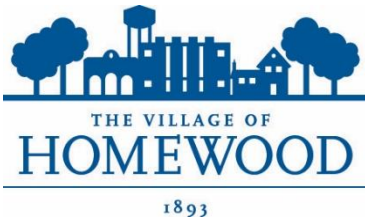


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

October 24, 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 October 10, 2024 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. Planning and Zoning Commission Training Session. Presented by the American Planning Association - Illinois Chapter, in partnership with the Chaddick Institute at DePaul University.
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=UkU5TjBQc0Y0QXkxektpaGRYdz09>

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: **October 10, 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 7:00 pm

ROLL CALL:

In attendance were Members Bransky, Cap, Castaneda, Johnson, O'Brien, Castaneda, and Chair Sierzega. Member Alfonso 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 two 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:

Staff Liaison Mesaros indicated that Assistant Director Schumerth was not in attendance and should be removed from the list of attendees.

Member O'Brien provided a statement regarding the minutes from the September 12, 2024 meeting that it is not indicated in the minutes who was answering the questions of the commissioners or the public in attendance.

Member O'Brien motioned to approve the minutes from September 26, 2024; seconded by Member Cap.

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

NAYES: NONE

ABSTENTIONS: Members Bransky

ABSENT: Member Alfonso

PUBLIC COMMENT:

None

REGULAR BUSINESS:

CASE 24-40 – SPECIAL USE PERMIT FOR SALON/SPA ESTABLISHMENT – 18215 DIXIE HIGHWAY

Meeting Minutes | October 10, 2024

Chairman Sierzega swore in the petitioner, Tracy Lance who resides in Olympia Fields, and introduced the case, and asked if any comments were received. Assistant Director Schumerth stated no comments were received.

Ms. Lance stated she currently has a business in Indiana and wishes to move it to Homewood.

Chair Sierzega asked the type of business, if there will be an expansion, the operating hours, and about peak operating hours.

- **Ms. Lance stated there would be full body services, body sculpting, face services, and spa and spa therapies. The move to Homewood would be the expansion of the business. The hours would be 9-8 Tuesday-Sunday and open on the weekends with peak times expected to be from 12-3 pm.**

Member Castaneda asked staff the number of salons/spas in the Village as the last list is from April 2022.

- **Assistant Director Schumerth stated the raw count shows 13 active within a ½ mile radius, but no percentage.**

Member Johnson asked staff about the parking because 13 spaces are needed, two spaces are in the rear for the employer and the other in front for the public, and asked where the parking is located.

- **Assistant Director Schumerth stated the lot in the rear is a shared lot with 23 spaces, 2 of which are dedicated for the business according to the applicant, but no signs are posted. There is a deficiency of 10 spaces in the lot between the 3 businesses with the remaining spaces being in front along Dixie.**

Member Johnson asked if the spaces are dedicated, if there are signs, if there would be employee parking signage, and asked how this business would be different from other salons/spas.

- **Ms. Lance stated the spaces are just shared, there are no signs, no employee parking signage, and regarding the other salons they offer nails or hair with their spa services. This business would offer skin care, waxing, full body treatments, sauna therapy, and mind/body wellness.**

Member O'Brien asked staff about the chart on page 6 and the formula and square footage that is the size of the stores, and stated the lot size on page 10 is less.

- **Assistant Director Schumerth stated that is the size of the stores/businesses with a portion of the square footage of the lot falls into the parcel for the parking. Staff Liaison Mesaros added that it is shared parking, but the lots are separate.**

Staff Liaison Mesaros asked Ms. Lance where the number came from.

- **Ms. Lance stated it came from the seller's realtor.**

Member O'Brien asked if the name of the business is staying the same.

- **Ms. Lance stated no, it's currently Facially Skin Bar, but would be changed to Pique by Facially Skin Bar with the move and explained the name came from when she climbed Mount Kilimanjaro.**

Member O'Brien asked what the "bar" in the name refers to and asked if alcohol would be served as it is indicated in the paperwork.

- **Ms. Lance stated it is just a cutesy name as is would be skin care in a bar-type setting. There would be non-alcoholic drinks designed to complement the skin care services; mocktails and spa-tails.**

Member Cap asked if there was a right of access through the easement of the building just for access not parking.

- **Ms. Lance stated yes. Staff Liaison Mesaros stated correct, no parking.**

Member Cap asked if the Brewery has been asked about using parking spaces and stated that 10 spaces is a lot to put on the public street.

- **Ms. Lance stated she had not spoken to the brewery.**

Member Bransky stated there doesn't seem to be direct competition with the existing businesses and it brings a more high end business to town.

Chair Sierzega asked the number of employees and how many would be working at a time.

- **Ms. Lance stated 4 full-time with 6 employees as well as contractor employees that would come in for yoga, classes, or meditation. There would 4 working at a time.**

Chair Sierzega asked where people would park, how they would be informed where to park, if signage would be installed and if so where it would be located, and if the customers would be able to enter through the rear of the location.

- **Ms. Lance stated the customers would park in the shared lot in the rear and would be informed via text and email. Signage would be installed if it is approved. The signage would be for 2 spaces and be on the side of the building as that is the only place they can be installed. Customers would not enter through the rear of the business.**

Chair Sierzega stated he is concerned about the lack of parking especially during peak hours with the brewery as their lot will most likely be full, and the customers would be parking on the street.

Chair Sierzega asked if the applicant had looked at the lot in the daytime and seen how much of it was being used.

- **Ms. Lance stated she checked it and the usage varied. She stated she didn't check until after negotiations were going back and forth with the realtor.**

Member O'Brien asked about the monthly events and how they would be scheduled, the times, etc., and where they would be held in the building.

- **Ms. Lance stated they would be 1 day a month on a day she is closed, but the contracted employee was coming in. They would be in the social space inside that would transform from treatment rooms. There are pocket doors that open to give more space and combine rooms.**

Member O'Brien asked staff about the zoning and if the event space was discussed and if it would be allowed.

- **Staff Liaison Mesaros stated it's not an issue as it's not the primary use.**

Member Johnson observed that in the past it was said there wasn't a lot of traffic in this area, but now it's getting busier.

Member Branksy to staff, stated the point about the beverages and that the Findings of Fact do not reference them, but Number 6 does refer to the requirements for the business would reference the liquor license so it probably doesn't need to be mentioned.

- **Staff Liaison Mesaros stated correct.**

Member Johnson asked if the way the recommendation is worded is correct.

- **Assistant Direct Schumerth stated yes, that the shared lot corresponds with the applicant's statement.**

Member Cap stated that the potential use of the space as an event space is a concern as it is uncertain how it translates to the number of people that can be accommodated. Member Cap added that employees may be working at the same time as an event and the two uses occurring simultaneously add to the parking load and the application depends on the parking availability on Dixie.

- **Ms. Lance stated the class or workshop would not exceed 10-15 people as space would be needed. They would be wellness based events and not a standing/social setting.**

Member O'Brien commented that the driveway to the North of the Brewery does not have a "Do Not Enter" sign to get into the parking lot. And added that maybe, something should be put up to identify ingress and egress for the lot as it could be a safety hazard.

Member Castaneda stated that 13 salon/spa businesses within ½ mile is concerning and the TOD plan and master plan in the works.

Member Bransky motioned to approve case 24-40 to grant a Special Use permit for a Salon/Spa Establishment in the B-2 Downtown Transition Zoning District; seconded by Member Cap.

AYES: Members Bransky, Johnson
NAYS: Members Cap, O'Brien, Castaneda, Chair Sierzega
ABSTENTIONS: None
ABSENT: Member Alfonso

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked is anything was upcoming.

Staff Liaison Mesaros stated the next meeting is the annual training session; one hasn't been held since 2019. It would be workshop style and be a refresh and any updates and legal issued that changed.

The Casino event, the Brewery is opening the 18th, and Ollie's opens the 16th.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Cap.
The meeting adjourned at 7:58 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary