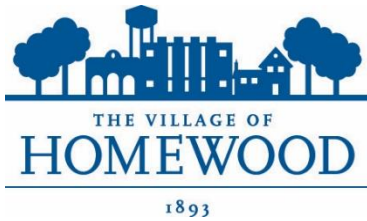


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

April 28, 2022

Meeting Start Time: 7:30 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:

March 24, 2022

4. Public Comments

5. Regular Business:

PUBLIC HEARING – CASE 22-13 – Special use permit for salon, and variance from Section 11.1, 18159 Dixie Highway – A request by Halston Shanklin for a special use permit and parking variation to operate salon suites at 18159 Dixie Highway located in the B1 Central Business zoning district.

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=UKU5TjBQc0QXkxektpaGRYdz09>

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, March 24, 2022
7:30 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 7:31 p.m.

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

Chairman Sierzega gave the instructions for the meeting and stated there is a 10:00 pm deadline.

APPROVAL OF MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of January 27, 2022.

Member Planera stated the sheet indicates he was in attendance, but he was not in attendance.

Member Bransky stated on page 6 the third sentence in the first paragraph he was trying to say that he doesn't want to prohibit the feasibility of existing.

Member O'Brien stated on page 4 that about two-thirds down the 12 driveways add the wording "in the Village".

A motion was made by Member O'Brien to approve the minutes of January 27, 2022, as amended; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Chairman Sierzega asked if there were any corrections or changes to the minutes of February 10, 2022.

Member Bransky stated on page 8 in the third sentence "them" should be changed to "business owner" and his name is misspelled and needs to be corrected. And on page 10 near the bottom of the page, "Bransky" should be changed to Bransky. Above that "nothing" should be changed to "notes" and that the distance he was speaking of is in regards to the distance of the front entry to the rear of the parking lot.

MEETING MINUTES

Member Planera stated in the adjournment he and Member Johnson were absent.

Member Cap stated on page 10 in the twelfth sentence “her” should be changed to “job” and the word “at” added before keeping.

Member O’Brien stated on the eleventh page “so it does not” should be stricken from Staff Liaison Mesaros’ comments.

A motion was made by Member O’Brien to approve the minutes of February 10, 2022, as amended; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Johnson, O’Brien, Planera, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: None

Case No. 22-04 – Special Use Permit for a parking deck, site plan approval, and variance from Section 5.3, Table 5.2, Maximum Building Height at 17400 Halsted Street, 920 W. 175th Street:

Chairman Sierzega introduced the case.

In attendance for the casino were: Pat Daly, Vern Lohman, Robert Sit, Brent Pinkston, Claudia Welp, Brandon Navarro, and Matthew Schumaker.

Chairman Sierzega asked about the fifth floor of the parking garage. Mr. Daly stated the garage is still a four-level garage but with a roof to address the questions raised at the last meeting related to sound.

Mr. Daly stated that they removed the surface drive and combined the two garages into one garage. They also have submitted a sound study as was suggested, which recommended adding noise barriers to the north face of the garage, replacing the stockade fence with a solid fence, and installing a roof on the top floor of the structure.

Mr. Daly stated they added seven stalls for bus staging and drop-off in the southwest corner and long-term bus parking would be off-site, but they are still looking for a location.

Member O’Brien asked if the applicant’s participants on Zoom needed to be sworn in.

Chairman Sierzega swore in Dr. Tom Thunder and Brian Romanelli.

Mr. Lohman stated the plan is one interconnected parking garage with the entrance on the north side where the service road used to be, and a connector on the northwest side connecting the garage to the casino. There will be a small lobby/lounge for people from the busses to gather before going to the casino or getting onto the busses.

Mr. Lohman stated there is an 8-foot wide walkway on the north side to keep people out of the flow of traffic. Mr. Lohman stated the parking garage is the same height as previously proposed, but with the addition of the roof.

Mr. Lohman stated the west elevation will be completely enclosed, with signage installed above the main entrance in the center, and all the materials will remain the same as the previous design.

Member Johnson asked if there would be any information presented about the acoustic treatment. Mr. Daly stated that Dr. Thunder, who conducted the sound study, stated that trees do not help to deaden the sound so it was recommended to use a solid fence. It will still be a three-foot berm with a six-foot solid fence on top.

Mr. Daly stated that sound would bounce off the panels on the garage and not having openings would enhance it. Installing 2" thick sound-absorbing panels above ground level to the top and enclosing the fourth level deck and putting a roof on it would help mitigate the sound.

Chairman Sierzega asked if it would be a solid fence. Mr. Daly stated yes, that it will.

Member Cap stated he is not clear on the 60% of the façade that is intended to be covered, and asked that it be clarified. Dr. Thunder stated the modeling software measures traffic volume and determined the sound levels to be 43 decibels at night and 55 decibels at peak rush hour. Dr. Thunder stated the large flat wall would enhance the noise already there. He specified the sound-absorbing panels on the west side at 60%. They have a 0.95 noise reduction coefficient meaning 95% of the noise is absorbed.

Member Cap asked if the panels would be fixed in place. Dr. Thunder stated the panels can be put up in a random fashion but should be equally distributed over the full surface area.

Member Cap asked if the placement of the panels will be reviewed with the building plan submission. Mr. Daly stated yes.

Member Cap stated that sound barriers are used to obstruct or impede noise generation and the line of sight is equal to the noise admitter. The proposed barrier is 9 feet tall, but the average height of a truck is in the 12-foot range. Dr. Thunder stated the rule of thumb is 5-6 decibel reduction at the line of sight, above that, is one decibel.

Member Cap asked if there is a way to assure the sound or measure that occurs at the property line and if it is in excess, indicate better mitigation of the sound. Mr. Daly stated yes.

Member Bransky asked if the fence or berm could be increased in height.

Member Cap stated he is an advocate for a 12-foot high barrier. Mr. Daly stated the fence can be increased in height.

Member Johnson asked if it can be higher than 3 feet (berm) + 6 feet (fence).

Mr. Daly asked Dr. Thunder if the fencing comes in a 9-foot tall height. Dr. Thunder stated yes it does. Mr. Daly stated he did not know the fence came in 9-foot tall panels.

Chairman Sierzega asked if there was any issue with the 9-foot high fence. Mr. Daly stated not at all; they will increase the height.

MEETING MINUTES

Member Johnson asked what the hours would be for trucks. Brandon Navarro stated they do not staff warehouses for overnight shipments and 90% will be between 6:00 am and 2:00 pm with the remaining 10% between 2:00 pm & 10:00 pm.

Member Johnson asked what was meant in the report by “set the hours.” Mr. Daly stated there will be no overnight deliveries. Staff Liaison Mesaros stated trucks are restricted from the road during overnight hours.

Chairman Sierzega asked for the correct parking counts and asked about an oil separator for the storm water, and stated that it shows on the map where the snow will go with snow removal.

Chairman Sierzega asked about the water on the exterior lots. Ms. Welp stated the water will go to the storm water sewers.

Chairman Sierzega asked about the water and the connections. Ms. Welp stated the parking garage water will connect from Homewood and loop around and the casino water will connect from East Hazel Crest and loop around.

Member Cap asked by “loop around” if it will completely encircle the outside. Ms. Welp stated yes, completely around the exterior.

Chairman Sierzega asked about the buses and parking. Ms. Welp stated the buses will be staged off-site. Mr. Daly added they are still looking for real estate off-site. Mr. Navarro stated the busses will drop off and then leave, and they would not allow staging on site.

Chairman Sierzega asked how many buses on a daily basis. Mr. Navarro stated currently the casino in Pennsylvania gets about 80 buses a day, but they are not anticipating that many especially once the casino in Chicago is open; maybe 10 per day.

Member O'Brien asked with the change from two parking structures to one and originally the west garage had a sloped ramp because part of it was below grade, would any part of the parking be below grade. Mr. Navarro stated that all of the parking will be at or above grade.

Member O'Brien stated the noise study says three stories above grade, but the structure is five stories so it conflicts with the study. Dr. Thunder stated that “grade” means the upper floors above the first floor which is 10-11 feet.

Member O'Brien stated the garage is five stories above grade and the sound study is for three stories above grade.

Member Bransky stated the west side has four stories when discounting the first story and then would only need deadening on the second, third, and fourth stories.

Member O'Brien stated that the location of the property gives no clear identifier to the west and there is a street sign that says “Garden Lane” and that should be in the Findings of Fact.

Member O'Brien asked what the square footage of the garage is. Mr. Navarro stated it is 578,500 for the garage area.

MEETING MINUTES

Member O'Brien stated the slope on grade is 18 feet from the original 14 feet and asked if it sloped from southwest to northwest or southeast to northwest. Ms. Welp stated it is an 18-foot slope from southwest to northwest and that all grades will match the existing natural slope.

Chairman Sierzega stated that the applicant did everything that was asked by the Board at its last meeting, and it is commendable.

Chairman Sierzega asked if 174th Street will still exist after everything is built. Ms. Welp stated that 174th Street will be hammered at the end and no longer go through and the section on the property will be vacated.

Chairman Sierzega asked about the emergency gate. Ms. Welp stated there will be a gate with a lockbox for emergency vehicles and stated they are working with East Hazel Crest and Homewood on what is needed for access.

Chairman Sierzega asked if there will be an access road for the storage units at the t-intersection for the frontage road. Ms. Welp stated it will continue intact to Halsted and have to access to 174th Street.

Chairman Sierzega asked if there were any questions from the audience:

Michael Haeberle, attorney for Garden Court Association, was sworn in by Chairman Sierzega.

Mr. Haeberle asked if the buses will drive on the service road to the bus parking spaces. Ms. Welp stated the buses can enter from either Halsted or 175th Street to access the spaces.

Mr. Haeberle asked if that would be on 175th Street beyond the retention areas to the spaces. Ms. Welp stated yes.

Mr. Haeberle asked if that bus area is for drop-off, pick up, and waiting. Ms. Welp stated for drop off and pick up only. The buses will stage off-site.

Mr. Haeberle asked if the traffic study included the buses. Dr. Thunder stated that the scope of the study was to mitigate noise.

Mr. Haeberle asked about an increase above any levels. Dr. Thunder stated no.

Mr. Haeberle asked if a drainage study was done and if so, if it is complete. Ms. Welp stated they have been working on it and it is not yet complete. Ms. Welp stated the construction would not adversely affect the neighboring properties by capturing storm water and reducing run-off and added that currently there is none on-site.

Mr. Haeberle stated with one basin proposed, they cannot say the retention is greater or less. Ms. Welp stated the property will drain to the north because that is how it naturally drains and it will go to the north basins and an underground vault.

Mr. Haeberle stated there has been no communication regarding the aesthetics of the wall or the structure. Mr. Daly stated that is incorrect. The applicant has been in contact with Ms. Moore for

MEETING MINUTES

two years, since 2020, and has asked for and received input from the Gardens of Homewood, and they are keeping in contact with her.

Mr. Haeberle stated there is a change to the fence. Mr. Daly stated yes, at the Planning and Zoning Board's discretion. It has not yet been submitted to the residents of the Gardens of Homewood, but he has spoken to several board members of the Gardens of Homewood.

Chairman Sierzega stated it is a large entry increasing from 26 feet to 40 feet at the curb cut. Ms. Welp stated that is correct.

Chairman Sierzega asked if the entrance will line up with the Walmart drive on the south side of 175th Street and asked if a signal will be installed and tied into the existing signal at Halsted & 175th Street. Ms. Welp stated the drive will line up and a signal will be installed, but she is not sure if it will be tied to the other signal. Mr. Navarro stated the signal would have to be interconnected and they are waiting to hear back from the State about it.

Chairman Sierzega stated the plan is to have the signal interconnected with the light at Halsted and 175th, but they need to wait on IDOT since they control it. Mr. Navarro stated that is correct.

Member O'Brien asked if the changes have had any impact on the construction timeline from the last meeting. Mr. Daly stated no.

Chairman Sierzega asked if they will be starting ASAP. Mr. Daly stated yes. The contractors need to be submitted to the state for review and approval; they are hoping to start in the next two weeks.

Member O'Brien stated the Findings of Fact have to be changed; that #3 needs to be changed to #1 and the staff recommendation changed to remove 920 175th and add Garden Lane.

Chairman Sierzega asked Staff Liaison Mesaros if there is an exact address. Staff Liaison Mesaros stated not yet, so Garden Lane could be used as the western boundary.

Member Planera stated they have to revisit the height of the garage. If it stated 5 stories, it could raise the western half. Member O'Brien stated it is 5 levels, not stories.

Member Planera stated it could be called a single structure with the west side 3 levels above grade and the east 4 levels above grade. Mr. Daly stated on the elevations the height is identified as the west being 54' and the east 61'.

Member O'Brien stated it should be 578,500 square feet.

Chairman Sierzega asked if there were any questions from the audience.

Marcia Moore of 938 Garden Lane was sworn in. Ms. Moore stated the water flows to the north and there are retention areas near Lathrop and at the west corner of 174th, as well as two areas on 175th, and asked if there will be any water issues or backflow issues.

Chairman Sierzega asked if they considered the west side of the property line for drainage. Ms. Welp stated yes, they are not going to the west. Ms. Welp stated that currently water goes that way, but most, if not all, will be reduced. The retention basins will be dry bottomed.

MEETING MINUTES

Ms. Moore asked if there will be extra air pollution or an air quality change because of the cars and building exhaust. Mr. Schumaker stated they are not experts in air pollution.

Ms. Moore asked if there will be helicopter landing areas. Mr. Daly stated no.

Ms. Moore stated she wants to meet with Mr. Daly and the attorney in the next two weeks because they did not receive any plans and she was unaware of the meetings until February of this year.

Amanda Davis of 906 Garden Lane was sworn in. Ms. Davis asked if the entrance to the garden is going to change. Chairman Sierzega stated not Garden Lane, but the entrance for Chick-fil-a and Panera will be changed to line up with Walmart across the street.

Mr. Schumaker stated the new entrance will be slightly wider with one lane in and two lanes out.

Ms. Davis asked if it will affect the sewer or street, drainage, or result in higher water costs. Chairman Sierzega stated no, they would not tie into the water main for the Gardens of Homewood.

Laura Alexander of 913 Garden Lane was sworn in. Ms. Alexander stated she moved in May 2020 and stated her property is the unit located next to the parking garage. Ms. Alexander asked what the wall will look like, and what the project will do for her and her taxes, and stated that the proposed on 175th won't allow the residents to get out of the community.

Mr. Daly stated they have been in consultation regarding the landscape barrier and the fence. There will be a three-foot berm and a fence, and trees on the west side of the fence. The trees will be 8-feet tall at planting and will be 35-feet at maturity.

Mr. Haeberle asked Ms. Alexander if she is asking to delay or deny the case until she sees what the fence will look like.

Mr. Daly stated he is happy to consult.

Member Bransky stated it is proposed or similar, but not the final plan, and stated that they do not approve the final plan here, this is conceptual.

Mr. Daly stated, regarding the fence, that multiple colors are available.

Ms. Moore stated she is concerned the community is vulnerable to outside people and asked thoughts for on security. Mr. Daly stated there will be security cameras on the perimeter of the casino, garage, and hotel along with security patrols on the property. Mr. Daly stated he thinks the security has increased because of the berm and fencing along with their existing fence. So there will be a double fence for someone to cross as well and a berm that will block trash.

Ms. Moore asked how often the condition of the fence would be checked. Mr. Navarro stated it is in their best interest to have it pristine and make sure it is a safe, inviting place.

Mr. Haeberle asked Ms. Moore if she is asking the Board to deny it tonight. Ms. Moore stated she is willing to let things happen if she can have a meeting with Mr. Daly.

MEETING MINUTES

Mr. Haerberle asked Ms. Moore is she wants the Board to wait to approve it until after the meeting with Mr. Daly. Ms. Moore stated yes.

Chairman Sierzega stated they cannot hold up tonight's decision.

Ms. Alexander asked if the taxes will be higher. Member Johnson stated it is not our say. Staff Liaison Mesaros stated that is the Cook County Assessor's decision.

A motion was made by Member O'Brien to approve Case 22-04 Special Use Permit for a parking deck, site plan approval, and variance from Section 5.3, Table 5.2 Maximum Building Height at 17400 Halsted Street, 920 W. 175th Street with the amended Findings of Fact; seconded by Member Cap.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Case No. 22-02 – Lot Consolidation at 18225 Dixie Highway:

Chairman Sierzega introduced the case and swore in the petitioners, Donnell Johnson and Tianna Lanum.

Mr. Donnell Johnson stated they propose to install a fence, but not at the corner, just the back.

Chairman Sierzega stated by definition a corner property has two front yards.

Mr. Donnell Johnson stated the property is located at a dead end so there is no traffic and the fence would be along the back of the property.

Chairman Sierzega asked what kind of fence. Mr. Donnell Johnson stated a white vinyl privacy fence.

Member Johnson stated the fence would only be across from a neighbor.

Chairman Sierzega stated the fence will be on the right-hand side, east of the driveway.

Member Bransky asked if the fence would stop at the front of the house. Mr. Donnell Johnson stated it would go to the sidewalk.

Member Planera stated, that given conditions in the past, he is having a hard time finding similarities here.

Chairman Sierzega asked if there will be a gate along the driveway or if it will be solid. Mr. Donnell Johnson stated there will be a gate on the side by the sidewalk.

Member Cap asked Staff Liaison Mesaros if the fence would be consistent with the new fence requirements. Staff Liaison Mesaros stated yes.

Member Cap asked Staff Liaison Mesaros if there will be any kind of checklist attached to approvals like this for plantings, etc. Staff Liaison Mesaros stated that will have to be done as part of the permit process.

Member Bransky asked if the future fence regulations will 6-foot fences be allowed if they are 3-feet off the sidewalk. Staff Liaison Mesaros stated only in the back corner, not the front corner.

Member Bransky stated he is not in favor of the fence being past the front of the house but is in favor of the compromise.

Member Alfonso stated that if it was brought back further, it would be even better.

Member Johnson asked if it was necessary for the arborist to approve the landscaping. Staff Liaison Mesaros stated yes, that is what the new code states for corner side yards.

A motion was made by Member Cap to approve Case 22-10 for a Variance from Table 8.1 of the Municipal Code Section 22-95 (e) to allow a fence 6 feet in height in the front yard of the property located at 1319 Elder Road and incorporating the Findings of Fact into the record with a minimum 3-foot setback on the Elder Road Side with landscaping to be approved by the Village's arborist; seconded by Member O'Brien.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Case 22-09: Variance from Section 4.3, Table 4.2 for new single-family construction at 2044 183rd Street

Chairman Sierzega introduced the case and swore in the petitioner, Anna Lukaszczyk of 9642 Menard in Burbank.

Ms. Lukaszczyk stated the lot currently is not conforming at 50 feet wide and 7,500 square feet. The house will be a single-family one-story with a basement and a detached garage located off the alley.

Member Alfonso asked Staff Liaison Mesaros if the property would be in compliance with the new code and when it will be in place. Staff Liaison Mesaros stated yes it would be in compliance and November of this year if the pace is kept.

Member Alfonso stated in light that she has no issue.

Member Bransky stated he has no problem with it but is concerned about the power pole needing to be moved.

Member Cap stated the plant of the survey in the packet had no dimensions from the common property line and the existing garage that serves the apartment building. Member Cap stated it appears the garage is on the neighboring lot but is not sure how far off the property line it is. Member Cap stated it could create a legal-nonconforming use. Member Cap stated that the worst-case scenario would be that it is not as depicted, but encroaches on the lot. So, a new survey would be needed for both lots.

MEETING MINUTES

Member Planera stated there are no floor plans and asked if they are looking at the square footage of the residence. Staff Liaison Mesaros stated yes.

Member O'Brien stated the proposed drawing indicates the house is to be at the west side of the lot. Ms. Lukaszczyk stated yes.

Member O'Brien stated that it is closer to the existing building. Ms. Lukaszczyk stated it is 6 feet, which is what is required,

Member O'Brien asked why that was done. Ms. Lukaszczyk stated to give a bigger side yard on one side for the future owners.

Chairman Sierzega asked if they plan to sell it as an empty lot. Ms. Lukaszczyk stated no, they plan to build a house. Building plans and permit applications have already been submitted.

Chairman Sierzega asked if there were any comments from the audience.

Katelyn Raddatz from 2054 183rd Street was sworn in.

Ms. Raddatz stated they moved in five years ago and were told the lot had to remain empty because it was too small to be built on and the garage was built over the lot line. Ms. Raddatz stated they were denied buying the empty lot by the property owner. Ms. Raddatz stated the whole space floods terribly, and asked what will happen to the water that goes there.

Staff Liaison Mesaros stated the lot is the same size as the neighboring lot at 2054 283rd Street. Flooding is a concern for the Village and the Village Engineer, Max Massi is aware and is working closely with the project engineer.

Member Cap stated he spoke to Max briefly and the lot in question is depressed so the new house elevation will be above the street and alley. The lot will have to be graded to drain properly, but he is not sure if that would be towards the alley or the street and Max said they may have to install a storm sewer in the alley.

Ms. Raddatz stated she would like the decision to be pushed to November to give her and her husband time to make a decision because the idea of a house going up is scary and the flooding is a huge concern.

Staff Liaison Mesaros stated the grading will have to be completely changed and it would have to go through the permit approval process and meet requirements which include that it cannot flood neighboring lots.

Jay Heiferman of 1816 Sycamore was sworn in.

Mr. Heiferman stated he was speaking on behalf of the resident of 2060 183rd Street, and he wants to make sure the Board understands the situation. Per the resident of 2060 183rd, the yard floods during any measurable rain including flooding the garage and basement. The flooding got worse with the construction of the condos to the north and the paving of the alley. They are concerned any further building will make it even worse.

Member Cap stated they need to have faith in the Village Engineer who is very attentive to such matters and makes sure things work.

Staff Liaison Mesaros stated that Max Massi is aware of the drainage issue.

Member Johnson asked if it should be included as part of the Findings of Fact. Staff Liaison Mesaros stated this is a condition that will be stated in the ordinance.

A motion was made by Member Cap to approve the variance from the minimum lot width and minimum lot area requirements of Section 4.3 of the Homewood Zoning Ordinance and Section 36-87 of the Homewood Municipal Code to allow construction on a lot that is 50 feet in width and 7,500 square feet in area located on the west half of 2044 183rd Street, Lot 21, Property Index Number 29-31-316-019-0000 with the condition that a grading and drainage plan be prepared for the project and approved by the Village Engineer prior to issuance of a building permit, and incorporating the Findings of Fact into the record; seconded by Member Johnson.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

NEW BUSINESS: None

OLD BUSINESS: None.

ADJOURNMENT: Chairman Sierzega asked for a motion to adjourn the meeting. Member Johnson moved to adjourn the meeting at 10:19 p.m., seconded by Member O'Brien.

Motion passed by voice vote.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison

MEMORANDUM



Date: April 28, 2022

To: Members of the Planning and Zoning Commission

From: Angela M. Mesaros, Director of Economic and Community Development

Re: Case 22-13 - Special Use Permit and Parking Variance, 18159 Dixie Highway, Halston Shanklin-B-1 Zoning District

Cc:

APPLICANT INFORMATION:

APPLICANT:

Halston Shanklin

REQUESTED ACTION:

Special Use Permit for a Salon/Spa
Variation from Section 11.1 Off-Street Parking

LOCATION:

18159 Dixie Highway

CURRENT ZONING/LAND USE:

B-1, Central Business District

SURROUNDING ZONING/USE:

N/S/W: B-1/Commercial **E:** R-2/Single Family

LEGAL NOTICE:

Legal notice published in *Daily Southtown* on April 7, 2022;
letters sent to property occupants within 250'

DOCUMENTS FOR REVIEW:

Application and floor plans

BACKGROUND:

Halston Shanklin recently purchased the property at 18159 Dixie Highway, a one-story condominium unit of a three-unit commercial building. They propose to divide the space into three additional units, including an office in the front and rental suites for beauty professionals. The

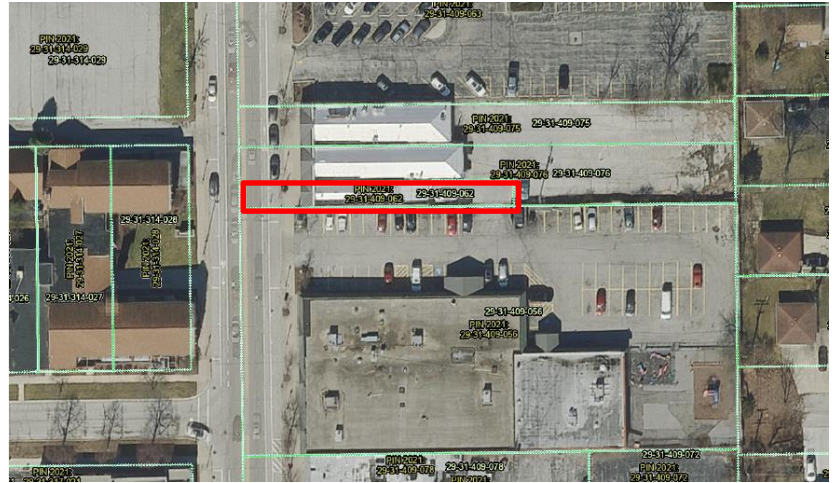


Subject property as viewed from Dixie Highway

The proposed use is defined as a Salon/Spa Establishment in the Zoning Code. Previous use of the first-floor has been as one office.

DISCUSSION:

In April of 2012, the Village Board amended the Zoning Ordinance to require a special use for Salon/Spa Establishments in the B-1 and B-2 zoning districts. The amendment was adopted in response to a concern over the proliferation of certain personal services within the B-1 and B-2 districts that affect 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 zoning ordinance allows salons/spas as a permitted use in the B-3 and B-4 zoning districts and as a special use in the B-1 and B-2 zoning districts.

The applicant proposes to convert an existing commercial/office building into three rental suites for individual beauty professionals.

SPECIAL USE STANDARDS

The following standards were included in the review of the special use request:

1. Is deemed necessary for the public convenience at that location. *Salons are considered a public convenience.*
2. Is not detrimental to the economic welfare of the community. *Commercial space is an important factor in the economic welfare of a community. Economic diversity is a key factor in a healthy economic environment.*
3. Will be consistent with the goals and policies of the Comprehensive Plan. *In the 2005 Downtown Master Plan, the Future Land Use Map designates this property as Central Downtown.*
4. Is so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected. *This space has been most recently used as an office and is currently in use as an office.*
5. Is a suitable use of the property and, without the special use, the property will be substantially diminished in value. *The subject property is zoned for commercial uses and a salon is regulated as a special use in the commercial districts.*
6. Will not cause substantial injury to the value of other property in the neighborhood in which it is located. *The proposed use requires a special use and therefore requires additional scrutiny regarding the potential impact on surrounding uses.*
7. Will be consistent with the uses and community character of the neighborhood surrounding the parcel. *Service businesses are an allowed use in the B-1 district and bring traffic into the area.*

8. Will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district. *Salons are allowed as a special use and provide a service.*
9. Will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. *The area is developed.*
10. Provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets. *Access to the property is through an adjacent private parking lot. Customers and employees would be expected to park in public parking located on Dixie Highway and not in the adjacent private parking lots.*
11. Is served by adequate utilities, drainage, road access, public safety and other necessary facilities. *The area is developed and currently served by adequate utilities.*
12. Will not substantially adversely affect one (1) or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties. N/A

PARKING

The total required parking spaces for the proposed use is 10 parking spaces, requirements are as follows:

- Office: $1/300 \text{ SF: } 400\text{SF}/300 = 1 \text{ space}$
- Salon Suites: 2 per chair plus one parking space per employee: $(3 \text{ chairs} \times 2) 6 + 3 \text{ employees} = 9 \text{ spaces}$

There are 3 parking spaces available in the parking lot, which does not meet the zoning requirements.

According to Section 11.1-5 of the Zoning Code, *Off-Street Parking*, “Change in Intensity of Use,” “when a building ...shall undergo any increase in... unit of measurement, parking...facilities shall be provided for such increase...if, however, additional parking...cannot be added...due to lack of available land area, a property owner may request a variance.” The previous use of this space was an office, which required 3 parking spaces ($1/300 \text{ SF office} = 1,008/300 = 3.36$). The proposed use is a more intense parking use and requires seven additional parking spaces.

The petitioner has requested a zoning variance from Section 11.1 of the Zoning Code.

VARIANCE STANDARDS:

No zoning variation shall be granted unless findings based upon the evidence presented in each specific case establish that the following standards have been met. Standards 1-3 must all be met; the remaining standards are provided for further consideration:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. *The subject property was constructed as one unit of a multi-tenant commercial building. The parking lot behind the building was originally designed to accommodate the entire building. The previous owner subdivided the building and at the time most of the parking lot was designated for the other two units of the building. Only a small area of the parking lot (approximately enough space for three vehicles) was designated for the subject property. The proposed use of the building is for salon spaces in addition to an office use and therefore is a more intense parking use than the previous office.*

2. That the plight of the owner is due to unique circumstances. *The subject property was constructed as a single commercial space and was not anticipated to be divided into three separate businesses.*
3. That the variation, if granted, will not alter essential character of the locality. *There would be an increase in vehicular traffic and parking density in the area.*

The following Standards are provided for your consideration in making a decision regarding the requested variation.

4. Existing conditions pose a particular hardship. *The proposed use requires a parking variance; the parking requirement is more intense than that of the previous use.*
5. Conditions of petition not generally applicable. *The same requirements are applied to all commercial districts.*
6. Hardship not created by property owner. *The petitioner recently purchased the property and intends to divide the space into more intense use.*
7. Variation is not detrimental or injurious to the neighborhood. *The proposed variance would increase the amount of traffic and parking density in the area and could cause issues with other local businesses. The property does not have space to accommodate the employee or the customer parking. The applicant's intention is that employees and customers would find street parking in front of the building. Currently, two spaces are located on Dixie Highway directly in front of the applicant's building.*
8. Impairment of light and air supply, increased risk of fire or endangerment to public safety or diminished property values. *N/A*

FINDINGS OF FACT:

Staff has prepared the following *draft* Findings of Fact in accordance with the standards set forth in Section 2.16. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the record:

- The subject property is located at 18159 Dixie Highway;
- The property is owned by Halston Shanklin;
- The property is an existing one-story unit of a three-unit commercial building.
- The property owners propose to divide the space into three units and lease it as salon suites;
- The subject property is located in the B-1 Central Business District;
- Salons are permitted as a special use in the B-1 district;
- The subject property has 3 on-site parking spaces;
- With the proposed uses, the property requires 10 parking spaces; and
- The use is a change in parking use intensity from the previous use and requires a variation for 7 parking spaces

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

Approval of Case 22-13 for a special use permit to allow operation of salon that does not meet the parking requirements by seven parking spaces on the property located at 18159 Dixie Highway, in the B-1 Central Business zoning district and incorporating the Findings of Fact into the record.



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

APPLICATION FOR SPECIAL USE PERMIT

SUBJECT PROPERTY ADDRESS: 18159 DIXIE HWY

APPLICANT INFORMATION:

Name: HAISTON SHANKLIN

Phone (daytime) [REDACTED]

Address: [REDACTED]

Fax: [REDACTED]

PROPERTY OWNER INFORMATION (if different than applicant):

Name: HAISTON SHANKLIN

Phone (daytime) [REDACTED]

Address: [REDACTED]

Fax: [REDACTED]

Describe the need for the request; please be specific: THE BACK HALF OF THE BUILDING IS OCCUPIED SO I WOULD LIKE TO OPEN THE BACK HALF OF THE BUILDING TO BARBERS / BEAUTICIANS SO THEY CAN HAVE THEIR OWN PRIVATE BARBER SHOP.

Describe the present use of the subject property: THE FRONT HALF OF THE PROPERTY IS BEING OCCUPIED BY A TOWN. COUNTRY INSURANCE IS THE BUSINESS CURRENTLY HERE.

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:

Case No.: 22-13

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.

[Signature]
Signature of Applicant

2/23/22
Date



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

APPLICATION FOR ZONING ACTION

SUBJECT PROPERTY ADDRESS: 18159 DIXIE HWY

APPLICANT INFORMATION:

Name: Halston Shanklin

Email:

Phone (daytime)

Address:

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Email:

Name:

Phone (daytime):

Address:

Fax:

Requested zoning action; please be specific:

I am requesting 9 parking spaces for a potential private suites for BARBERS that want to own their own mini BARBER SHOP.

Has the present owner applied for zoning action for this property within the last 12 months: ☐ Yes ☒ No

REQUIRED SUBMISSIONS:

- ☒ Completed application
- ☒ Site plan drawn to scale indicating the proposed improvement to the subject property
- ☐ Statement which addresses Conditions for Variances (see attached instruction sheet)
- ☒ Proof of ownership or interest of ownership
- ☒ Plat of survey with legal description

* IMPORTANT *

A plat of survey is required to accurately evaluate your request. The measurements shown on the plat will be used during the hearing. If you intend to present evidence other than what is shown on your plat, you will need to provide a current plat of survey.

SUPPLEMENTAL EVIDENCE (OPTIONAL):

- ☐ Photographs of the property seeking a variation
- ☐ Petition of neighboring property owners stating that they do not object to the proposed variation

Office Use Only

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

Requested Action: ☒ Zoning Variance ☐ Administrative Variance ☐ Minor Variance

Current Use: ☒ Conforming ☐ Nonconforming ☐ PUD Variance Request - HZO Section No.: 11.1

Date Application Received: 3/15/22 Case No.: 22-13

Application Fee Paid:	Zoning Variance	Administrative Variance	Minor Variance
Residential	☐ \$150.00	☐ \$150.00	☐ \$100.00
Commercial	☒ \$250.00	☐ \$250.00	☐ \$100.00

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 variation requested, the resultant land use will at all times comply with applicable resolutions, ordinances and standards of the Village of Homewood.

Signature of Applicant

3/15/22
Date

N



Land Tech Survey Company, Ltd.

9225 Spruce Lane Tinley Park, IL 60477 (708) 532-3299

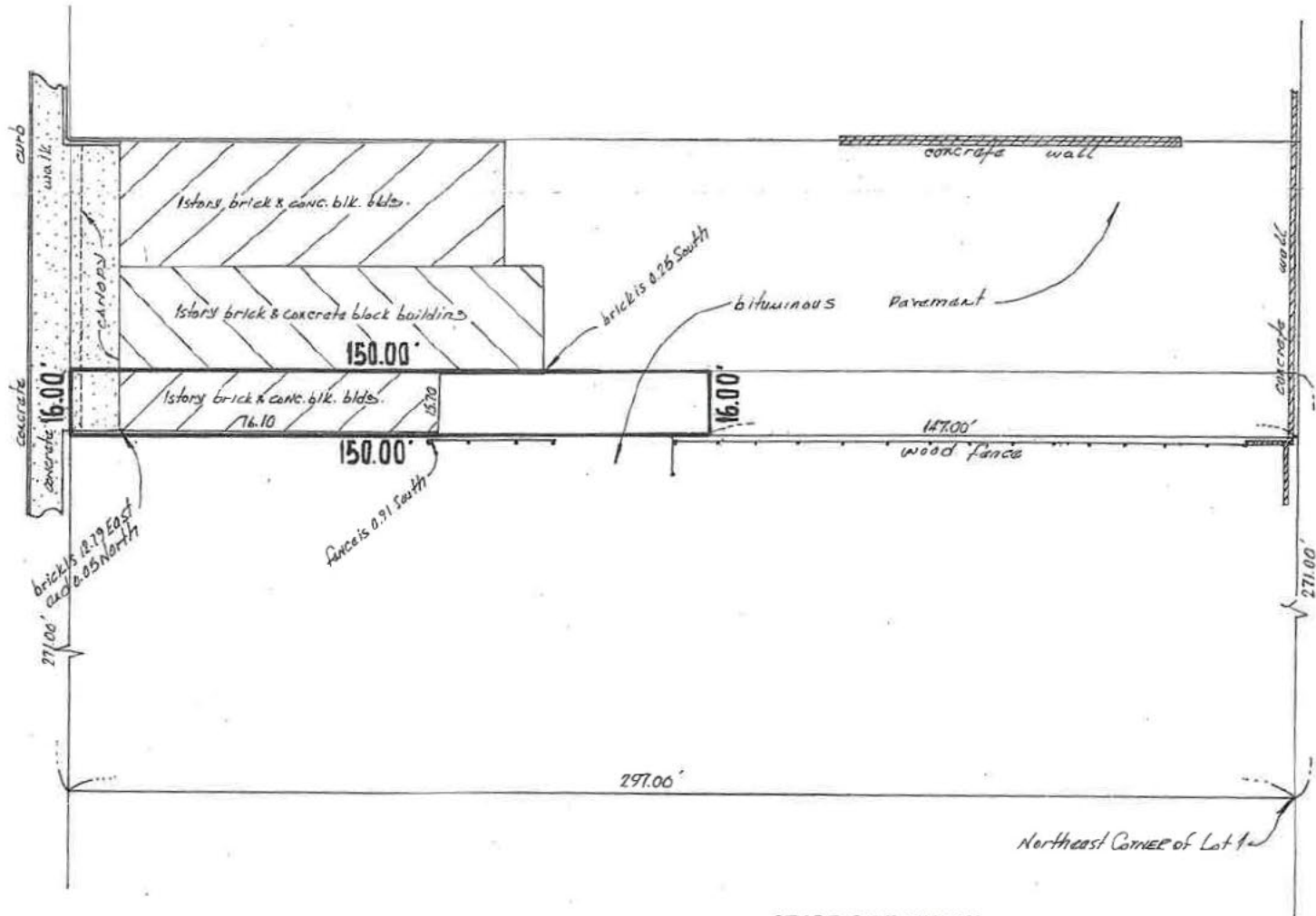
PLAT OF SURVEY

THE NORTH 16.0 FEET (EXCEPT THE EAST 147 FEET) OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN THE COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1927, AS DOCUMENT NO. 9816722 IN BOOK 253 OF PLATS, PAGE 2;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 297 FEET TO THE EAST LINE OF DIXIE HIGHWAY;
THENCE NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY 271 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID, 297 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, 271 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18159 DIXIE HIGHWAY
HOMEWOOD, ILLINOIS

HWY.

DIXIE



COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME,
AND REPORT ANY DIFFERENCE AT ONCE.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT
SHOWN HEREON, REFER TO YOUR ABSTRACT DEED

REGORY J. HANN

STATE OF ILLINOIS)
COUNTY OF COOK)SS

LANDTECH SURVEY COMPANY, LTD. HEREBY
CERTIFIES THAT A SURVEY HAS BEEN MADE FOR
THE ABOVE DESCRIBED PROPERTY AND THAT

FRONT

25 ft x 16 ft

FLOOR PLAN

12 ft x 13 ft

11 ft x 16 ft

15 ft x 16 ft

16

PRIVE barber suites

18159 Dixie Hwy Parking Variance Request

We are asking to use this lot primarily for our private suites. This particular lot does not fill more than 50% capacity on any given day or night.



These other lots Kroner & Dixie, Kroner and Harwood are both in walking distance and could also be used.

THE VILLAGE OF
HOMewood

VIDEOS & PODCASTS

SHOW YOUR LOCAL LOVE

EXPLORATION & EVENTS

SERVICES & PUBLICATIONS

BUSINESS & DEVELOPMENT

BOARDS & COMMISSIONS

Q

allowed.

A map of the Homewood area showing various streets and parking locations. Blue 'P' icons indicate parking lots. Key locations include Village Hall, St. Joseph Church, St. Paul Community Church, and the Ravisloe Country Club. Streets shown include Chestnut Rd, Ridge Rd, Dixie Hwy, Kroner Rd, Hickory Rd, Martin Ave, and Olive Rd. A north arrow is in the top right corner.

Free Parking Lot Locations (with links to Google Streetview):

- [Village Hall Parking Lot](#) (employee parking only Monday-Friday, free parking nights and weekends)
- [Kroner and Dixie Parking Lot](#)
- [Hickory and Dixie Parking Lot North](#)
- [Hickory and Dixie Parking Lot](#)
- [Kroner and Harwood Parking Lot](#)
- [Martin Avenue Parking Lot](#)
- [St. Joseph Church Parking Lot](#)

This is public parking on Dixie Hwy Directly in front of our business.



This particular block of Dixie has lots of non-operable businesses and vacant property. There is no real congestion in this area and plenty of public parking available at any given time. We are asking for a variance to park on a very small number of parking spaces as we have a small business with a small client base that is seen 1 at a time. We will be bringing something new to this community.

We are asking for the same consideration that other businesses have been given in this particular area. Some of these businesses large and small have been able to use available parking without any problems. Some of these businesses have lots of employees and patrons and very little parking and still have not caused any negative congestion.

We live in and own our home in the community. We participate in the adopt a planter and the Beautification committee. So we understand keeping a certain standard and integrity in our own community. We have business degrees and are working professionals. We will be hands-on and easily accessible to the needs of this business and this community. We purchased a business close to our home so that we can handle all the aspects of the business.









