

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

October 10, 2024

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 September 26, 2024 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. Public Hearing for Case 24-40: Special Use Permit for Salon/Spa Establishment, 18215 Dixie Highway
6. Old Business:
7. New Business:
 - A. Upcoming Commission Training - 10/24/24
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: **September 26, 2024**

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 6:59pm.

ROLL CALL:

In attendance were Members Alfonso, Cap, Johnson, O'Brien, Castaneda, and Chair Sierzega. Member Bransky was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were four members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any proposed changes to the minutes from the September 12, 2024 meeting.

Member O'Brien stated that in the minutes no one is identified that answered the questions and that it is need to identify who answered.

Member O'Brien motioned to approve the minutes from September 12, 2024; seconded by Member Alfonso.

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

NAYES: NONE

ABSTENTIONS: Members Castaneda and Johnson

ABSENT: Member Bransky

PUBLIC COMMENT:

None

REGULAR BUSINESS:

CASE 24-38 – Map Amendment – 3131 Olive Road

Meeting Minutes | September 26, 2024

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Last Revised: 10/01/2024

Chairman Sierzega introduced the case and asked if there were any comments. Staff Liaison Mesaros stated one resident came in and asked about it. When informed about the case he stated he was in favor of it and left.

Timothy McHugh, the applicant and attorney for the property owner, was sworn in by Chair Sierzega.

Mr. McHugh stated the property owner put the house into a trust over 30 years ago and the owner passed recently and the daughter and heir wishes to sell the house. It was discovered during the appraisal that the property was zoned B-3 and they are asking for it to be changed back to R-1 as all the properties to the east and to the north are all R-1. This property was changed to commercial as part of the 1999 Comprehensive Plan.

Member Castaneda asked if the sale is contingent on the rezoning.

- **Mr. McHugh stated the sale is contingent on the loan.**

Member O'Brien asked how the seller is related to the owner.

- **Mr. McHugh stated she is the daughter and the successor to the trustee.**

Member O'Brien asked staff when the house was rezoned back to R-1 from B-3 and asked if the all of others can be changed back if they come in.

- **Staff Liaison Mesaros stated it has not been rezoned back to R-1 at any point. It was in the plan to be changed back, but it was not. Staff Liaison Mesaros stated the other can be changed also.**

Member O'Brien asked if the property in question had multiple PINs and if it would be subdivided.

- **Mr. McHugh stated there is one PIN for the property and he cannot speak for the buyer if they would be subdividing it.**
- **Staff Liaison Mesaros stated the subdivision of the property would have to go in front of the Planning and Zoning Commission.**

Member Cap asked why the owner didn't object back when the property was rezoned.

- **Mr. McHugh stated his understanding was that the owner was unaware of the change.**

Member Alfonso recalled back in 1998 or so the residents were quite upset about the properties being rezoned. And added that changing it back to residential makes sense and is probably the right thing to do.

Chairman Sierzega stated it makes sense to change it back to residential.

Member Alfonso motioned to approve case 24-38 to allow a Map Amendment for .67 acres at 3131 Olive Road, and incorporating the Findings of Fact into the record; seconded by Member O’Brien.

AYES: Members Alfonso, Cap, Johnson, O’Brien, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Member Bransky

Member O’Brien stated he reached out and asked Staff Liaison Mesaros about the correspondence from 2002 and the other properties on the list of those notified included Calumet Country Club.

Staff Liaison Mesaros stated that originally several different parts were looked to be rezoned and she does not think anyone showed up to the meeting. Recently, the residential properties downtown were rezoned to commercial and no one showed up. The properties can be looked at and see about rezoning them back to residential.

Member Castaneda asked if that can be done Village wide.

Member Johnson asked about multi-family properties and asked about the applicant.

Staff Liaison Mesaros stated they can look at the properties and possibly change them and that some commercial zoning allows for multi-family properties. Staff Liaison Mesaros stated the Village would be the applicant and notify the property owners.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member O’Brien made a motion to adjourn; seconded by Member Cap.
The meeting adjourned at 7:22 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 10, 2024

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 24-40: Special Use Permit for Salon/Spa Establishment, 18215 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Tracy Lance
ACTION REQUESTED	Special Use Permit
ADDRESS	18215 Dixie Highway
PIN	29-31-409-073

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant
PROPOSED	B-2 Downtown Transition	Salon/Spa Establishment
SURROUNDING	N: B-2 Downtown Transition	Medical Office
	E: B-2 Downtown Transition	Parking (for Homewood Brewing)
	S: B-2 Downtown Transition	Vacant
	W: B-2 Downtown Transition	Utility Use

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 26, 2024; letters were sent to 30 property owners located within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Tracy Lance, Applicant	09/06/2024
Standards for Special Use	6	Tracy Lance, Applicant	09/06/2024
Floor Plan	1	Tracy Lance, Applicant	09/06/2024
Site Photos	1	Shandi Phillips, Realtor	09/27/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/30/2024

BACKGROUND

The applicant, Tracy Lance of Pique by Facially Skin Bar, has proposed a salon/spa establishment in a vacant commercial building at 18215 Dixie Highway. The business will be approximately 2,500 square feet in area. The proposed business will provide a range of salon, spa, and personal wellness services. Salon/spa establishments in the B-2 Downtown Transition zoning district require a Special Use Permit.

DISCUSSION

The proposed business will be in a commercial storefront formerly occupied by Care Cleaners (dry cleaners/personal services). The building sits at the front of the site with a parking lot in the rear. The total area of the site is 0.12 acres.

The business is proposed to operate Tuesday through Sunday from 9 am – 8 pm. The applicant stated in their business operation certificate application that peak hours of operation are anticipated to be early evening hours from 3 pm to 8 pm.

The building shares a parking lot with two neighboring businesses (The Dental Specialists - Homewood and Wake n’ Bakery). An easement was established in 2004 with access agreements recorded in 2007 between the parcels where the parking area is located. There are 23 spaces within the parking lot available for tenants of the three buildings. The property owner has stated that two spaces are reserved for use by the tenant at 18215 Dixie Highway.

<u>Business/Tenant Name</u>	<u>Spaces Required</u>
Wake ‘n’ Bakery (18211 Dixie)	10 spaces (1,935 s.f., 1 space per 200 s.f.)
The Dental Specialists - Homewood (18213 Dixie)	10 spaces (1,876 s.f., 1 space per 200 s.f.)
<i>Pique by Facially Skin Bar (18215 Dixie)</i>	13 spaces (2,500 s.f., 1 space per 200 s.f.)
Total Spaces	33 spaces (23 spaces available in shared lot)

Ten (10) additional parking spaces are needed to meet current parking requirements for the proposed use. The proposed change in use of the site from a personal services use (dry cleaning facility) to a salon/spa use requires the new use to meet parking requirements in the current zoning ordinance.

Section 44-05-01.(j).4 of the Village Zoning Ordinance permits off-site parking spaces within 300’ to meet parking requirements within the B-1 Downtown Core and B-2 Downtown Transition zoning districts. On-street parking may serve as off-site parking spaces. There are 29 on-street parking spaces available within 300’ of the subject property. No uses currently utilize these spaces to meet their parking requirements.

Any off-site parking used to meet parking requirements in the B-2 zoning districts must be reviewed by the Director of Economic and Community Development to assess safety standards, sound traffic design and the suitability of the spaces for the proposed use. The Director has reviewed the location and finds

that use of such spaces will not violate safety standards nor inhibit sound traffic design, and is suitable to support the proposed use. Customers are likely to park on-street due to lack of direct building access from the rear parking lot (access will be for employees only), and it is appropriate to anticipate demand for on-street spaces from this use as part of the required parking calculation for the site. Employee parking shall occur in the rear of the site within the off-street parking area.

The subject property received a letter of No Further Remediation (NFR) in 2013 from the Illinois Environmental Protection Agency (EPA) Site Remediation Program. The site is restricted to commercial and industrial uses only. The proposed use is permitted without further environmental action.

The applicant has proposed the distribution of alcohol at the site during normal business operations. No alcohol may be served or sold without the approval of a Liquor License by the Village Board of Trustees.

Special Use Standards Review

Salon/spa establishments in the B-2 Downtown Transition zoning district are subject to review using Special Use Standards to ensure that negative external impacts are mitigated and the site is suitable for the proposed use. The applicant responded to the standards of Section 44-07-11 of the Homewood Zoning Ordinance. No special use shall be granted by the Village Board determines that it conforms to the following Special Use Standards:

(1) Is the special use deemed necessary for the public convenience at that location? Currently, 13 active salon/spa establishments are within a ½ mile radius of the proposed location. The applicant has stated that the use will provide a unique salon/spa service in Homewood. The proposed business would offer unique wellness and spa services that are not offered by existing nearby salon/spa establishments.

(2) Will the special use be detrimental to the economic welfare of the community? The business is located in an area with a high concentration of salon/spa establishments (see #1). However, the use will add unique services not currently available in downtown Homewood which may provide additional economic benefit. The business will add six employees to the downtown. The business will occupy a vacant commercial storefront in a high-visibility area and improve the economic welfare of an important commercial corridor. Retail sales will generate sales tax revenue.

(3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The use is consistent with goals in the 1999 Comprehensive Plan, including:

“...expansion of commercial and related uses in the downtown southward to 183rd Street.”

The proposed use is a customer-based business providing expanded commercial activity in the southern portion of Downtown Homewood. The proposed business is consistent with the stated intent and purpose of the B-2 Downtown Transition zoning district, and other applicable plans and policies in Homewood.

(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? All business operations will be interior to the existing commercial building, and the business is designed, located and proposed in a manner which will not hinder public health, safety, and welfare.

(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 proposed use is appropriate in scale and intensity for the subject property. The property could be occupied by another use not requiring a special use permit, and the property value is unlikely to be diminished should the proposed use not be approved.

(6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on local property values are anticipated due to this development.

(7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use is consistent with other uses in the surrounding area. The use will provide retail and personal services in an area with similar uses. This use is appropriate along the high-visibility commercial corridor. Several salon/spa uses exist in the surrounding 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? The applicant has stated that the proposed business will provide unique services that are not offered at other approved salon/spa establishments in the area. There is a risk of competition with other businesses which may be injurious to the enjoyment of other properties with similar approved uses.

(9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? No impacts are anticipated that affect the normal or orderly development of the area.

(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? Pedestrian access to the site exists at the front along the sidewalk at Dixie Highway. Vehicular ingress/egress is provided in the rear of the site accessible through the parking lot constructed for Homewood Brewing (to the south). An access easement is in place across the Homewood Brewing site to permit access to this parking area in the rear of the subject site. This access arrangement minimizes traffic congestion along Dixie Highway.

(11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The subject property is serviced by existing utility connections appropriate for the proposed use. Access for vehicles and pedestrians is appropriate for the proposed use.

(12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? N/A.

The staff has reviewed the applicant's responses to the Standards of Special Use and finds that the standards for approval have been met.

FINDINGS OF FACT

The staff has prepared the following *draft* Findings of Fact following the standards outlined in Section 44-07-11(b) of the Homewood Zoning Ordinance. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the public record:

1. The subject property is located at 18215 Dixie Highway.
2. The property is located in the B-2 Downtown Transition zoning district.
3. The applicant has proposed a salon/spa establishment within the existing 2,500-square foot commercial structure on the subject property.
4. A Special Use Permit is required for the operation of a salon/spa establishment use in the B-2 Downtown Transition zoning district. The use must comply with Special Use Standards found in Section 44-07-11 of the Homewood Zoning Ordinance.
5. There are no additional use-specific standards required for salon/spa establishments, per Section 44-04 of the Homewood Zoning Ordinance.
6. The proposed business meets all requirements in the Homewood Zoning Ordinance and other applicable standards in the Village Code of Ordinances.
7. The business shall be permitted to provide ten (10) parking spaces off-site using on-street parking within 300’ of the site, as permitted for new uses within the B-2 Downtown Transition zoning district.
8. The proposed use meets the Standards for Special Use required for all Special Use applications in the Village of Homewood.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend **approval** of Case 24-40 to grant a Special Use Permit for a Salon/Spa Establishment in the B-2 Downtown Transition zoning district for “Pique by Facially Skin Bar,” at 18215 Dixie Highway, subject to the following conditions:

1. Employee parking shall occur only within off-street parking areas where parking is permitted for the proposed use;

AND

Incorporate the Findings of Fact into the record.



VILLAGE OF HOMEWOOD

APP Item 5. A.

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18215 Dixie Highway Homewood, IL 60430

Property Index Number(s): 29314090730000

Lot Size: 5359 sq. ft. less than .25 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: Skincare Wellness Services

Gross Floor Area: 2500 sq. ft. **Parking Provided:** yes

Existing Use: Cleaners/Coin Laundry

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: yes

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

complete build out to accommodate treatment rooms for skincare services

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>2500</u>	<u>2500</u>
Parking Spaces	<u>10</u>	<u>10</u>
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

Sign permit application

APPLICANT

Name Tracy Bond Lance
 Company Facially Skin Bar
 Address 2915 Main Street
Highland, IN 46322
 Phone 219-732-2425
 Email fuelyourface@faciallyskinbar.com
 Role Owner

PROPERTY OWNER

Name _____
 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.

Tracy Lance

Applicant Name



Applicant Signature

09/06/2024

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: _____

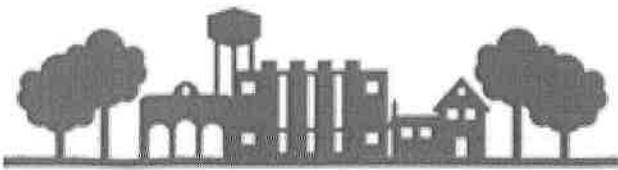
Comments/Conditions: Approved Approved with Conditions Denied Date: _____

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: _____



VILLAGE OF HOMEWOOD

Item 5. A.

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18215 Dixie Highway	Homewood, IL 60430
Requested Use: Salon/Spa	Area: 2,500 sq. ft.
Business Name: Pique by Facially Skin Bar	
Applicant Name: Tracy Lance	Date: 09/06/2024

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

See attached.

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

See attached.

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.

See attached.

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.

See attached.

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.

See attached.

- 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?

See attached.

- 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.

See attached.

- 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.

See attached.

- 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.

See attached.

- 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.

See attached.

- 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.'

See attached.

- 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.'

See attached.

1. Is the special use deemed necessary for the public convenience at this location?
Describe why this location is best-suited for your business to serve the community.

Yes, the special use of Piqué in Homewood, is deemed necessary for the public convenience because it fills a significant gap in the local market for high-quality, holistic self-care experiences. Homewood is a vibrant and growing community with residents who value wellness and community engagement but currently have limited access to elevated luxury wellness destinations. While there are several hair salon "spas", and other personal services businesses in Homewood, this location will provide an elevated self-care destination that features a unique spa concept that takes the client experience to new heights with its luxury service offerings.

This location is easily accessible to a broader audience because of the highly visible storefront exposure as well as its convenience of reaching the business and having a place to park. This will encourage more frequent visits and foster loyalty among clients. The 2,500 sq. ft. space is the ideal size for Piqué as it perfectly balances luxury, intimacy, and functionality. This property size allows us to offer a full range of premium skincare and wellness services, including private treatment rooms, a multifunctional social space, a dedicated product mixing room, and an indulgent wet room with a Vichy shower, sauna, and Jacuzzi. The layout promotes a personalized and exclusive experience while providing ample space for relaxation and social connection. It's large enough to accommodate high-end services without sacrificing the intimate, boutique feel that makes our luxury skincare business unique.

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

No, the special use will not be detrimental to the economic welfare of the community. In fact, Piqué will positively contribute by supporting and enhancing local economic growth by generating jobs, supporting local artisans and small businesses through product sourcing and collaborative events.

The business is designed with the community's health, safety, and welfare in mind, offering holistic wellness services that complement the area's focus on well-being. There are no external negative impacts expected, as the business aligns with the neighborhood's character and values, promoting a welcoming, community-focused atmosphere. Piqué is complementary to the community and its neighboring businesses. Its focus on self-care and wellness fills a niche that enhances the local economy without directly competing with other businesses.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes, the special use of Piqué will be consistent with the goals and policies of the Comprehensive Plan for the Village of Homewood. Piqué promotes sound and orderly commercial development by introducing a wellness-focused business that aligns with the community's values. It enhances the local economy by supporting both residential and commercial engagement through personalized self-care services, community-building initiatives, and collaboration with local artisans. Furthermore, the business adds value to the Future Land Use Map by fostering growth and encouraging wellness in the neighborhood, without disrupting residential or industrial development plans.

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.

No significant negative impacts are anticipated. Piqué is designed to integrate seamlessly into the local landscape, supporting the community's wellness goals without causing disruption.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

Yes, the property is well-suited for this business, and its value will be enhanced rather than diminished. Without this special use, the property may not reach its full potential in serving the community's wellness needs. Piqué is best-suited for this property due to its central location in a wellness-conscious community. The space allows for the creation of a serene, elevated self-care environment while supporting local businesses and artisans.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No, the business will likely increase surrounding property values due to the positive community impact and the draw of a wellness-focused, community-enhancing business.

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, Piqué is entirely consistent with the neighborhood's character, which values wellness, local business support, and community engagement. The business complements these values and enhances the local atmosphere.

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, the special use will not be injurious. Piqué's operations will harmonize with the neighborhood's atmosphere and other businesses, enhancing enjoyment and promoting a sense of well-being.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
Describe any negative impacts, external to your business, that may result from it operating at this location.

No, Piqué will not impede development or improvement in the area. Its presence will likely encourage further wellness-oriented developments and business growth.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
Describe how will customers get to and from your business.

Yes, the business will be located in an existing development with sufficient infrastructure for ingress and egress, ensuring that traffic congestion is minimized and clients can easily access the business. Homewood's 18215 Dixie Highway location is conveniently accessed, with its proximity to public transit and centrality within the South Suburb of Chicago.

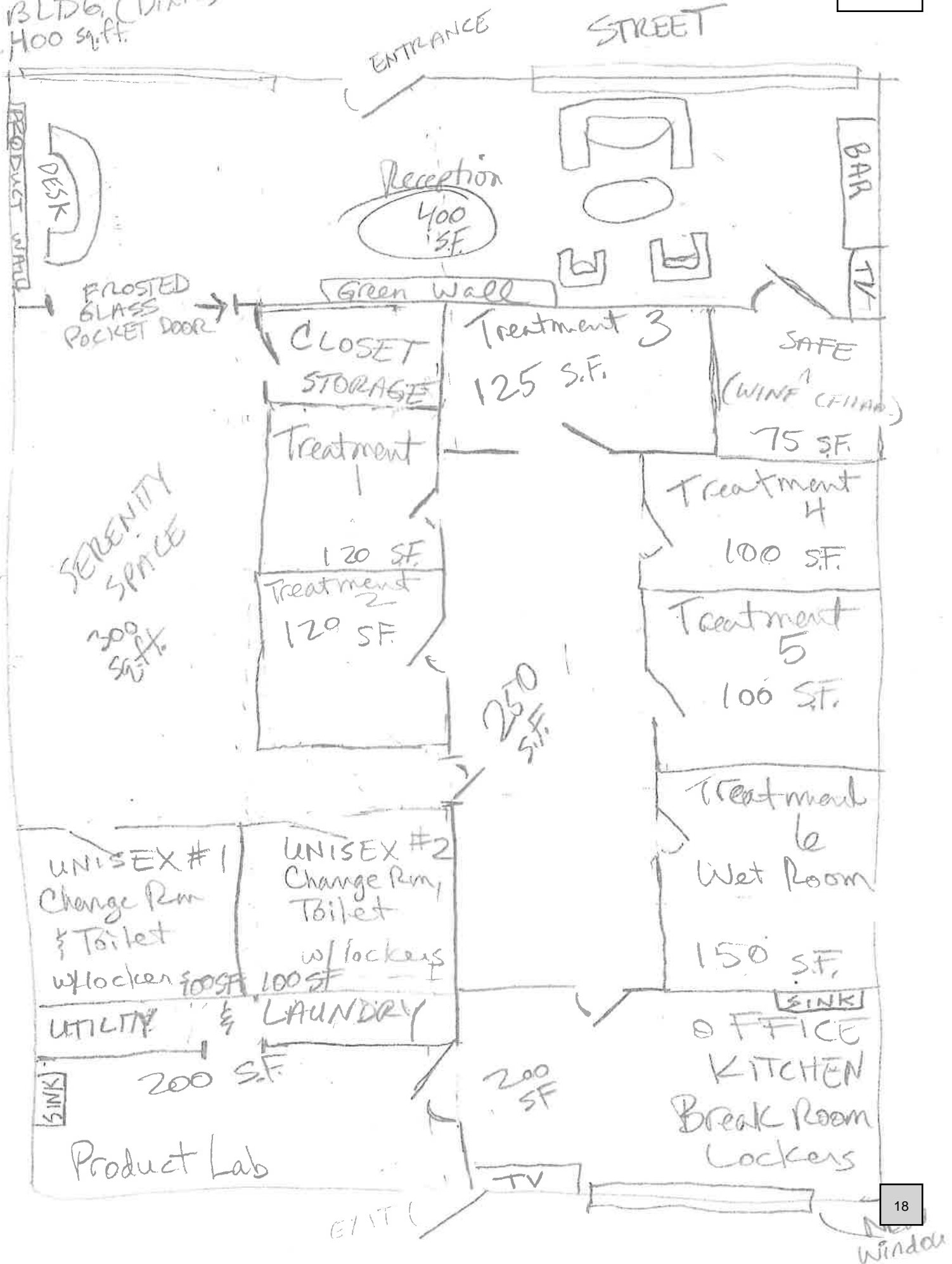
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
A new business going into an existing development, may answer 'no.'

Yes, the business will operate in a well-serviced location that already provides adequate utilities, road access, drainage, and public safety measures.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
A new business going into an existing development, may answer 'no.'

No, Piqué will not adversely affect any historical, archaeological, cultural, natural, or scenic resources as the business will be located within an existing commercial development.

CLEANERS
BLDG (Dixie)
2,400 sq. ft.



Site Photos Submitted by Applicant







Front – Dixie Highway



Rear – Parking Area