while carryout restaurants require a ratio of one (1) space per 200 square feet. The proposed use does not increase the parking requirement for the site. Per Section 44-

05-01(a)(4), since the building was constructed before January 10, 2023, the proposed use arrangement does not require the addition of new parking spaces and the current parking on the site meets zoning requirements.

SPECIAL USE STANDARDS

The Planning and Zoning Commission must consider the following standards when reviewing the application for this special use:

- 1) Is the special use deemed necessary for the public convenience at that location? Similar fitness classes at a nearby business at 18203 Dixie Highway (XFA Fitness) that was approved for a Special Use Permit in December 2023. However, the applicant has stated that the classes at Epiq are primarily marketed toward existing customers.

The applicant has temporarily relocated classes to a location in Chicago Heights until approval of the special use permit. The applicant has shared that classes at the alternative location suffer from limited participation because most customers reside closer to the Epiq location in Homewood.

- 2) Will the special use be detrimental to the economic welfare of the community? Staff does not project negative impacts from the proposed assembly use. Events such as classes are common for improving business performance for experiential retail and restaurants and may drive additional traffic to businesses in the nearby vicinity.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?
- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? Staff finds that no noise, light, or other impacts are anticipated which could cause harm to health, safety, or general welfare. Other businesses in the area operate similar uses without negative impacts on surrounding properties.
- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The existing carryout restaurant use has operated since May 2024. The property value would not be diminished should the special use permit be denied.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? Other properties in the nearby vicinity offer events, classes or other intermittent events as part of normal business operation or as a dedicated permitted use, and the use is consistent with existing uses and desired character of the Downtown area.
- 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?

- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Staff finds that the property has sufficient ingress and egress for vehicles and pedestrians to support the proposed use, which has a similar intensity to peak hours for the existing use at the property. The hours for the classes are proposed to minimize overlap with neighboring businesses such as 5th Quarter Bar, which has peak hours on Thursday evenings and/or weekends.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

- 1. The subject property is located at 18111 Dixie Highway on a 0.14-acre parcel, near the northeast corner of Dixie Highway and Hickory Road;
- 2. The subject property is owned by Mark E. Kinsella of Evergreen, Illinois;
- 3. The subject property is located within the B-2 Downtown Transition zoning district;
- 4. The proposed business is to be located within a space with 1,495 square feet of gross floor area;
- 5. The applicant has proposed an indoor commercial place of assembly use, which is allowed as a special use within the B-2 Downtown Transition zoning district;
- 6. The applicant will operate the proposed use within the space currently operated as a permitted carryout restaurant use with hours of operation distinct from the existing use;
- 7. The subject property has four (4) parking spaces dedicated to the existing carryout restaurant business. The parking requirement for the proposed indoor commercial place of assembly use is lower than the requirement for carryout restaurant use. The business is not required to add additional parking spaces as a building erected before January 10, 2023 per Section 44-05-1(a)(4) of the Village Zoning Ordinance;
- 8. The applicant will operate classes once per week after the posted closing hour of the existing business, Epiq Nutrition, with classes on Mondays or Wednesdays to avoid conflicts with neighboring businesses which could cause congestion on public streets;
- 9. The site meets applicable development standards for this use in Section 44-04 of the Village Zoning Ordinance.
- 10. The proposed event business will operate within the existing commercial building that is adequately served by utilities, access, and on-site parking.

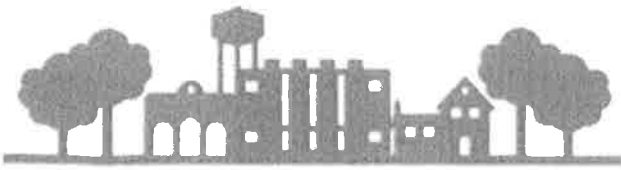
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends approval of a Special Use Permit for an indoor commercial place of assembly at 18111 Dixie Highway. The Planning and Zoning Commission may wish to consider the following motion:

Recommend approval of Case 25-05, for a Special Use Permit to operate an indoor commercial place of assembly use at 18111 Dixie Highway, subject to the following conditions:

1. The proposed use shall not operate within the hours of operation of the existing carryout restaurant use.
2. The total capacity of the use shall not exceed twenty (20) people.

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: 18111 Dixie Hwy Homewood, IL 60430

Property Index Number(s): _____

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

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

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

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

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

REQUESTED USE

Requested Use: WORKOUT

Gross Floor Area: 1495 sq. ft. Parking Provided: 4

Existing Use: _____

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

Step class for 20 people
1 hour 6:30pm - 7:30pm

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>1495</u>	_____
Parking Spaces	_____	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?
 yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?
 yes no

→ If yes, requires Site Plan Review

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

Is site circulation or parking impacted?
 yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?
 yes no

→ If yes, requires Site Plan Review

Exterior building alterations?
 yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

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

The applicant requests:

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

APPLICANT

Name Erbey Solis
 Company Epig Nutrition Homewood
 Address 18111 Dixie Hwy
Homewood IL 60430
 Phone 708-506-7334
 Email epignutritionhomewood@yahoo.com
 Role Owner

PROPERTY OWNER

Name SAME AS
 Company _____
 Address _____
 Phone _____
 Email _____
 Check box if the applicant is the property owner

I acknowledge and attest that:

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

Erbey Solis
Applicant Name

Erbey Solis
Applicant Signature

1-28-25
Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____

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

CASE NO: _____ REQUEST: _____

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

CASE NO: _____ REQUEST: _____

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

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18111 Dixie Hwy Homewood, IL 60430

Requested Use: _____ **Area:** 1495 sq. ft.

Business Name: Epig Nutrition

Applicant Name: Erbey Solis **Date:** _____

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.

Nutrition and fitness go hand in hand. Its a dance step class for the benefit of our customers.

2. Is the special use detrimental to the economic welfare of the community?
 Will the business have a negative impact on other businesses?

It will not have a negative impact but bring more business to surrounding business that have not been seen.

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.

We are promoting Health & fitness. We are promoting living a healthy active lifestyle.

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 will be operated safely with everyone's welfare in minded.

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.

Our property will not diminish in value without the permit. We have the space and facilities for the special use permit.

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?

It will not decrease the value of the neighborhood.

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 the permit's use will only bring positive energy to our beautiful town.

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

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

No it will not be dangerous to 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.

Our special use permit will not impede the normal and orderly development.

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.

Traffic will not be impacted in anyway that it will affect the community.

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.'

↳ We will have adequate 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.'

Our special use permit will not adversely affect historical, cultural or natural resources.

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.

FRONT DOOR

FRONT WINDOW

Item 5. A.

EPIQ NUTRITION

Step class for 20 people
Mon

1 hour
class

Floor Space

6:30pm - 7:30pm

COUNTER

KITCHEN

STORAGE ROOM

BATH ROOM

BACK EXIT

The class schedule below indicates a sample of current class operations, which have been moved to the Chicago Heights Park District building at 1400 Chicago Road, Chicago Heights, IL 60411.

The applicant wishes to move classes back to Epiq Nutrition at 18111 Dixie Highway. The applicant has confirmed that no more than one class per week is proposed at the 18111 Dixie Highway location, though class offerings at the Chicago Heights location currently includes access to two classes.

Date	Available Slot
02/19/2025 6:00pm-7:00pm Wednesday	Monthly All Access Class Pass Price: \$150.00 each 9 classes 0 of 25 slots filled Sign Up
	One Day Monthly Access Pass Price: \$80.00 each 5 classes 0 of 25 slots filled Sign Up
	Drop-In Class Price: \$18.00 each 17 of 25 slots filled Sign Up
	Fat Burner Shot Price: \$5.00 each 0 of 5 slots filled Sign Up
	Red EFITT Shirt (SM,Med,Lrg,XL) Price: \$18.00 each 2 of 5 slots filled Erika King EK Jerena Jones JJ Sign Up
02/24/2025 6:00pm-7:00pm Monday	Monthly All Access Class Pass Price: \$150.00 each 9 classes 0 of 25 slots filled Sign Up
	One Day Monthly Access Pass Price: \$80.00 each 5 classes 0 of 25 slots filled Sign Up
	Drop-In Class Sign Up







VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: February 27, 2025

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-06: Special Use Permit, Salon/Spa, 1953-1955 Ridge Road

APPLICATION INFORMATION

APPLICANT	Olusolape Ogunrinda
ACTION REQUESTED	Special Use Permit
ADDRESS	1953-1955 Ridge Road
PIN	29-31-408-001

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Retail, Salon/Spa
SURROUNDING	N: B-2 Downtown Transition	Medical Office (Elderige & Elderige Dentist)
	E: B-2 Downtown Transition	Personal Service (Equipment Repair)
	S: B-2 Downtown Transition	Personal Services (Next Level), Restaurant (Eat Rice)
	W: B-2 Downtown Transition	Bar (Copper Still Martini Bar)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on February 13, 2025.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Olusolape Ogunrinda, Applicant	01/31/2025

BACKGROUND

The applicant, Osusolape Ogunrinda, applied for a special use permit to operate salon/spa services. The applicant has expanded Royal Cultures, a wig retail business, to allow for an expansion of the existing retail business and the addition of salon/spa services at the business.

Staff processed the application and published legal notice for the special use permit.

Upon meeting with the applicant and reviewing Village records, it was determined that the special use permit previously approved for a salon/spa use at 1955 Ridge has not expired. The applicant is permitted to operate a salon/spa establishment under the existing special use permit at 1955 Ridge Road. A special use permit is not required for the operation of the proposed salon/spa use at Royal Cultures.

The applicant withdrew their application on February 13, 2025.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The application for this special use permit was withdrawn by the applicant.

No motion required.