

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

July 14, 2022

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see end of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approval of the minutes of the Planning & Zoning Commission meeting held Thursday, June 9, 2022

4. Public Comments

5. Regular Business:

A. Case 22-19: Variance for Corner Lot Fence at 18657 Cowing Court

B. Case 22-21: Special Use Permit for Salon/Spa in B-1 District for Simply Massage at 18036 Gottschalk Avenue

C. Case 22-16: Text Amendment for Vet Clinic in B-4 District

D. Case 22-20: Special Use Permit to Operate a Vet Clinic in B-4 District at 17930 Halsted (Petco)

E. Case 22-17: Variance for Garage Height at 17904 Park Avenue - CONTINUATION

The applicant has requested a continuation to the next Planning and Zoning Commission meeting.

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

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, June 9, 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 7:30 p.m.

ROLL CALL: Members attended: Alfonso, Bransky, Cap, Castaneda, O'Brien, Planera, and Chairman Sierzega. Member Johnson was absent; Present from the Village was Economic and Community Development Director Angela Mesaros. There was one person in the audience.

APPROVAL OF MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of April 28, 2022.

Member Bransky stated on Page 6, second to last paragraph, should read "different" not "separate."

Member Bransky stated that on Page 7, ninth paragraph, Sweat Equity has an "enclosed" lot (not a "closed lot") and the next paragraph should read "minimally" increased density.

A motion was made by Member O'Brien to approve the minutes of April 28, 2022, as amended; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Member Johnson

Case No. 22-15 – Variance from fence height at 1549 183rd Street:

Chairman Sierzega introduced the case and asked Staff Liaison Mesaros if any comments or questions were received. Staff Liaison Mesaros stated that no comments had been received.

Chairman Sierzega swore in the petitioner, Amos D. Cook.

Chairman Sierzega asked what the fence will look like. Mr. Cook provided pictures.

Mr. Cook stated that he wants to use as much space as possible and that no one has complained.

Chairman Sierzega stated that he could make it four feet in front of the house or six feet in line with the house.

Member Castaneda stated that he could do both.

Mr. Cook stated that he is asking for approvals where it is.

MEETING MINUTES

Member Alfonso asked how many feet in front of the house the fence was. Mr. Cook stated four or five feet.

Member Alfonso asked if the fence would cut off the front door. Mr. Cook stated no, it has a swinging door. The fence is all for privacy.

Member Alfonso stated that the fence looks out of place, he can keep the six-foot fence but move it back.

Mr. Cook stated that he has cameras all along the house.

Member Bransky stated that this is not about any issues Mr. Cook may have with the house; the ordinance is as it stands. Mr. Cook has to prove why he needs the variance that his situation is a hardship because of the ordinance, and the variance should be given to him.

Member Bransky stated that Mr. Cook had stated that the fence comes out four to five feet, but by the picture it appears to come out 15-20 feet in front of the house.

Member Bransky stated that he understands the need for privacy and security, but we cannot allow fences in front of people's houses, then it looks like a stockade. It is not about what the neighbors say, but whether or not the code creates a hardship. If he brought the fence back in line with the house, he could keep the six-foot height and still have privacy and security. He has a pretty sizable back yard. Member Bransky stated he does not see the hardship if the fence is kept in line with the house.

Member Bransky stated that the plat shows the fence along a diagonal, and asked if Mr. Cook plans to go all the way to the back with the fence. Mr. Cook stated he plans to match the pre-existing six-foot fence.

Member Cap stated that his concern is that he is trying to follow the ordinance. Mr. Cook cannot have a taller fence in front of the house. He understands the concerns for privacy and security. He lives next door to a guy who has the same issues and he did a six foot fence as described, but did not extend it past the front of the house. Because he wants use of front yard, he enclosed it with a four-foot fence. We try to be consistent with everybody and follow the rules that apply equally to everyone. A six-foot fence in front gives the appearance of a stockade.

Chairman Sierzega stated that it would be like a fortress.

Member Cap stated that the rule is that the fence cannot be as tall as six feet in the front yard. Those are the rules that over the years have been applied consistently and fairly to everyone.

Member Cap asked if he proposed a gate on the driveway. Mr. Cook stated that is the plan. If it is not approved, then he will not have the fence and he will move out of Homewood.

Member Cap stated that he is not opposed to safety or the right to privacy.

Mr. Cook stated that he understands the rules, but some things need to be updated.

MEETING MINUTES

Member Cap asked Mr. Cook what he gains from having a taller fence jutting out in front of the house. Mr. Cook stated curb appeal. He wants it to look nice and the fence will add value to the house. Without the fence, eyes are watching him all day long. The garage faces the street and all his tools sit in the garage. He is trying to keep a visual away from the thieves.

Member Cap stated that he does not understand how privacy and security is made any better by having the fence in front of the house. Mr. Cook stated, for the look. It makes it uniform.

Member Cap stated it is not like he is extending the fence across the front of the house; he is trying to understand why it is staggered. Mr. Cook stated he wants to maximize the use of the yard.

Chairman Sierzega asked what purpose this is serving. He showed Mr. Cook on the site plan that he could have a six-foot fence in line with the house and he would not need a variance.

Mr. Cook asked how to get a variance. Chairman Sierzega stated that it requires enough evidence of hardship and there is no other way to get a variance.

Mr. Cook stated that he needs all the space he can get and nothing is being blocked. He understands the ordinance, but if nobody complains, it shouldn't matter. His fence is already in the ground with concrete.

Chairman Sierzega asked why he needs the extra area.

Member Castaneda stated that people would not see the garage even if the fence were moved back; it would still be protected.

Mr. Cook stated that the fence is already there and he wants to keep it.

Member O'Brien asked Mr. Cook to come to the dais to look at properties east to west that have no fences in the front yard. Mr. Cook stated that maybe they do not have money to buy a fence. Member O'Brien stated that Mr. Cook's fence is jutting out beyond the front of the house and no other fences are.

Member O'Brien stated that a six-foot fence is permitted behind the front line of the house and no variance is needed. Mr. Cook stated that he owns over nine cars and plans to park them all over his lot. He collects classic cars and is trying to keep them safe.

Member Castaneda stated that they have discussed at length the ways that Mr. Cook can keep security and privacy by moving the fence back. If fences were permitted in front of the house, it would become a series of "siloe pods" and not a neighborhood.

Member O'Brien stated that if he stacked eight or nine cars in the yard, he would not have any yard, he would have a parking lot. Mr. Cook stated that the reason he bought the house was for the cars.

A motion was made by Member Bransky to approve Case 22-15 a variance for fence height at 1549 183rd Street; seconded by Member O'Brien.

AYES: None.

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

MEETING MINUTES

ABSTENTIONS: None

ABSENT: Member Johnson.

Motion was DENIED.

Member Bransky stated that he does not feel that a hardship was presented.

Chairman Sierzega stated that based on the information presented, he cannot justify a hardship; there are other ways to address the issues.

Member O'Brien stated that he cannot support the application, the way it was presented.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: Chairman Sierzega asked for a motion to adjourn the meeting. Member Cap moved to adjourn the meeting at 8:35 p.m., seconded by Member Bransky.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Member Johnson

Respectfully submitted,

Angela M. Mesaros
Staff Liaison

VILLAGE OF HOMEWOOD

Item 5. A.



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-19

APPLICATION INFORMATION

APPLICANT	Briana Gordon
ACTION REQUESTED	Administrative Variance from Section 44-301
ADDRESS	18657 Cowing Court
PIN	32-06-211-017-0000



ZONING & LAND USE

	ZONING	LAND USE
SUBJECT PROPERTY	R-2 Single Family Residences	Detached dwelling unit
SURROUNDING N:	R-2 Single Family Residences	Detached dwelling unit
E:	R-2 Single Family Residences	Detached dwelling unit
S:	R-2 Single Family Residences	Detached dwelling unit
W:	R-2 Single Family Residences	Place of worship

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on June 29, 2022;
Letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application and Neighbor Statements	3	Briana Gordon	06/14/2022
Response to Variance Standards	2	Briana Gordon	06/23/2022
Plat/Site Plan	1	Briana Gordon	06/14/2022
Staff Exhibits	4	Valerie Berstene	07/14/2022

BACKGROUND

The applicant requests a variance to install a 6' tall privacy fence around a portion of the front yard on their corner lot.

HISTORY

In 1990 an administrative variance was granted to permit a 6' fence in a front yard on a corner lot. (Case 90-33).

In 2019, an administrative variance was granted to permit a 6' fence in a front yard on a corner lot for the approximately 35' fence along the eastern lot line extending into the front yard. (Case 19-41)

DISCUSSION

Section 44-301 of the Homewood Zoning Ordinance requires that all fences comply with the regulations set out in Section 10-133 of the Municipal Ordinance. Section 10-133(e) regulates that:

"In single- and multiple-family residential zones, no fence may exceed 4' in height above ground level in front of the front line of the residential structure. In such zones, fences along the side lines to the rear of the front line of the residential structure and along the rear line, including rear lines abutting streets or highway rights-of-way, may not exceed 6' in height above ground level. The Planning and Zoning Commission may grant an administrative variance from the fence height restrictions set forth in this subsection (e)."

The Village is currently in the process of updating the zoning ordinance, with anticipated adoption in fall 2022. With the proposed revisions of the zoning ordinance, a corner lot such as the subject property will be permitted a 6' tall privacy fence around an "exterior side yard" subject to locating the fence a minimum of 3' from the property line and installing transition landscaping as approved by the Village arborist. These same conditions have been applied to recent similar variances for corner lot front yard privacy fences.

Standards for Variance

The responses to variance standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-82 of the Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

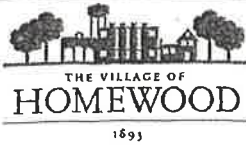
1. The subject property is located at 18657 Cowing Court and owned by the applicant, Briana Gordon;
2. The subject property is located in the R-2 Single Family Residences District;
3. The subject property is a corner lot with two front yards along Cowing Court and 186th Place, with the front door facing Cowing Court;
4. The Homewood Municipal Code prohibits fences that exceed 4 feet in height in front of the front line of the house in residential districts;
5. The applicant seeks a variance from Section 44-301 of the Homewood Zoning Ordinance to permit a 6' tall privacy fence around a portion of the corner front yard facing 186th Place; and
6. The proposed 6' tall fence shall be located a minimum of 3' from the property line and transition landscaping approved by the Village arborist shall be installed.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Incorporate the findings of fact into the record; and

Recommend approval of Case 22-19 to grant a variance from Section 44-301 of the Homewood Zoning Ordinance to permit a 6' tall privacy fence around a portion of the corner front yard facing 186th Place, subject to locating the fence a minimum 3' from the property line and installing transition landscaping as approved by the Village Arborist.



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

APPLICATION FOR ZONING ACTION

JUN 14 2022

By _____

SUBJECT PROPERTY ADDRESS: 18657 Cowing Court, Homewood, IL 60430

APPLICANT INFORMATION:

Name: Briana Gordon

Email: gordon.briana@gmail.com

Phone (daytime): 708-743-1191

Address: 18657 Cowing Court, Homewood, IL 60430

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Email:

Name:

Phone (daytime):

Address:

Fax:

Requested zoning action; please be specific:

Applying for variance to have 6 foot fence built at my property

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

JUN 14 2022

* 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.:

Date Application Received: 6/14/22

Case No.:

Application Fee Paid:	Zoning Variance	Administrative Variance	Minor Variance
Residential	<input checked="" type="checkbox"/> \$150.00	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$100.00
Commercial	<input type="checkbox"/> \$250.00	<input type="checkbox"/> \$250.00	<input type="checkbox"/> \$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

06-14-2022

Date

Village of Homewood,

I Rose Mary Wray at address
1923 186th

in Homewood, IL. 60430 due not object to proposed variation for neighbor Briana Gordon at 18657 Cowing Court in regards to having 6 foot fencing built at her home. Briana Gordon has explained reason for fencing needs, and I have expressed understanding.

Signed,

Rose Mary Wray Date: 5.12.2022

Village of Homewood,

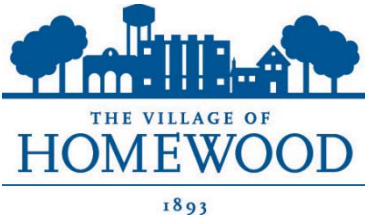
I EDWARD HAGGERTY at address
1931 186TH PLACE in Homewood, IL 60430 due not object to proposed
variation for neighbor Briana Gordon at 18657 Cowing Court in regards to having 6 foot fencing built at
her home. Briana Gordon has explained reason for fencing needs, and I have expressed understanding.

Signed,

Edward Haggerty Date: 5-31-2022

6943

3. DO MERLETS HAVE SUPERIOR PERFORMANCE IN THE CAPABILITY OF REPRESENTING INFORMATION IN A FORM THAT IS EASY TO UNDERSTAND AND CORRECTLY INTERPRET?



STANDARDS FOR VARIANCE

Street Address: 18657 Cowing Court

Zoning District: R-2 Single Family Residence District

Requested Variance: 6' privacy fence in front yard of a corner lot

No zoning variance shall be granted as authorized in this section unless findings based upon the evidence presented in each specific case establish that the standards below are met:

1. Can the property in question 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?

Yes.

2. Is the plight of the owner due to unique circumstances?

No.

3. Will the variance, if granted, alter the essential character of the locality?

No, it will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination, when there are practical difficulties or particular hardships, shall also take into consideration the extent to which items below have been established by the evidence:

4. Do the particular physical surroundings, shape or topographical conditions, or the specific property involved bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out?

No.

5. Do the conditions upon which the petition for variance is based be applicable generally to other property within the same zoning classification?

No.

STANDARDS FOR VARIANCE

6. Has the alleged difficulty or hardship or the alleged unique circumstance, been created by any person presently having an interest in the property?

No.

7. Will the granting of the variance be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located?

No.

8. Will the proposed variance impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood?

No.

18657 Cowing Court

Gordon Residence

Site Plan

PIN: 32-06-211-017-0000

Case 22-19 PZC

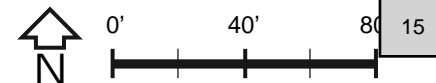
July 14,

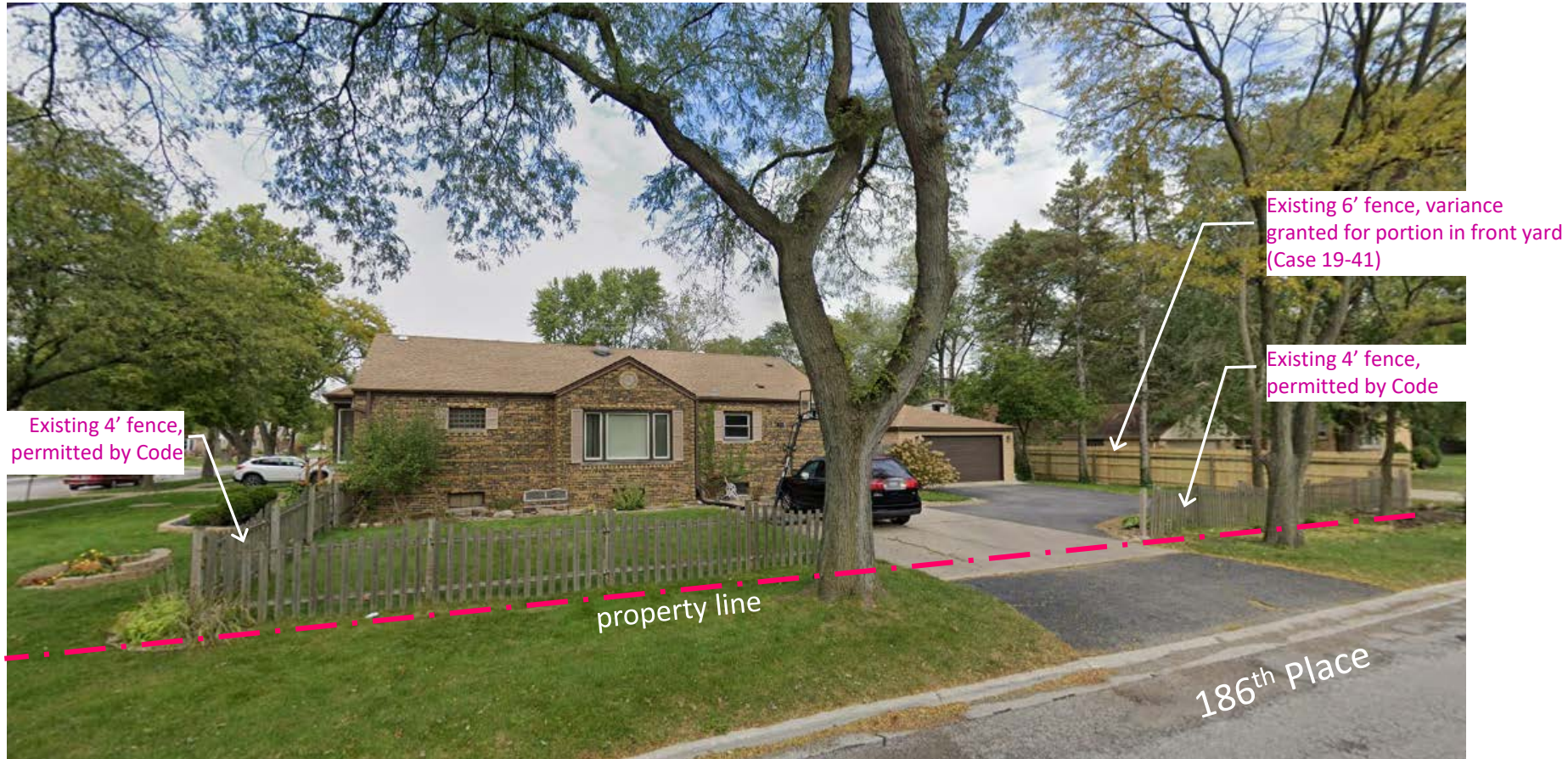
Item 5. A.

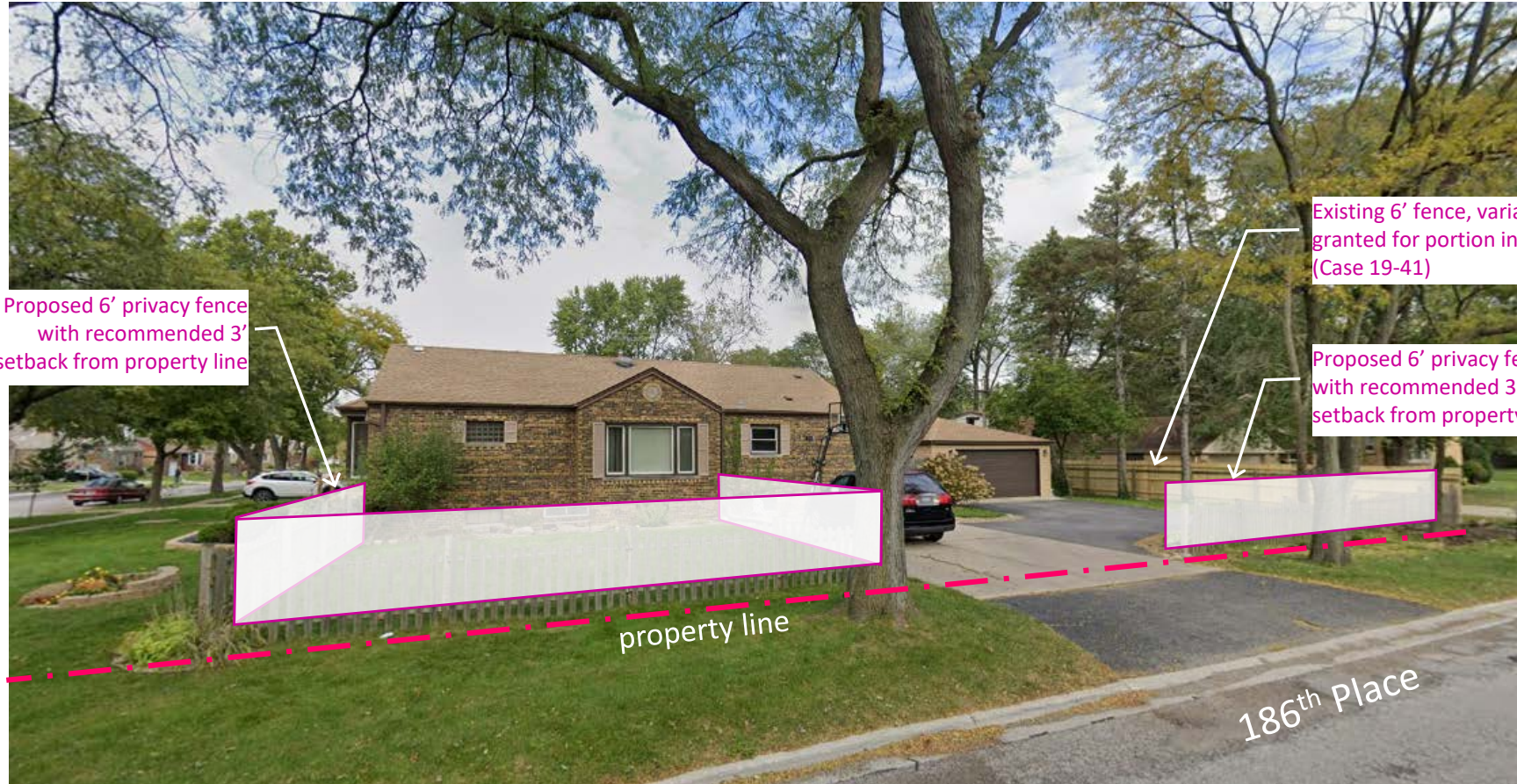


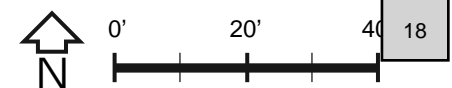
© 2019 Cook County.

Prepared by: Valerie Berstene, Village Planner









VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

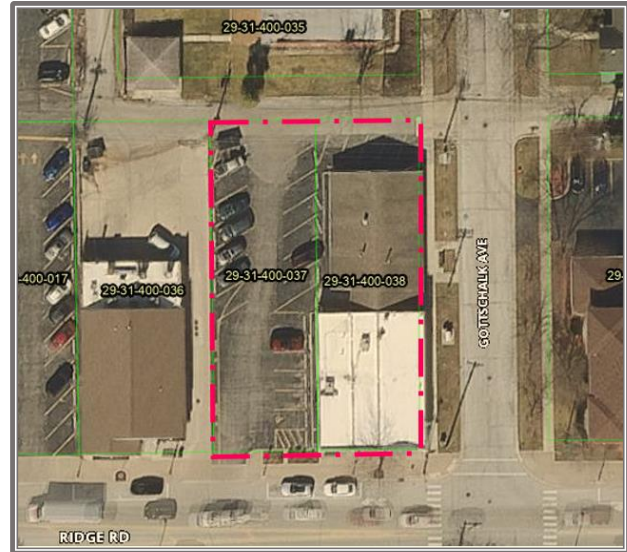
To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-21

APPLICATION INFORMATION

APPLICANT	Katrina Guthrie
ACTION REQUESTED	Special Use Permit for a Salon/Spa for Massage Therapy in B-1 Central Business District
ADDRESS	18036 Gottschalk Avenue
PIN	29-31-400-037-0000 29-31-400-038-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Central Business District	Vacant, formerly Professional Office
PROPOSED	B-1 Central Business District	Salon/Spa for Massage Therapy
SURROUNDING	N: R-2 Single Family Residences	Attached dwelling units
	E: B-1 Central Business District	Professional Office
	S: PL-2 Public Land and Open Space	Government Office (Post Office)
	W: B-1 Central Business District	Restaurant (Asian Harbor)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on June 29, 2022; letters were sent to property owners and occupants within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Katrina Guthrie	06/17/2022
Owner's Consent	1	Patrick Brady	06/27/2022
Response to Special Use Standards	2	Katrina Guthrie	07/06/2022
Floor Plan	1	Katrina Guthrie	06/17/2022
Staff Exhibits	4	Valerie Berstene	07/14/2022

BACKGROUND

The applicant is requesting a Special Use Permit to operate a Salon/Spa in the B-1 Central Business District to relocate her business, “Simply Massage the Wellness Center, LLC” from its current location at 18154 Harwood Avenue, also in the B-1 Central Business District.

HISTORY

In 2007 the Village Board passed Ordinance M-1715 granting a Special Use Permit for a Learning Center at 18036 Gottschalk (Case 07-07). More recently, the subject property was occupied by a doctor’s office, a permitted use in the district.

DISCUSSION

The applicant currently operates their massage therapy business in the B-1 Central Business District of Homewood. In 2013, the applicant was granted a Special Use Permit for the current business operating at 18154 Harwood Avenue (Case 13-10). The tenant space at 18036 Gottschalk is currently vacant, most recently occupied by a doctor providing acupuncture, skincare, and holistic medicine services.

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-1 Central Business District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually and consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

Parking Analysis

The requested special use permit will require 9 parking spaces. The subject property contains 23 off-street parking spaces. The parking serves the proposed establishment as well as two other current businesses and one vacant tenant space. In total, the subject property’s uses – approx. 3,200 sf retail; 6-chair salon; approx. 985 sf vacant space; proposed 1,430 sf spa/ massage therapy – will require a total of 43 parking spaces, as determined by Table 44-487.2 Parking Requirements. However, being located in the Downtown Overlay District, there are additional provisions to consider that quantify shared and on-street parking reductions:

Section 44-208.a.3

3. Shared Parking

- a. Off-street parking facilities for separate uses may be provided collectively if:*
 - 1. The total number of spaces is not less than 50% of the separate requirements of each such use and if all regulations governing the location of the accessory parking spaces in relation to the use served are observed.*
 - 2. The respective hours or uses of the operation do not substantially overlap.*
 - 3. A legal agreement has been provided to the village guaranteeing that the parking spaces and loading spaces shall be maintained so long as the uses are in existence*

unless the required parking is provided elsewhere in accordance with this section. The agreement must be recorded in a form satisfactory to the village attorney.

- b. Publicly owned parking within 300 feet of the subject parking may be included as part of the required parking. The number of spaces used to satisfy the required off-street parking for an individual use shall not exceed 25% of the required spaces for that use.*

A 50% reduction per use results in a total of 23 spaces needed to serve all tenant spaces on the property. There are 23 spaces on the site, meeting this need. However, given that the primary times of operation of these businesses will overlap, it is best to also consider the on-street parking provided. Within 300' of the subject property, there are 42 on-street parking spaces. A quarter of the total parking demand may be met through on-street parking or 11 spaces. This brings the total parking available for the property as a whole to 34 spaces.

Understanding parking needs is to create static figures that represent a dynamic reality of people coming and going. Between the parking spaces provided off-street, the on-street parking within 300' of the property, and the location in the Downtown Overlay District which is walkable and served by transit, Staff finds that the parking available to the property should be adequate to serve the needs of the property, including the establishment requesting the special use permit.

Lots in Common Ownership

In reviewing the application, Staff observed that the subject property is in fact two parcels in common ownership (PINs 29-31-400-037 and -038). The building is located on one parcel (-038) with the supporting parking located on the other parcel (-037). Staff recommends that the property owner consolidate the two parcels into one as a condition of approval of the special use permit. Both parcels are currently considered a consolidated value by Cook County and neither can be developed on its own as the parking is necessary to support the businesses. Consolidating the lots will ensure the continued orderly development of land in Homewood and guard against misapplication of the code. To incentivize the completion of the lot consolidation, the Director of Economic and Community Development will waive the application fee.

FINDINGS OF FACT

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

1. The subject property is located at 18036 Gottschalk Avenue.
2. The applicant, Katrina Guthrie, is the business owner and the property owner, Patrick Brady, has consented to the application.
3. A salon/spa is a special use in the B-1 Central Business District and the proposed massage therapy business is classified as a salon/spa by the Definitions (Sec 44-04) of Homewood Zoning Ordinance.
4. The subject property is within the Downtown Overlay District, as identified in the 2004 Village of Homewood Downtown Master Plan.
5. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing personal services for massage therapy.
6. The proposed establishment will include 2 treatment rooms (approximately 440 sf) and approximately 1,025 sf of space classified as a professional office for small group counseling/therapy services and display of artwork.

7. The proposed establishment requires 9 parking spaces per Table 44-487.2 Parking Requirements.
8. The subject property includes 23 off-street parking spaces and 42 on-street parking spaces within 300' thereby meeting the needs of the proposed establishment and other uses at the subject property, as allowed by Section 44-208.a(3) Shared Parking in the Downtown Overlay District.
9. The subject property is comprised of two parcels in common ownership which shall be consolidated into one parcel.

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:

Incorporate the findings of fact into the record; and

Recommend approval of Case 22-21 to grant a Special Use Permit for a Salon/Spa Establishment in B-1 Central Business District for "Simply Massage the Wellness Center, LLC" at 18036 Gottschalk Avenue subject to the property owner submitting an application for a Lot Consolidation for the two parcels held in common ownership that comprise the subject property.



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

APPLICATION FOR SPECIAL USE PERMIT

SUBJECT PROPERTY ADDRESS: 18036 Gottschalk Ave

APPLICANT INFORMATION:

Name: Katrina Guthrie

Email: simplymassage9@gmail.com

Phone (daytime): 708 250 8807

Address: 18036 Gottschalk Ave

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Email:

Name: Patrick Brady

Phone (daytime): 630 926 7771

Address: 195 N. Harbor Dr. #4301

Fax:

Describe the need for the request; please be specific:

Business offering therapeutic Massage and Body work and mental health support

Describe the present use of the subject property:

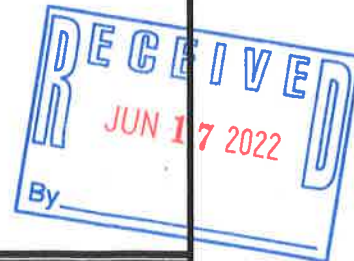
Vacant

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

☐ Yes ☒ No

REQUIRED SUBMISSIONS:

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



Office Use Only

Date Application Received: 6/17/22

Case No.:

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 of Applicant

6.13.22
Date

Katrina Guthrie, BA, CLC, MMP, LMT, AAMFT
 Owner, Simply Massage
 CEO and Founder, Simply Massage the Wellness Center LLC
 Summary of Business Plan 2022

Attn: Planning and Zoning Committee

Simply Massage's initial business plan was submitted to Homewood's Planning and Zoning Committee in 2013. Since then, my heart continues to smile and beat with the same passion and tenacity which has fostered both personal and professional growth. Covid 19, as we all know, has historically been the most unanticipated and challenging time for us all, especially small business owners. Albeit, I have maintained continual success here in Homewood, and I have retained the loyalty of clients from first launching in 2010, and the admiration of new clients in and around the surrounding area.

Simply Massage has grown to create *Simply Massage the Wellness Center LLC*, located 18036 Gottschalk Ave. Homewood IL. Simply Massage the Wellness Center LLC, prides itself on maintaining the integrity of its business' initial intent. Its expansion will continue to be fully operated and person-centered, providing therapeutic massage and body work, art therapy/therapeutic art coaching, (self-guided), and mental health support to the community of Homewood IL and its surrounding underserved communities. The services provided by Simply Massage the Wellness Center LLC, will be facilitated by [1-2] Licensed Medical Massage Therapists, a Licensed Clinical Professional Counselor[s] (voluntarily and bi-weekly), and a Certified (relationship) Life Coach. There is a multipurpose room which will host workshops, group coaching, art therapy and will be available to its clients.

The Benefit of Massage Therapy: There is a myriad of benefits associated with Therapeutic Massage and body work it may be clinical in nature or purely relaxing. At *Simply Massage the Wellness Center LLC*, the professional massage therapists will utilize a broader set of modalities such as **Trigger Point Therapy or Myofascial Release, to assist muscle recovery.** Additionally, Medical massage is outcome-based massage, primarily the application of a specific treatment targeted to the specific problem the patient presents with a diagnosis and are administered after a thorough assessment/evaluation by the medical massage therapist with specific outcomes being the basis for treatment. Massage in general reduces muscle pain and soreness, helps with insomnia, improves immune function, increases flexibility and range of motion, and most importantly relieves stress and anxiety effectively creating an atmosphere for healing of the mind, body, and spirit.

The integration of Art and Art Therapy: Studies have shown that Art therapy can be used as a complement to traditional mental health support, it's aim is to manage behaviors, process feelings, reduce stress and anxiety, and increase self-esteem. Art is a self-expression, creating art can help you acknowledge and recognize feelings that have been lurking and or suppressed in your subconscious. Mental health includes our emotional, psychological, and social well-being. It affects how we think, feel, and act. It also helps determine how we handle stress, relate to others, and make choices. Mental Health support further provides much needed assistance to the prevalence of anxiety and depression mostly due to trauma. *Simply Massage the Wellness Center LLC*, is NOT a mental health facility but proposes to offer mental health support to

individuals, couples, groups and families as a complimentary intervention through open dialogue and facilitated coaching/therapy support. The weekly sessions will be complimentary (included with “membership” or bundled services), facilitated by a Certified Life Coach and/or a licensed clinical professional counselor (LCPC). Additionally, *Simply Massage the Wellness Center LLC*, plan to house an intimate art gallery by soliciting local artists and offering free advertisement for freelance artists. The works selected will be specific to emotional wellness and as we grow the further aim would be to host nutritional and financial support workshops to improve upon the wholeness of self.

At *Simply Massage the Wellness Center LLC*, several packages and payment options will be available as well as “membership” making it appealing to all. We plan to offer something for toddlers and tweens and everyone in between, providing a relaxing, therapeutically safe and sound environment with a sprinkle of fun for the entire family.

“Our greatest achievement is self-awareness, if *Simply Massage the Wellness Center LLC*, can assist in achieving your fullest potential, it would be our pleasure”. ~Katrina

Sincerely,

Katrina Guthrie

Katrina Guthrie CEO/Founder
www.simplymasaage9@gmail.com
Simplymassage9@gmail.com
708.250.8807

June 27, 2022

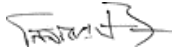
Valerie Berstene
Village Planner
Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

**Re: Consent for Simply Massage the Wellness Center LLC
18036 Gottschalk Avenue, Homewood, IL 60430**

Dear Ms. Berstene:

Thank you for your phone call this morning. Please accept my confirmation that Simply Massage the Wellness Center LLC, owned by Katrina Guthrie, has my consent to lease space at 18036 Gottschalk Avenue in Homewood for her business purposes. I look forward to Miss Guthrie expanding her business and continuing to support the community of Homewood.

Best regards,



Patrick Brady
(630) 926-7771



STANDARDS FOR SPECIAL USE

Street Address: 18036 Gottschalk Ave.

Zoning District: B-1 Central Business District

Special Use: Massage Therapy

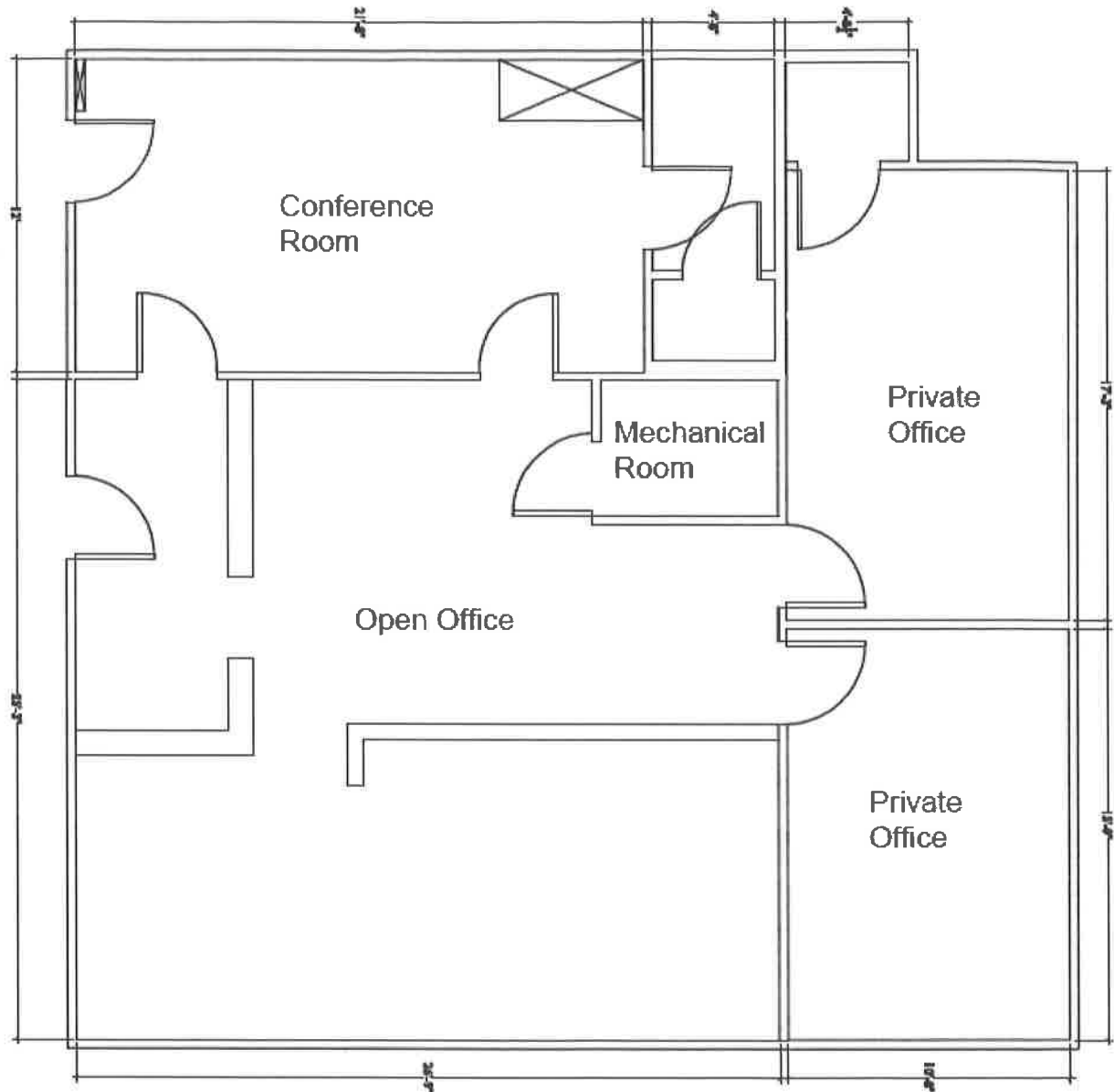
The Planning and Zoning Commission and the Village Board shall consider the following standards when evaluating an application for a special use. The responses provided shall be specific to the requested special use and property in question.

1. Is the special use deemed necessary for the public convenience at that location?
Simply Massage for the past 9 years, has provided exemplary customer service and Therapeutic Massage and Body work to Homewood and its surrounding areas. Massage Therapy is a necessity, it has a myriad of benefits which foster healing for the mind, body and spirit.
2. Is the special use detrimental to the economic welfare of the community?
No, there will be no detriment to the economic welfare of the community. Simply Massage (...) is self-sustaining, operating for over 12 year 9 of which in Homewood. Simply Massage (...) has a loyal and consistent clientele, and looking forward to extending its services to a broader market through expansion and growth.
3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
Yes, Simply Massage (...) will exercise clear intentionality by executing the goals and policies of the Comprehensive Plan. Further playing an integral role in fostering professional and community growth.
4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
Yes, Simply Massage (...) has an obligation through its affiliation as a professional member of AMTA (American Massage Therapy Association) to ensure the health, safety and welfare of the public during all hours of operation.
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?
Yes, The property floor plan captures exactly what was foreseen as the future expansion for Simply Massage (...) Subsequently, Simply Massage (...) will add value to said property by creating a unique community identity, promote environmental friendliness, networking through other local businesses, and increase community economic health through local spending.
6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
No, Simply Massage (...) products and services will not be harmful or injurious to the environment or the value of other property in the neighborhood in which it is located.

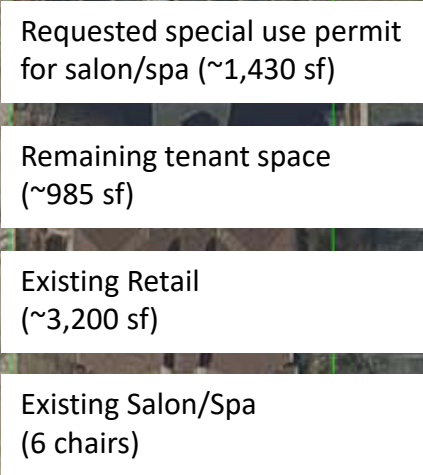
STANDARDS FOR SPECIAL USE

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?
Yes, Simply Massage (...) is conveniently located at the south end corner of a residential block, just adjacent to Richard D Larkin park. Excitedly, Simply Massage (...) intends to maintain the warm and charming, welcoming and inviting aesthetically pleasing exterior and equally mediatively appropriate interior.
8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?
No, Simply Massage (...) contrarily speaking, will promote enjoyment through its services for the entire family. Stated earlier EVERYONE can benefit from Massage Therapy.
9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
Not applicable. Property leased.
10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
Yes, the property being leased by Simlpy Massage (...) provides adequate parking and is nestled at the begining of a one way street. Located on a one way street further provides efficient measures of minimizing traffic congestion. Furthermore, it is our belief that Simply Massage (...) will attract more locals through foot traffic as many passerbyers have been observed.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
Yes, the property being leased by Simply Massage (...) is served by adequate utilities, drainage, road access, public safety and other necessary facilities.
12. Will the special use substantially adversely affect one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
No, not applicable. Property is being leased, exterior owner responsibility.

EXHIBIT A









PARKING DEMAND

Tenant Use	Parking Req.
Existing Retail	13
Existing Salon	18
Requested Spa (Massage)	9
Vacant Tenant	3
TOTAL	43

50% Reduction for Shared = 23

25% Allowed On-Street = 11

PARKING SUPPLY

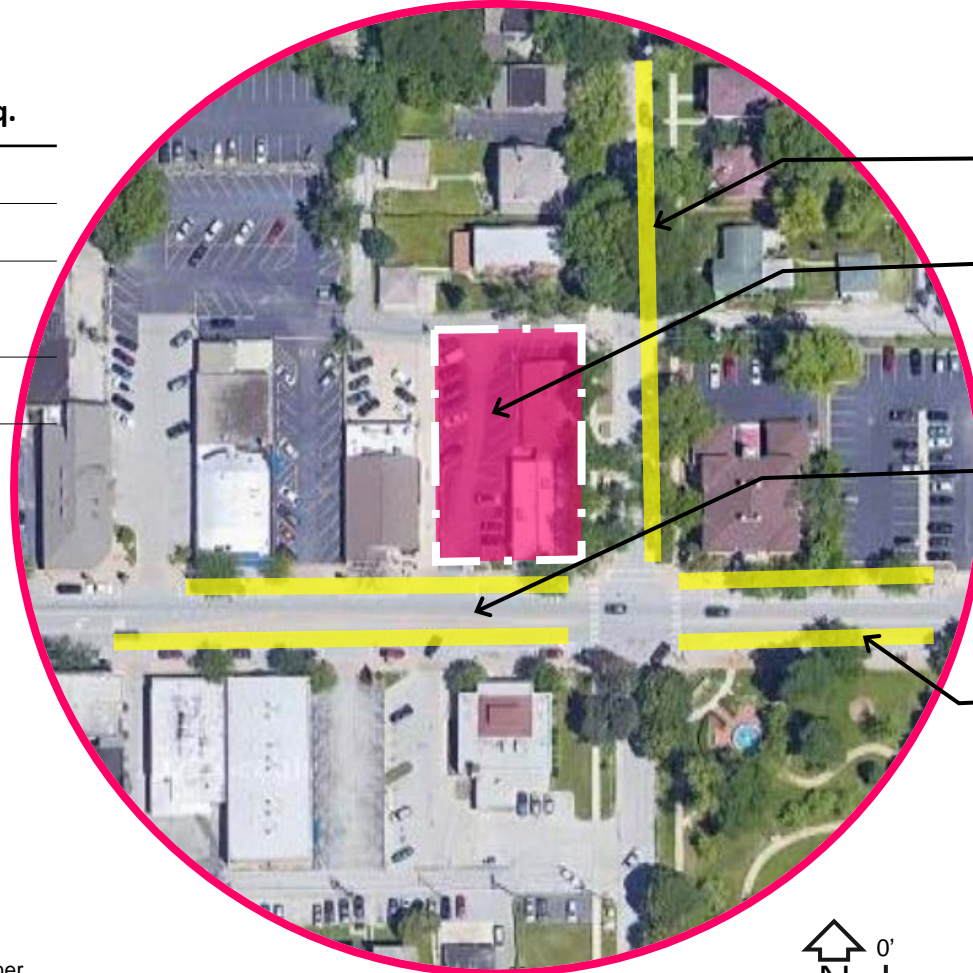
12 spaces on-street
(Gottschalk, east side only)

23 spaces off-street

17 spaces on-street
(Ridge, west of Gottschalk)

13 spaces on-street
(Ridge, east of Gottschalk)

TOTAL: 65 SPACES



VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-16

APPLICATION INFORMATION

APPLICANT	David Rojas (Petco)
ACTION REQUESTED	Text Amendment to Allow a Vet Clinic in B-4
ADDRESS	-
PIN	-

LEGAL NOTICE Legal notice was published in *Daily Southtown* on June 29, 2022.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	David Rojas	05/26/2022
Response to Standards for Text Amendment	1	David Rojas	06/22/2022

BACKGROUND

The applicant requests an amendment to the Homewood Zoning Ordinance to allow a veterinary office in the B-4 Shopping Center District. Pursuant to the text amendment, the applicant requests a special use permit for a veterinary clinic inside the existing Petco retail establishment at 17930 Halsted Street (case 22-20).

HISTORY

On August 9, 2005, the Village Board adopted an ordinance (M-1645) to amend the PUD for Washington Park Plaza. The ordinance included a use variance “to allow a veterinarian office as part of the Petco pet supply store, a tenant of Lot 1.” Per Section 44-82.h(1), “an approved variance may become null and void unless a building permit issued within 6 months of the date the variation was granted and a certificate of occupancy is issued within 1 year of the date the variance was granted.” While this location was granted a use variance to operate a veterinarian office in the Petco store in the past, the variance has expired and the business must re-apply for the use.

DISCUSSION

On January 25, 2022, the Village Board passed an ordinance (MC-1059) to amend the Zoning Ordinance to allow the operation of a veterinary clinic as a special use in the B-1 Zoning District. Subsequent to the

text amendment, the Village Board passed an ordinance (M-2211) granting a special use permit to allow the operation of a veterinary clinic at 18265 Dixie Highway for Heartland Veterinary Partners.

In addition to the recent text amendment to allow veterinary clinics in B-1 as a special use, the Zoning Ordinance allows animal hospitals, kennels, veterinarians as a permitted use in M-1 Limited Manufacturing District, and in 2019 the Zoning Ordinance was amended to allow animal shelter and adoption center operated by a non-profit corporation in PL-2 as a special use.

The Village is currently in the process of updating the Zoning Ordinance, with anticipated adoption in fall 2022. The draft ordinance proposes to allow an animal hospital or veterinarian as a special use in zoning districts B-2, B-3, B-4, and M-1.

The proposed text amendment for consideration by the Planning and Zoning Commission with this case is to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use. The special use designation will allow case-by-case evaluation for such uses that have a potential impact on adjacent properties and the public need for the use at a specific location. The following amendment to Table 44-175.1 is proposed (new text in **bold-underline**):

TABLE 44-175.1: Summary Table of Permitted and Special Uses

P= Permitted Use

S= Special Use

Use	Zoning Districts				Specific Use Standards
	B-1	B-2	B-3	B-4	
Veterinary Clinic	S			<u>S</u>	

Standards for Text Amendment

The responses to standards for a text amendment, completed by the applicant, are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-82 of the Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

1. The applicant, David Rojas as authorized by Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC a property owner in the Village of Homewood, has requested an amendment to the Zoning Ordinance to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use.
2. Section 44-173 and Table 44-175.1 of the Zoning Ordinance establishes the permitted and special uses allowed in the business zoning districts of the Village.
3. The operation of a veterinary clinic in the B-4 Shopping Center District as a special use is consistent with the goals of the Comprehensive Plan and compatible with the existing uses and patterns of development of the zoning district.

4. The proposed amendment for a special use recognizes that this use has characteristics that require additional consideration to ensure they are compatible with adjacent uses.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Incorporate the findings of fact into the record; and

Recommend approval of the proposed text amendment to allow the operation of veterinary clinics in the B-4 Shopping Center District as a Special Use.



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

APPLICATION FOR ZONING TEXT AMENDMENTS AND ZONING MAP AMENDMENTS

SUBJECT PROPERTY ADDRESS: 17930 Halsted St Homewood, IL 60430

APPLICANT INFORMATION:

Name: David Rojas	Phone (daytime): 305 412 9187
Address: 11430 North Kendall Drive Miami FL 33176	Mobile: 305 781 2771
Email: drojas@sblm.com	Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Name: Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC	Phone (daytime): 312 726 9622
Address: 20 South Clark Street, Suite 3000 Chicago, IL 60603	Mobile:
Email: lmurphy@wilkow.com, Laura Murpyhy (director of construction)	Fax:

Describe the need for the request; please be specific:

Tenant Improvement / Remodel: Taking a portion of existing interior retail area and adding a veterinary care office.

No change to store footprint.

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 present and the proposed improvements to the subject property
- ☒ Statement which addresses Factors for Consideration (see attached instruction sheet)
- ☒ Proof of ownership or interest in ownership
- ☐ Plat of survey with legal description (if map amendment)

Office Use Only

Requested Action: ☒ Zoning Text Amendment ☐ Zoning Map Amendment

Date Application Received: June 9, 2022 **Case No.:** 22-16

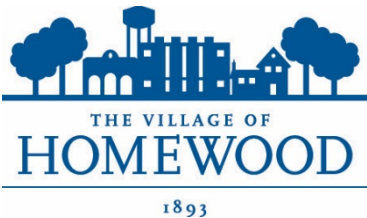
Application Fee Paid: ☐ \$250.00

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

Signature of Applicant

05/26/22

Date



STANDARDS FOR TEXT AMENDMENT

In making their recommendations on the text amendment, the Planning & Zoning Commission shall review the proposed amendment, any oral and written comments received at the public hearing, and the standards set forth below. No one of the standards is controlling.

1. Is the proposed text amendment consistent with the stated goals in the Comprehensive Plan?
Yes, proposed text amendment is consistent with stated goals of Comprehensive Plan. The use of the existing Petco store will not change. Petco store (retail/commercial) will still be the major / primary component. Vet care office will be an accessory use of the space.

2. Does the proposed text amendment address a particular issue or concern for the Village of Homewood?
The text amendment will not change the primary use zoning B-4. Vet care office will be an accessory use and will not replace the retail area of existing Petco store.

3. Will the proposed text amendment impose an unreasonable hardship on existing uses?
No. There are currently no veterinary care offices within the shopping center. Adding a vet care office to existing Petco store will only benefit general public.

4. Have major land uses conditions or circumstances changed since the original zoning ordinance text was established?
To the best of my knowledge, no major land uses, conditions or circumstances have changed since the original zoning ordinance text was established

5. Is the requested change compatible with the existing uses and development patterns of the community?
Requested change is compatible with existing uses and development patterns of community. We are not seeking to change zoning. Petco will remain as a retail / commercial use, supplying pet and animal supplies to general public.

6. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole?
No the proposed change will not be detrimental to health, safety and welfare of the neighborhood or village of a whole.

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-20

APPLICATION INFORMATION

APPLICANT	David Rojas (Petco)
ACTION REQUESTED	Special Use Permit for a Vet Clinic in B-4
ADDRESS	17930 Halsted Street
PIN	29-32-401-032-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Commercial Retail
PROPOSED	B-4 Shopping Center District	Commercial Retail with Veterinary Clinic
SURROUNDING	N: B-4 Shopping Center District	Commercial Retail
	E: B-4 Shopping Center District	Commercial Retail
	S: B-4 Shopping Center District	Commercial Retail
	W: PL-1 Natural Area Preserves	Natural Area Preserve

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on June 29, 2022; letters were sent to property owners and businesses within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	David Rojas	06/21/2022
Letter by Applicant	1	Petco Animal Supplies Stores, Inc.	05/26/2022
A2.1 Architectural Floor Plan	1	SBLM (architect)	04/20/2022
A0.1 Code Data and Project Data (Site Plan)	1	SBLM (architect)	04/20/2022
Response to Standards for Special Use	2	David Rojas	06/22/2022
Staff Exhibits	2	Valerie Berstene	07/14/2022

BACKGROUND

The applicant requests a special use permit for a veterinary clinic inside the existing Petco retail establishment at 17930 Halsted Street. This application is in conjunction with the application for a text amendment to allow veterinary clinics in B-4 Shopping Center District (case 22-16).

HISTORY

On August 9, 2005, the Village Board adopted an ordinance (M-1645) to amend the PUD for Washington Park Plaza. The ordinance included a use variance “to allow a veterinarian office as part of the Petco pet supply store, a tenant of Lot 1.” Per Section 44-82.h(1), “an approved variance may become null and void unless a building permit issued within 6 months of the date the variation was granted and a certificate of occupancy is issued within 1 year of the date the variance was granted.” While this location was granted a use variance to operate a veterinarian office in the Petco store in the past, the variance has expired and the business must re-apply for the use.

DISCUSSION

The applicant requests a special use permit to add veterinary services to the existing Petco retail store in Homewood. The proposed veterinary clinic would be entirely indoors, proposed as a new suite within the existing retail space. The total commercial space is approximately 15,060 sf in size. The proposed vet clinic would be approximately 2,000 sf. The addition of this special use would not have an impact on parking on the property and the location is well-served by access from Ridge Road and Halsted Street. Currently, in addition to retail sales, Petco offers pet grooming and pet adoption at the subject property.

Concurrent with this request is an application (case 22-16) for a text amendment to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use. The special use permit process allows the Planning and Zoning Commission to evaluate each requested special use permit individually and consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

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

1. The subject property is located at 17930 Halsted Street, Lot 1 of the Washington Park Plaza Planned Unit Development.
2. The applicant, David Rojas, has petitioned on behalf of the business owner, Petco Animal Supplies Stores, Inc., and the property owner, Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC.
3. Pending the adoption of an ordinance by the Village Board, the operation of a veterinary clinic in the B-4 Shopping Center District is a special use.

4. Petco Animal Supplies Stores, Inc. proposes to operate a veterinary clinic of approximately 2,000 sf entirely inside of the existing 15,060 sf retail establishment.

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:

Incorporate the findings of fact into the record; and

Recommend approval of Case 22-20 to grant a Special Use Permit to operate a Veterinary Clinic in the B-4 Shopping Center District for “Petco Animal Supplies Stores, Inc.” at 17930 Halsted Street.



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

APPLICATION FOR SPECIAL USE PERMIT

SUBJECT PROPERTY ADDRESS: 17930 HALSTED ST, HOMEWOOD, IL 60430

APPLICANT INFORMATION:

Name: David Rojas

Address: 11430 NORTH KENDALL DRIVE, Miami, FL 33176

Email: drojas@sblm.com

Phone (daytime): 305 781 2771

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Name: Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC

Address: 20 South Clark Street, Suite 3000 Chicago, IL 60603

Email: lmurphy@wilkow.com, Laura Murphy

Phone (daytime): 312 726 9622

Fax:

Describe the need for the request; please be specific:

Tenant Improvement / Interior Remodel Only: Taking a portion of existing interior retail area and adding a veterinary care office. No change to existing store footprint. Zoning text amendment and special use permit required for this zoning area per zoning official. Zoning is primarily commercial / retail. Veterinary office will be an accessory use.

Describe the present use of the subject property:

Current use / zoning is B-4, shopping center district. Shopping center includes TJ Maxx, Old Navy, Best Buy in close proximity. This is an existing Petco retail store we want to add a veterinary care office.

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: 06/24/2022

Case No.: 22-20

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

Application Fee Paid: paid via phone 06/24/2022 ☒ \$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 of Applicant

06/21/22

Date

05/26/2022

ATTN: Planning & Zoning Department

Re: Petco Store #1967-002 – Homewood, IL - Petco Veterinary and Grooming Services

To Whom It May Concern,

The Village of Homewood Planning & Zoning Department has asked for additional information about Petco's tenant improvement / remodel project within this retail store. Please know:

The existing Petco store is located in Zoning B-4, Shopping Center district. I believe major land uses, conditions or circumstances have not changed since the zoning was established. The B-4 continues to be a major shopping center for Homewood with a variety of stores including TJ Maxx, Old Navy, Starbucks and Best Buy.

There is no veterinary care office within the shopping center and should not interfere with proposed uses.

We believe the proposal for a veterinary care office would be compatible with surrounding uses. The shopping center contains a mix of retail options. The existing Petco store will benefit from housing a veterinary care option for Homewood residents. The veterinary care office will satisfy both tenant and public need. We believe the access to both pet supplies and care is beneficial to residents and would not diminish value or deter further development or use of surrounding areas.

Veterinary care services are elaborated below:

The Veterinary Services will include:

- Wellness and preventive care including routine care including nose-to-tail exams, spay and neuter procedures, vaccinations, and mass removals.
- Surgery
 - Surgeries are performed under anesthesia for various conditions. Our full-service clinics offer a variety of outpatient surgeries for pets.
- Dental cleaning and care
 - Our clinics offer anesthetized dental cleanings and procedures.
- Dermatology
 - Veterinarians can help diagnose common skin problems such as allergic reactions, infections, and parasite issues.
- Digestive Care
 - Our clinics offer diagnostic and treatment options for gastrointestinal symptoms such as vomiting, diarrhea or constipation.

No overnight stays or boarding will be permitted at this location. Should you have questions or need additional information, please do not hesitate to contact Michael Gagliolo at michael.gagliolo@petco.com

Sincerely,

Petco Animal Supplies Stores, Inc.,



STANDARDS FOR SPECIAL USE

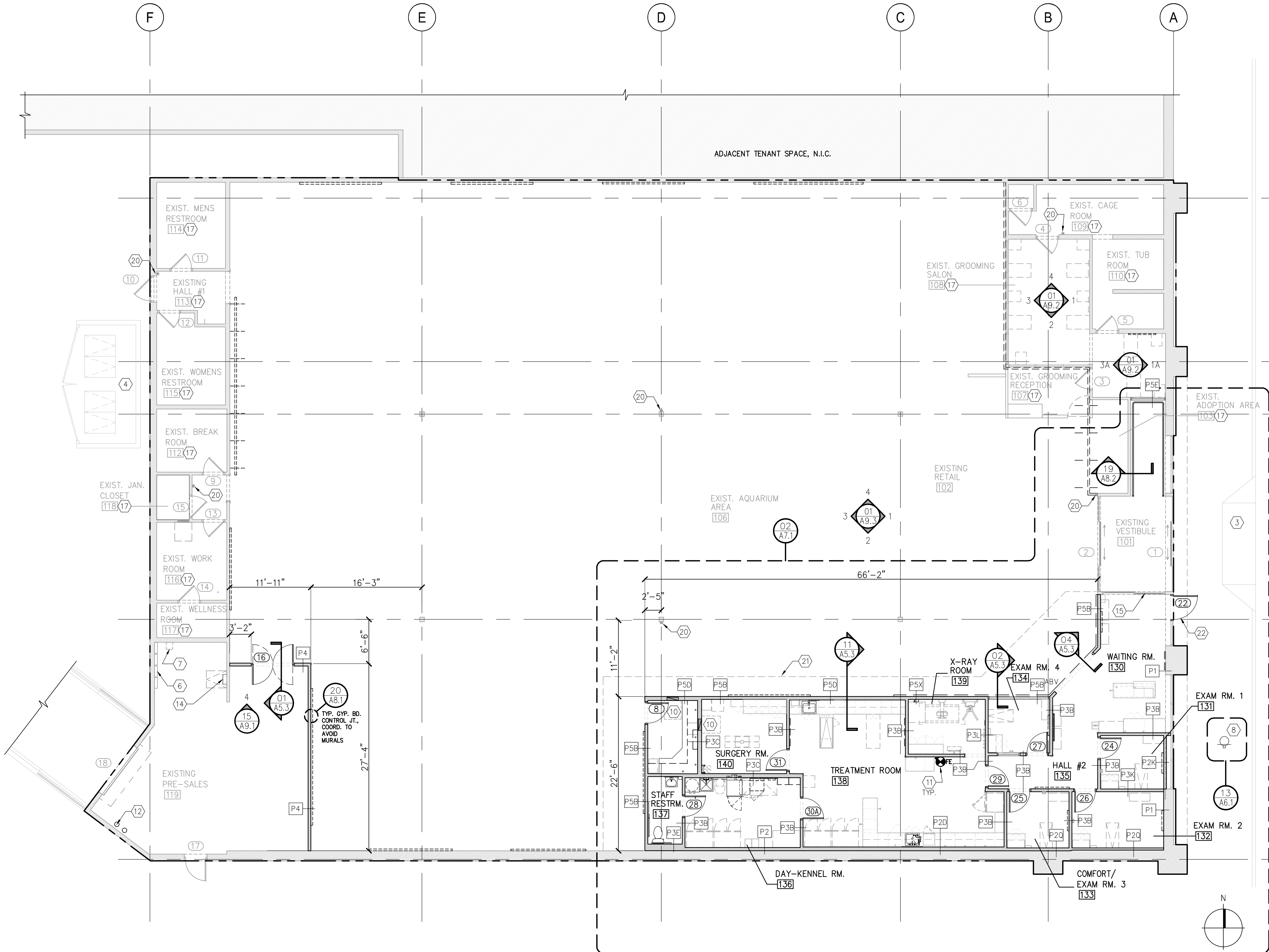
Street Address: 17930 HALSTED STREET
Zoning District: B-4 Shopping Center District
Special Use: veterinary clinic, accessory to retail

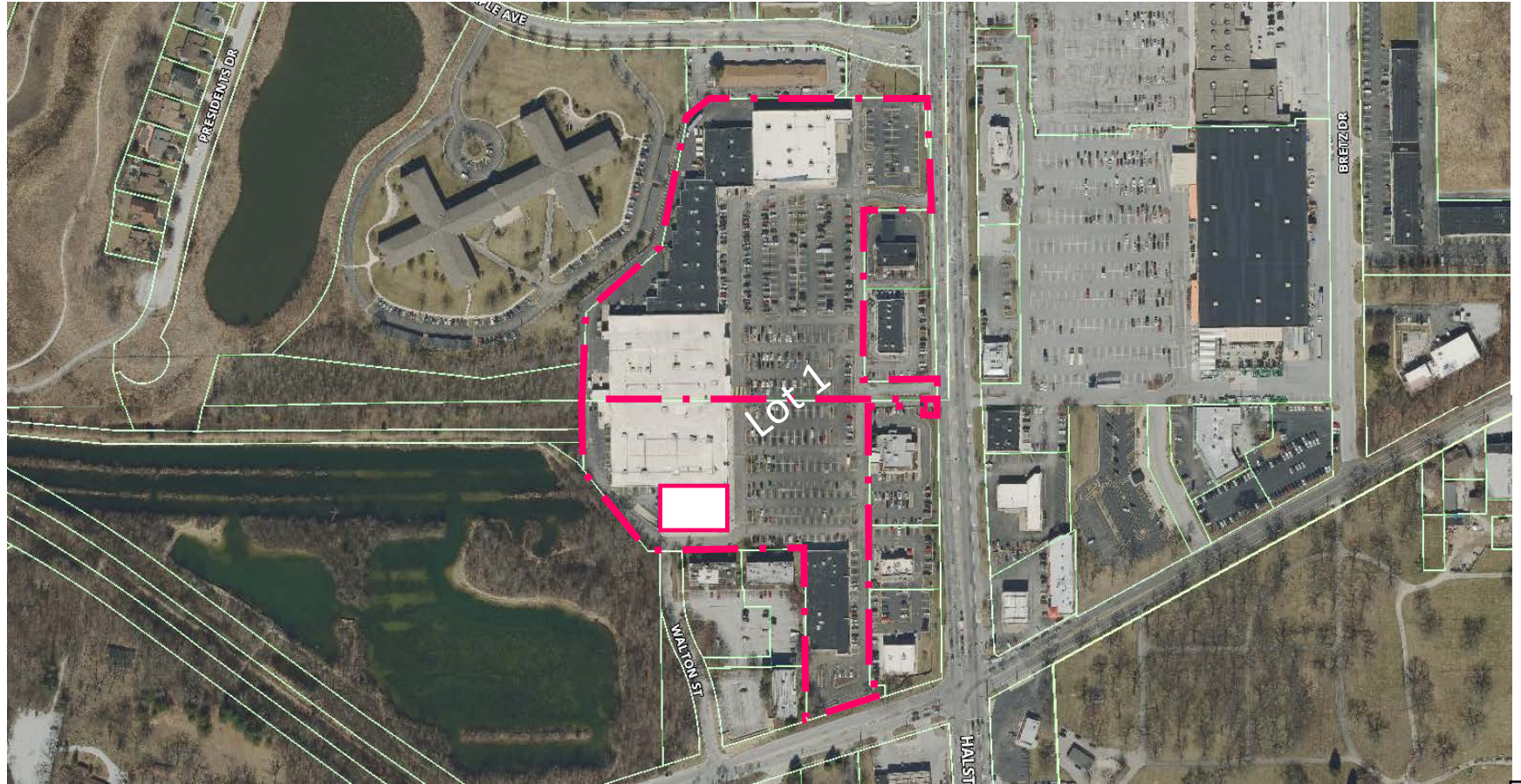
The Planning and Zoning Commission and the Village Board shall consider the following standards when evaluating an application for a special use. The responses provided shall be specific to the requested special use and property in question.

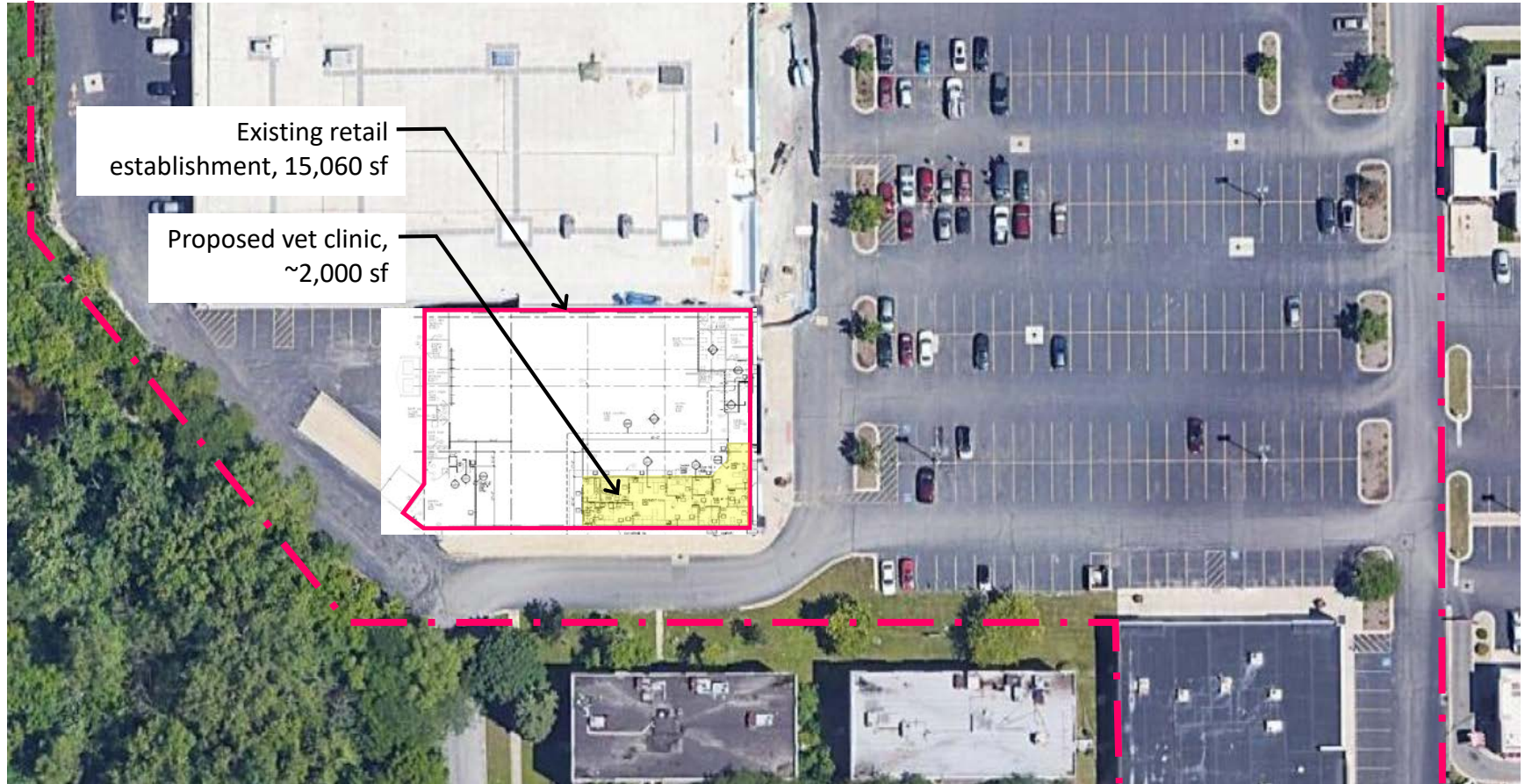
1. Is the special use deemed necessary for the public convenience at that location?
Petco retail stores offer pet and animal supplies to the public. We believe a veterinary care office is compatible with existing Petco retail store and adds to public / customer convenience.
2. Is the special use detrimental to the economic welfare of the community?
We believe the special use will not be detrimental to the economic welfare of the community. No veterinary care office currently exists in the existing shopping center. We currently offer pet vaccination services at this location.
3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
The special use will be consistent with goals and policies set forth by the Comprehensive Plan. The retail portion of the existing Petco retail store remains as primary use and veterinary care office will be treated as an accessory use to commercial / retail.
4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
The veterinary care office will be located entirely within the existing Petco retail store and will be operated in a manner that public health, safety and welfare will be protected. We have successfully added veterinary care offices to existing Petco stores nationwide.
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?
Vet care office is suitable to the use of the property (shopping center, commercial / retail uses) and will only raise the value of the current shopping center and surrounding areas.
6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
No. Vet care office will not cause substantial injury to the value other properties in the neighborhood. The office will be entirely within the existing Petco retail store.

STANDARDS FOR SPECIAL USE

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?
Yes, the vet care office will be completely within the existing Petco store and will continue to run primarily as a retail store.
8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?
No - the special use will not be injurious to the use or enjoyment of the property in the neighborhood.
9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
No - special use shall not impede the normal and orderly development of surrounding properties. The commercial zoning will remain intact seeing that the existing Petco store will run primarily as a retail store with a vet care office as an accessory use.
10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
The special use provides adequate measures of ingress and egress. The existing occupant load of pet store will decrease as a result of this scope of work.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
Yes - the vet care office is served by adequate utilities, drainage, road access and public safety. The vet care office will be an accessory use and will re-use all of the existing utilities, road access and drainage that the existing Petco store uses.
12. Will the special use substantially adversely affect one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
No - special use will not affect historical, archaeological, cultural, natural or scenic resources. The vet care office will be housed entirely within the existing Petco store.







VILLAGE OF HOMEWOOD

Item 5. E.



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-17 Garage Height Variance

APPLICATION INFORMATION

APPLICANT	David Wilk
ACTION	Variance from Section 44-144
REQUESTED	Max. Hgt for Accessory Buildings
ADDRESS	17904 Park Avenue
PIN	29-31-302-008 and -009



BACKGROUND

The applicant is requesting relief from Section 44-144 (Table 44-144.2 Summary Table of Yard and Bulk Regulations) which regulates that, in all residential districts, the maximum building height for an accessory building for a garage is 17'.

The applicant has requested a continuation of this case to the next regular meeting of the Planning and Zoning Commission on July 28, 2022.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Continue Case 22-17 to the next regular meeting of the Planning and Zoning Commission on July 28, 2022.