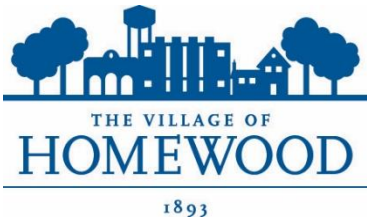


# MEETING AGENDA



## Planning and Zoning Commission

Village of Homewood

June 13, 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](mailto: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 May 23, 2024 hearing of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
  - A. Public Hearing for Case 24-14: Special Use Permit for Massage Therapy Establishment at 930 W 175th Street
  - B. Public Hearing for Case 24-15: Text Amendment to Allow Indoor Commercial Places of Assembly in M-1 Limited Manufacturing Zoning District; Amend Parking Standards for Place of Assembly Uses
  - C. Public Hearing for Case 24-11: Special Use Permit for Indoor Commercial Place of Assembly at 17811 Bretz Drive.
6. Old Business:
7. New Business:
8. Adjourn

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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

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# VILLAGE OF HOMEWOOD



**MEETING MINUTES**

**DATE OF MEETING:**

**May 23, 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 7:01 p.m.

## **ROLL CALL:**

In attendance were Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega. Members Alfonso and Cap were absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison) and Assistant Director of Economic & Community Development Noah Schumerth. There were five members of the public in the audience. The public was able to watch and listen to the meeting via Zoom webinar. There were no audience members present via Zoom.

## **APPROVAL OF MEETING MINUTES:**

Chair Sierzega requested any proposed changes to the May 9, 2024 minutes.

Member O'Brien noted that on page 6 of the minutes, the sentence:

*"Schumerth noted that this situation is why the case has two project numbers, as the variance project number was assigned after the original special use permit project number was"*

was to be considered incomplete and should be corrected to the following:

*"Schumerth noted that this situation is why the case has two project numbers, as the variance project number was assigned after the original special use permit project number was **assigned.**"*

Motion made to approve the minutes as corrected made by Member O'Brien; second by Member Castaneda. Motion carried 4-0-1.

AYES: Members Bransky, O'Brien, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: Member Johnson

ABSENT: Members Alfonso, Cap

**REGULAR BUSINESS:****CASE 24-05: Special Use Permit for Salon/Spa and Variance for Parking Requirements at 2207 W 183<sup>rd</sup> Street (Continued from May 9, 2024).**

Chair Sierzega provided a summary of the previous continuance. Assistant Director Schumerth noted that the applicants had provided additional documentation for the proposed changes several hours prior to the hearing, and that paper copies had been provided to each member of the Planning and Zoning Commission.

The applicants Elsayed Elbanna and Shareef Farhoud stated they had received estimates from contractors about the demolition of the external kennels on the front of the structure to accommodate more on-site parking at the site. The lowest cost estimate received by contractors was \$43,000, not including pavement costs. The applicant stated that this cost was infeasible and would hinder the project from being economically viable. The applicants stated that the \$50,000 to \$60,000 of additional investment in the property beyond what was already estimated for the project would be too costly.

Chair Sierzega asked if the plan was to maintain the kennel structures on the building. The applicant stated that it was the plan to maintain the kennel area and use the interior space as storage while removing the outer portions of the kennels and cleaning up the exterior of the building.

Chair Sierzega asked if the plan to potentially move the dumpster on the site to add parking spaces to the site would be feasible. Applicant Elbanna stated that it would be feasible to move the dumpster, and the removal and relocation of the existing dumpsters would add 1-2 parking spaces. Chair Sierzega asked if it was permitted to move the dumpsters. Elbanna stated that it was possible for them to move the dumpsters existing on the site.

Member Bransky asked if there would be circulation issues for garbage collection trucks caused by moving the dumpsters. Applicant Elbanna said that this would need to be assessed in architectural work for the building but was possible on the western side of the building. Member Bransky asked if there would be room for vehicles collecting trash to move. Applicant Elbanna considered alternatives for moving the dumpsters to different locations.

Staff Liaison Mesaros asked if the dumpster was on private property. Applicant Farhoud stated that the dumpster was located on private property. Assistant Director Schumerth noted that the dumpsters were located on the easternmost parcel of the three parcels making up the site. Mesaros noted that a trash enclosure would be required for any dumpster on the site with the new work on the building being completed.

Member Johnson asked if the dumpsters on the site are only used for the former animal hospital building. Assistant Director Schumerth noted that the dumpsters are only used for the animal hospital property, and that neighboring uses were prohibited from using them. Member Bransky said that Blueberry Hill has dumpsters in a separate small enclosure near its parking lot.

Member Bransky noted that the refuse company will need to be involved in the decision around where to place the dumpsters to ensure access for trash collection vehicles.

Member Castaneda asked how the applicant arrived at the prediction that 50-60% of the suites will be occupied at any given time. Applicant Farhoud stated that they had a business partner whom they worked with to estimate demand; often 70-80% of suites are filled up at any given time in salon suites uses, and demand projections were pared back.

Member Johnson asked for clarification about the proposed hours for the business. Applicant Farhoud stated that the hours for public access for appointments would be between 7:00am and 11:00pm. Member Johnson expressed concerns about the hours of operation extending until 11:00pm near residential areas and asked if it was necessary to operate the business so late. Applicant Farhoud noted that there was a bar that operated until after midnight nearby. Applicant Elbanna noted that the hours were developed in partnership with Assistant Director Schumerth as a member of staff. Member Johnson noted that the hours developed by staff were maximum hours for operation, and questioned whether all of the hours were necessary.

Assistant Director Schumerth noted that the Planning and Zoning Commission could further restrict the hours of operation allowed for the special use. Schumerth noted that the hours were similar to those applied to other special uses for other similar uses in the downtown, but that the Planning and Zoning Commission had full authority to further restrict hours beyond what is proposed by staff.

Member Johnson asked if the applicants would be present on site. Johnson expressed concerns about absentee landlords in downtown businesses allowing improper use of buildings to occur. Johnson noted that there was no office proposed for the business and asked if the owners would be present regularly on site. Applicant Elbanna stated that the owners would not be present on the site but would visit regularly to check in on tenants and the condition of the property. Elbanna noted that all building entry and activity could be monitored through the tenant app which will be used to control access to the property and provide resources to individual tenants.

Chair Sierzega asked what the hours of operation are for Lassen's Tap on 183<sup>rd</sup> Street. Assistant Director Schumerth noted that he did not know the answer readily.

A member of the audience associated with the project, Jennifer Sjoblom, noted that Lassen's Tap is open until 12am on Monday and Tuesday, 1am on Wednesday, Thursday and Sunday, and 2am on Friday and Saturday.

Chair Sierzega asked if the applicants would consider reduced hours to require closure of public access at 10:00pm. Applicant Elbanna said that they would consider it but worried that it would cause them further disadvantage against competition which can remain open for 24 hours with less use restrictions, such as the Essence Suites in Homewood opening later in 2024. Chair Sierzega asked where the competing salon suites are located in Homewood. Staff Liaison Mesaros said that they would be located on Halsted Street near Ridge Road. Chair Sierzega asked if it was located near residential areas. Mesaros said that the salon suites would not be near residential and would be in a very different kind of location than the proposed salon suites, which would be immediately adjacent to residential uses.

Chair Sierzega said his greatest concern was the residents across the street from the proposed use.

Chair Johnson said he has concerns about the "creep" of hours from the business. Johnson stated that the doors are open for access until 11pm, but that appointments could run much longer as tenants would not kick out clients at 11pm but would finish their services. Applicant Elbanna noted that even

with this being true, there is a bar next door with hours that go far later than any appointment would go.

Staff Liaison Mesaros said that the biggest challenge around hours was still around access management and understanding how activity may be controlled after hours, and that people may have parties or misuse the space after hours in a manner which could directly affect residents nearby. Applicant Elbanna stated that the leases for the tenants would be the primary method of controlling tenant access and behavior, as violations would cause leases to be terminated.

Assistant Director Schumerth asked for Elbanna to clarify the use of the app which would control building access. Elbanna said that each tenant would have an app which would allow for the front door to be unlocked and would allow for the monitoring of building access. Mesaros asked for confirmation that the app could be used to monitor overall business activity. Elbanna confirmed that this was true.

Schumerth asked for further clarification about whether time stamps could be recorded for all building entries, allowing the applicants to monitor which tenant was allowing in customers. Applicant Elbanna stated that this was true and that it could be used for lease enforcement with a high degree of detail. Schumerth also asked for clarification about how operating hours would be enforced in the app. Elbanna noted that the access management app would restrict any building access for clients at 11:00, and customer entry would be restricted.

Member Johnson asked if there was an opportunity to add detail to the condition requiring an access management application to restrict general access to the building, but then declined to request additional language in the final recommendation to the Village Board. Johnson said it would be difficult to provide additional language which would restrict access, and that it was not the Village's role to monitor the specifics of access management to the building in a manner which could be captured in special use conditions.

Member Johnson said his primary concern was that the building would solely be used for the operation of business by tenants in the space.

Chair Sierzega asked whether there was a condition related to receiving a report from the Village Engineer for this case. Assistant Director Schumerth noted that the condition that Sierzega was alluding to was related to the subdivision case which would be heard after a decision was made on the special use and variance cases.

Chair Sierzega made a call for public comment. No public comment was provided.

Member O'Brien stated his concerns about appointments and cleaning activity occurring after the 11:00pm closing time for the business. O'Brien asked if tenants would need to make appointments by 9:00pm for two hour services, or make other accommodations to ensure that appointments would conclude by the final closing time required by the special use permit conditions. Applicant Elbanna noted that the business would be run by appointment only, but that there was little that could control an appointment going past the final closing time for the business. O'Brien stated that he was worried about the "hour creep" being described as appointments run late. Elbanna noted that tenants would not generally be operating this late, and that if there was this "creep" past 11pm, tenants would be solely focused on completing work for clients and leaving. Elbanna stated that it was up to the tenants up

ensure that their appointments did not become too late beyond closing time in a manner that is inconvenient to them.

Member Castaneda agreed with Member O'Brien and said that the issue is that activity at the buildings could be occurring very late in the evening because of the nature of the appointment-based business. Applicant Elbanna said that the policies around late night work would be largely controlled by the lease. Member Johnson made a comment that the lease could control behavior and that there could be recommendations in the lease to restrict late night activity. Johnson said that the owners would have clear knowledge about what might be happening in the building at any given time.

Chair Sierzega asked if there were any changes proposed to the total number of suites in the building. Applicant Elbanna said no. Elbanna stated that the total number of suites was based on a general estimate of a maximum number of suites which the building could hold, as generated by the architect. Elbanna said the final number of suites could decrease. Sierzega confirmed that the total number of allowable suites would not be changing. Elbanna agreed and said there would be no more than 16 suites.

Assistant Director Schumerth said that the maximum total of 16 suites was established as a condition of the salon suites use, and that staff was not recommending any changes to the restriction on having more than 16 leases operable on the site at any given time.

Member O'Brien asked how many accommodations would be created for shampoo and hairdresser bowls and other uses requiring water. Applicant Elbanna said that the goal was to provide water for each individual suite as was proposed in the Chicago Heights location of the salon suites. Elbanna said that there may be alternative accommodations which need to be constructed if this goal is not able to be realized as the building engineering work is completed. Applicant Elbanna said that an alternative would be operating as other salon suites locations do, where 30 suites could be serviced by 4-5 bowls with water access on each end of the building. Elbanna said the goal is still to provide plumbing to each individual suite with a fitting which allows for a head sink and hand sink in a single unit.

Member O'Brien asked if cost estimates had been generated for the plumbing work required to complete the final buildout as intended. Elbanna said that he was aware of the cost and that the cost was significant.

Member O'Brien asked if the applicants had estimated total costs for the project. Elbanna said that they had and that the cost is significant, especially with framing out 16 suites and providing plumbing to each suite.

Member O'Brien asked if the applicants were still planning on charging approximately \$800/month. Elbanna said this was still their planned rate, with additional opportunities for weekly rentals at around \$200/month. O'Brien stated that many salons in the area charge \$1,000 – 1,200/month for salon chairs, and questioned how the business model would be successful with a charge of \$800/month per suite with the capital costs associated with the project. Member O'Brien noted that it was not in the purview of the Planning and Zoning Commission to comment on the private financial specifics of the business owners.

Chair Sierzega asked for a motion for the project. Assistant Director Schumerth provided clarification on the need to approve the variance first to allow for the special use to be considered as a hearing item.

Staff Liaison Mesaros noted that the motions were in reverse order in the packet. Schumerth noted that the correct motion to be read was on page 35 of the packet, and that it should not be confused with the original recommendation from the May 9 hearing on page 46 of the packet.

Member Johnson made a motion for approval; Member O'Brien seconded. Schumerth noted that the Planning and Zoning Commission needed to set the total number of spaces that would be varied based on the plans considered by the applicant. Member Bransky said that the changes proposed to add parking may not be feasible. Member Johnson recommended to retain the existing language for the variance recommendation.

AYES: Members Bransky, Johnson, Castaneda

NAYS: Member O'Brien, Chair Sierzega

ABSTENTIONS: None

ABSENT: Members Alfonso, Cap

Staff Liaison Mesaros noted that a motion for approval with only three votes would be considered a recommendation of denial to the Village Board and no further discussion was required on the item.

**CASE 24-12: Resubdivision, Washington Park Commercial Subdivision, 17750 Halsted Street - Preliminary Plan/Final Plat at 17750 Halsted Street**

Chair Sierzega introduced the case. Applicants Kaitlyn Colbertson and Steve Shanholtzer were sworn in to speak on the case.

Member Johnson asked if any action was needed for this case by the Planning and Zoning Commission. Staff Liaison Mesaros noted that the Planning and Zoning Commission needed to make a decision to determine the suitability of the proposed plat and make a recommendation for the Village Board's decision on the final decision of the resubdivision.

Applicant Colbertson discussed the purpose of the resubdivision to allow for the development of a quick-service restaurant proposed on the new outlot. Colbertson discussed the proposed revisions recommended by staff and Max Massi, Village Engineer, including the elimination of a sign easement and the reduction of dedication area ceded to the Village. Colbertson expressed support for the proposed revisions.

Chair Sierzega asked if there was a proposed tenant in place for the quick-service restaurant. Staff Liaison Mesaros noted that since there was no official tenant in place, staff were not at liberty to discuss the specifics of a tenant. Applicant Colbertson noted that there was not an official tenant in place.

Chair Sierzega asked if the final plat of subdivision would be revised to adjust the easements on the map and dedications to the Village. Applicant Colbertson stated that there had been discussions with Max Massi, Village Engineer, and that there had been updated drawings submitted which executed exactly what the Village Engineer wished to see in revisions, including the removal of dedications along Halsted Street and the removal of the sign easement encroaching into the new outlot. Applicant Shanholtzer noted that the Maple Avenue dedications to the Village were required because pavement area of Maple Avenue is located within the area identified for new dedications.

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Member O'Brien asked for clarification about the Lot Area tables on page 13 of the agenda packet, stating that the areas do not add up perfectly together. O'Brien also asked for clarification about the square footage included in the findings of fact and what the correct acreage should be.

Member O'Brien stated on page 14 that at the top of the page in the last bullet, the sentence was not written properly. O'Brien stated that the sentence should be: *"into the continuing land **proposed to be dedicated** to the Village of Homewood."*

Staff Liaison Mesaros noted the clarifications made by Member O'Brien.

Member Castaneda stated she had no questions and that it was a wise use of a parking lot with no parking usage.

Member Bransky asked if the monument easement issue could be explained again. Staff Liaison Mesaros noted that the monument sign that is currently on the private property on the corner of Maple Avenue and Halsted Street, and that the Village plans to move the sign on the property. Mesaros explained that with the removal of the sign, the easement was no longer needed and the land would be absorbed for full use by the property owner.

Member Bransky asked if the second condition in the recommended motion would be struck from the final motion for approval. Chair Sierzega said that this was correct. Member Bransky praised the use of the property and stated it will be a good decision to use a lot for development which currently has minimal parking demand.

Applicant Shanholtzer stated that he spoke to Max Massi, Village Engineer and stated that once all zoning approvals for special use permits or other permits were received, the site plan drawings would be finalized and the final dedication of easements or removal of other easements would be executed to respond to formal development plans.

Member O'Brien asked about the timeline for the proposed project. Applicant Colbertson noted that the goal was to list the property on the market in the week following final approval of the resubdivision. Colbertson noted that the owners wished for a quick closing on the property and a contract signed with a tenant during summer 2024. Member O'Brien asked if the property would open in 2024. Applicant Colbertson noted that it was very difficult to know. O'Brien asked if it would open by mid-2025. Colbertson stated that there was very little clarity and it would become more certain once a tenant was officially signed for the property and site plan work began.

Member Bransky made a motion to affirm the acceptability of the preliminary plan and recommend approval of the proposed resubdivision. Member Johnson paused and stated that changes were necessary to the first motion to include proposed revisions to the final plat drawing. Staff Liaison Mesaros noted that this was correct and that revisions needed to be made to remove language suggesting "all dedications" being approved and replace with language removing dedications made to the Village of Homewood only along Halsted Street.

Member Bransky made a revised motion to affirm the acceptability of the preliminary plan as revised, and recommend approval of the plat for final Village Board approval; seconded by Member O'Brien.



AYES: Members Bransky, O'Brien, Johnson, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Cap

### OLD BUSINESS:

None

### NEW BUSINESS:

Assistant Director Schumerth noted that the Planning and Zoning Commission will hear a pair of Special Use Permit applications and a text amendment for modifications to zoning requirements for place of assembly uses in the Village. Schumerth noted that the next hearing will occur on June 13.

Member O'Brien asked for more information about the text amendment proposed for the next hearing. Assistant Director Schumerth noted the music and film production use proposed in one of the Special Use Permit applications to be considered on June 13 was not currently allowed in the M-1 Limited Manufacturing zoning district. The Village has run into issues with places of assembly being proposed in the M-1 district and being potentially compatible with surrounding businesses, but being prohibited by code requirements.

Member O'Brien expressed concerns about the severe reductions in parking required by the new zoning ordinance passed in 2023, using St. John Neumann church as an example of how churches have had severely reduced parking requirements. O'Brien expressed concerns that the usage of places of assembly are not accommodated because of changes from "by unit" (seats, etc.) parking requirements to parking requirements by square foot. Member O'Brien noted that it was a "loose end" in the zoning ordinance and asked if there were opportunities to bring forward these "loose ends" for consideration.

Staff Liaison Mesaros noted that it would likely be an appropriate time to bring forward parking changes to the place of assembly uses, given the other text amendment proposed. Mesaros said that publication for the next hearing could be completed to allow for consideration of the parking changes to places of assembly uses. Assistant Director Schumerth noted that the original text amendment to allow places of assembly in the M-1 Limited Manufacturing zoning district would only pertain to *indoor commercial places of assembly*.

Member O'Brien recommended a meeting in September to assemble a list of needed small changes to the zoning ordinance to fix issues which have cropped up in zoning administration since 2023 when the code was approved. Member Bransky brought up concerns around religious institutions and place of assembly code requirements, and asked for a refresher on a previous court case involving religious protections from zoning requirements. Staff Liaison noted that the court case was a major reason to consolidate uses into a single place of assembly use category with changes to zoning administration to avoid religious discrimination in zoning practice. Staff Liaison Mesaros noted that the Village Attorney would need to be present for a discussion about these items.

Chair Sierzega asked for details about the ongoing renovation work for the train station in downtown Homewood. Staff Liaison Mesaros commented that the renovation work was to a very high standard.

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Mesaros noted two challenges facing the project were issues in procuring an elevator for the station building and the negative impact of the realignment of fare zones by Metra, which significantly reduced costs for those using the adjacent Calumet station in East Hazel Crest by placing the station in Zone 2, opposed to Homewood's location in Zone 3.

**ADJOURN:**

Member O'Brien made a motion to adjourn; seconded by Member Johnson. The meeting adjourned at 8:13pm.

Respectfully submitted,

**Noah Schumerth**

Assistant Director of Economic and Community Development

# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: June 13, 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 24-14 – Special Use Permit for Massage Therapy, Obsidian Holistic Services LLC

**APPLICATION INFORMATION**

APPLICANT	Erica Washington, Obsidian Holistic Services LLC
ACTION REQUESTED	Special Use Permit for Massage Therapy Establishment
ADDRESS	930 W 175 <sup>th</sup> Street, Suite 1E and 1NE, Homewood, IL 60430
PIN	29-29-409-020-0000

**ZONING & LAND USE**

	ZONING	LAND USE
SUBJECT PROPERTY	B-4 Shopping Center	Professional Office/Wellness Center
SURROUNDING N:	R-4 Multiple-Family Residential	Multi-Family Residential
E:	B-4 Shopping Center	Professional Office
S:	B-4 Shopping Center	Professional Office
W:	B-4 Shopping Center	Professional Office

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on May 30, 2024 letters were sent to property owners and residents within 250’.

**DOCUMENTS FOR REVIEW**

Title	Pages	Prepared by	Date
Application	2	Erica Washington, Obsidian HS LLC	04/30/2024
Special Use Standards Worksheet	2	Erica Washington, Obsidian HS LLC	05/02/2024
Narrative	1	Erica Washington, Obsidian HS LLC	04/29/2024
Floor Plan Exhibits	2	Erica Washington, Obsidian HS LLC	05/01/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	06/05/2024

**BACKGROUND**

The applicant, Erica Washington of Obsidian Holistic Services LLC, has proposed the addition of massage therapy services to an existing business at 930 175<sup>th</sup> Street, Suites 1E/1NE. The business was approved for a business operation certificate on February 2, 2023 as a wellness center offering counseling, acupuncture, reiki and other therapy services related to mental and physical health. The addition of massage therapy, including the proposed Swedish massage, deep tissue massage, cupping massage, myofascial massage, and stone massage services, requires a Special Use Permit for approval.

The use is located within a suite in a 15,000 square foot professional office center which is occupied by a range of office and personal service uses. The applicant has not proposed any alterations to the business’ current space, which is a 1,621 square foot area made up of combined suites 1E and 1NE on the first floor of the office building at 930 W 175<sup>th</sup> Street. The subject building is a three-story office building with 63 parking spaces located on-site.

The business currently operates by appointment basis only. The current hours of operation are Monday-Sunday from 8am to 7pm. The applicant has proposed massage therapy services primarily on Thursday-Sunday with appointments made with specialists. Existing services offered at the business would continue to be available on an appointment basis.

**DISCUSSION**

The Special Use Permit application must be analyzed using the Standards for Special Uses identified in Section 44-07-06 of the Village Zoning Ordinance. The applicant has provided a set of responses to each of the standards for Special Uses, which is attached as an appendix to this memo. A summary of the staff review of the Special Use Standards is included below in **Table A**.

**Table A – Special Use Standards Assessment**

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>“This location is good for massage because we are a clinical mental health and holistic health business and massage is essential to physical and mental health because it is used to release negative energy and stored trauma, assist with healing injuries and other ailments, and is used in Chinese medicine (a service already offered at the business).”</i>	Staff does not have concerns about the public convenience of the location. The location is in a regionally accessible location for a business which generally relies upon a broad market area, traveling long distances for specialized services or specific specialists offering services. The business is already offering services similar to massage, and there is minimal inconvenience associated with adding the service.

<p>Is the special use detrimental to the economic welfare of the community?</p>	<p><i>“There is no negative impact on other businesses. Massage would be helpful for other businesses because their employees or clients can find relaxation and somatic health from these services. All practitioners are licensed in the state of Illinois, so they are professional, have insurance and have ethical training.</i></p>	<p>Staff does not believe that the use will be harmful to the economic welfare of the community. While there is an increasing number of these uses moving into Homewood, this proposed use is compatible with the existing services offered at this location and will likely serve the same client base as the existing business, who are likely to become recurring customers for specific specialists.</p>
<p>Is the use consistent with the goals and policies of the Comprehensive Plan?</p>	<p><i>“Not really sure how this would fit with the Comprehensive Plan or not, as we are not building anything. We are adding an existing service to our current services available. We are bringing value to the community as there are not too many of these types of services available. In many thriving communities, holistic services are crucial to bring peace and health to the area and this will help to bring more people to the area for other services as well instead of taking those dollars to other communities that value health and wellness.</i></p>	<p>The proposed use is consistent with the Village Zoning Ordinance because of its conformance with the B-4 zoning district, which seeks to encourage more intensive commercial uses drawing regional traffic. The subject site is designated for “Commercial” use in the 1999 Future Land Use Map; the proposed use is consistent with this land use category. The use is consistent with goals to increase taxable services within Village limits.</p>
<p>Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?</p>	<p><i>“There are not negative impacts that will result from adding massage to our services.”</i></p>	<p>Staff does not have concerns about the impact of the use. The applicant has demonstrated that the use will be by appointment only, limiting traffic impacts in the office building the service is located within. The applicant has demonstrated proper registration and licensing procedures for individual specialists to avoid instances of abuse which may be made possible with the proposed use. The subject site has sufficient parking/pedestrian access to accommodate additional business activity.</p>

<p>Is the use a suitable use of the property, and will the property be diminished in value without the special use?</p>	<p><i>“The special use is suited to the space. We already provide Reiki, acupuncture, and somatic therapy in our other space. This will fit right into the space’s use.”</i></p>	<p>Staff finds that the site is suitable to accommodate the new use and that the special use is complementary services already provided at the proposed location. This use category has been allowed in this building in previous years with minimal impact on neighboring businesses.</p>
<p>Will the use cause substantial injury to the value of the property in the neighborhood?</p>	<p><i>“There will be no reason for a decrease in value. We are not changing anything about the property.”</i></p>	<p>Staff does not believe that the use will cause any injury to the broader neighborhood. There are few similar businesses in the vicinity which may have business affected by the use. The use will be fully indoors and contained within an existing active business suite with minimal external impacts. The site is suitable to handle additional business traffic.</p>
<p>Will the use be consistent with the uses and community character surrounding the property?</p>	<p><i>“This property has many services including salons, personal fitness, and our current space with holistic services. This will fit in with other available services.”</i></p>	<p>Staff finds that the proposed special use is compatible with the existing services offered at the business. Similar uses have been approved in this space with minimal negative impact, and the use is consistent with the mix of offices and personal services offered in the building currently.</p>
<p>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?</p>	<p><i>“There are not any negative impacts that will result from adding massages to our services.”</i></p>	<p>Staff finds that there will be minimal impacts on surrounding properties or businesses which will be injurious to the full enjoyment of property and the broader neighborhood as B-4 Shopping Center properties.</p>

<p>Will the use impede normal and orderly development or improvement of surrounding properties for uses permitted in the zoning district?</p>	<p><i>“There are not any negative impacts that will result from adding massages to our services.”</i></p>	<p>The proposed use will not be implemented in a manner which will affect the orderly development of surrounding properties, nor the expansion of enterprises in the office building within which the subject business is located.</p>
<p>Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?</p>	<p><i>“We are not changing anything about the property. The current ingress and egress will remain.”</i></p>	<p>Staff does not find any issues with ingress and egress which may hinder the success of the use or cause impacts on surrounding businesses. The office building has adequate vehicle and pedestrian access. No changes are proposed to access to 175<sup>th</sup> Street for all tenants, nor to access for the individual business suite within the subject building.</p>
<p>Is the use adequately served by utilities, access, and other facilities?</p>	<p><i>“No.”</i></p>	<p>The proposed use is located within an existing building with adequate utilities, access and facilities. There have been no known citations related to any of these services levied against the owner of the subject site which may call into question the adequacy of services. Applicants who are placing new business in an existing development or tenant space may mark “no” to this question – this has been previously discussed and is under consideration for revision on the application form for Special Use Permits.</p>
<p>Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?</p>	<p><i>“No.”</i></p>	<p>Staff has no concerns about impacts on unique resources from the proposed use.</p>

Staff has completed analysis of the proposed special use and has deemed the site appropriate for the operation of such a use. The following potential impacts or use-related challenges have been reviewed in greater detail warranting discussion:

**Parking:** The proposed special use is to be located within an existing office development with 63 parking spaces. The building has approximately 15,000 square feet of business space and requires approximately 50 parking spaces. The site has sufficient parking availability for the uses existing within the subject building.

Standalone massage therapy uses have a modified parking requirement, requiring 1 parking space for every 250 gross square feet of area. When considering this increased parking requirement for massage services as a standalone use within the building, the number of required parking spaces for the site increases by 2 spaces based on the area of the tenant space (1,621 square feet). The existing parking area is sufficient to handle the additional parking requirement created by this use if parking requirements are considered on a use-specific basis.

The use is being located in a business which is already in operation with an existing client base, and staff has minimal concerns about large increases in traffic related with the use. The site generally has peak hours for parking demand between 9:00am and 5:00pm on Monday through Friday, while the applicant has noted that the peak usage of the new massage services will occur between Thursday and Sunday.

**Business Center Traffic:** The proposed special use will be offered by appointment only, limiting the traffic occurring in the office center which may cause negative impacts on other tenants within the subject building.

**Licensure/Certification:** The applicant has stated that all practitioners offering massage services in the business will be fully licensed by the State of Illinois and insured appropriate for the personal services being offered at the business.

## FINDINGS OF FACT

1. The subject property is located at 930 W 175<sup>th</sup> Street.
2. The subject property is located in the B-4 Shopping Center zoning district.
3. The subject property is occupied by a single office building with approximately 15,000 square feet. The tenant space occupied by the applicant, Suites 1E/1NE, is 1,621 square feet in area.
4. The applicant has proposed a massage therapy establishment as a special use within the B-4 Shopping Center zoning district.
5. The proposed special use is to function as an additional service offered at an existing business, Obsidian Holistic Services, LLC, which was approved for business operation on February 2, 2023.
6. The site has sixty-three (63) parking spaces on site. The subject site requires fifty (50) parking spaces to meet off-street parking requirements.
7. The business will be operated from Monday through Sunday from 8:00am to 7:00pm on an appointment-only basis.
8. All practitioners offering massage therapy services will be required to be licensed by the State of Illinois and carry adequate insurance for the discharge of personal massage services.



**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

Recommend **approval** of Case 24-14 to the Village Board of Trustees, to grant a Special Use Permit to permit the operation of a *massage therapy* use in the B-4 Shopping Center zoning district by Obsidian Holistic Services, LLC at 930 W 175<sup>th</sup> Street.

APPLICATION:

# NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430



### PROPERTY INFORMATION

Street Address: 930 175th St, STE 1NE + 1E Homewood, IL 60430

Property Index Number(s): n/a

Lot Size: n/a sq. ft. n/a 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: Massage Therapy

Gross Floor Area: 400 sq. ft. Parking Provided: yes

Existing Use: Wellness center

The requested use is:

- Permitted
- Limited
- Special
- Other:

### SITE OR BUILDING CHANGES

Existing Development: n/a

Proposed Development *Check all that apply. Provide a description and metrics below.*

- New Construction  Addition  Site Alterations  Exterior Building Alterations

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

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.*

n/a

The applicant requests:

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

APPLICATION

NON-RESIDENTIAL ZONING REVIEW

APPLICANT

Name Erica Washington
Company Obsidian Holistic Services, LLC
Address 930 175th St, STE 1E, Homewood
Phone 708.433.9890 708.462.2134
Email ewashington@obsidianholistic.net
Role owner

PROPERTY OWNER

Name James Montessano
Company Four M Management
Address 1820 Harwood Ave, Homewood, IL
Ste 213
Phone 847.250.0088
Email 930building@gmail.com
Check box if the applicant is the property owner

ewashington@obsidianinstitute.org

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.

Erica Washington
Applicant Name

Erica Washington
Applicant Signature

4/30/24
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:

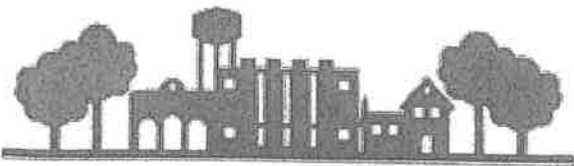
Comments/Conditions: Approved Approved with Conditions Denied Date:

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

STANDARDS FOR SPECIAL USE

Item 5. A.

2020 Chestnut Road, Homewood, IL 60430

Street Address: 930 175th St, STE 1NE and 1E Homewood, IL 60430
Requested Use: Adding massage to available services Area: 300 sq. ft.
Business Name: Obsidian Holistic Services, LLC
Applicant Name: Erica Washington Date: 4/30/24

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.

This location is good for massage because we are a clinical mental health and holistic health business and massage is essential to physical and mental health because it is used to release negative energy and stored trauma, assist with healing injuries and other ailments, used as part of Chinese Medicine which is one of the practices in the business currently.

- 2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

There is no negative impact on other businesses. Massage would be helpful for other businesses because their employees or clients can find relaxation and somatic health from these services. All practitioners are licensed in the state of Illinois, so they have insurance, professional and ethical training.

- 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.

I'm not really sure how this would fit with the Comprehensive plan because we are not building anything, but simply adding an additional service to our current services available. We are bringing value to the community as there are not many of these types of services available. In many thriving communities, holistic services are a crucial part of bringing peace and health to the area and this will help to bring more people to the area for other services as well instead of taking those dollars to other communities that value health and wellness.

- 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.

There are not any negative impacts that will result from adding massage to our services.

- 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.

The special use is suited to the space. We already provide Reiki, acupuncture, and somatic therapy in our other space. This will fit right into the space's use.

- 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?*

There will be no reason for a decrease in value. We are not changing anything about the property.

- 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.*

This property has many services including salons, personal fitness, and our current space with holistic services. This will fit in with other available services.

- 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.*

There are not any negative impacts that will result from adding massage to our services.

- 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.*

There are not any negative impacts that will result from adding massage to our services.

- 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.*

We are not changing anything about the property. The current ingress and egress will remain.

- 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.'*

No

- 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



930 175<sup>th</sup> St, Ste 1E & 1NE, Homewood, IL 60430

[www.obsidianholistic.net](http://www.obsidianholistic.net)

[ewashington@obsidianholistic.net](mailto:ewashington@obsidianholistic.net)

708-462-2134

April 29, 2024

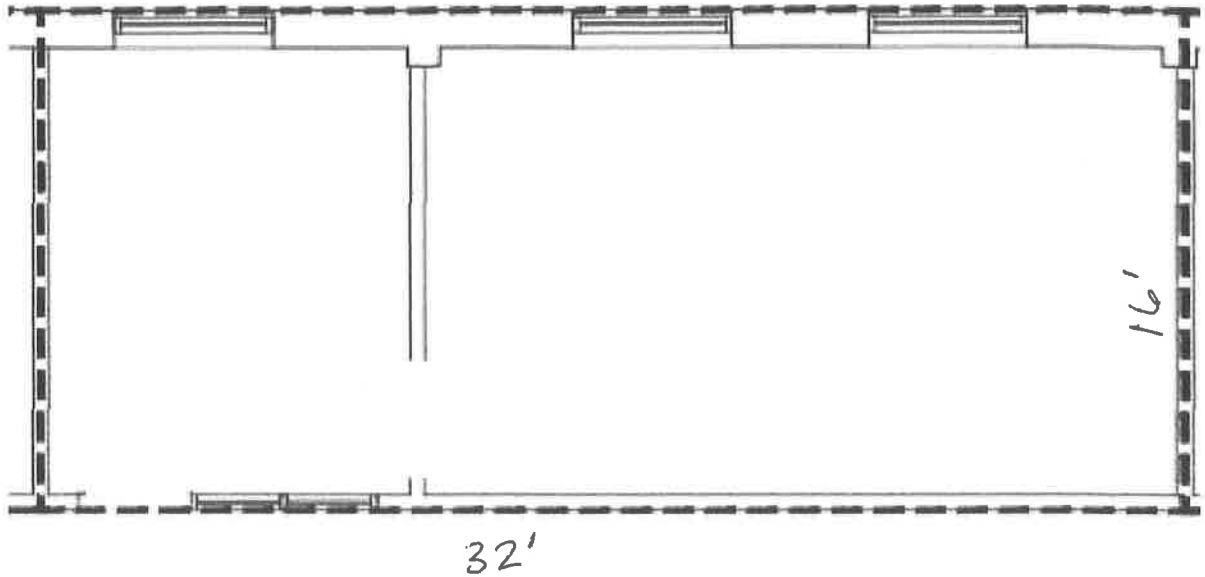
Attn: Homewood IL Board of Trustees

Obsidian Holistic Services, LLC provides clinical mental health and holistic services including individual counseling, couples counseling, mental health workshops, Reiki, Somatic/Sensory Therapy, Acupuncture, Metaphysical products, dietary consultation and herbal products. We have successfully operated in Homewood for the past year and have added an additional space to expand our practice and would like to add massage services as well. Our space is an integrated wellness center that incorporates clinical practice and holistic services for a total wellness outcome. Massage is a critical part of wellness. Manipulation of the muscles has been empirically shown to help with not only physical wellness, but mental health by lowering the stress hormones cortisol, epinephrine, and norepinephrine in the body and releasing serotonin, endorphins, and dopamine which are neurotransmitters responsible for, happiness, pleasure, alleviate pain, lower stress, improve mood, and enhance your sense of well-being. All clinicians who will work in space are licensed with the state of IL and carry their own professional liability insurance. The space used for Reiki/Somatic therapy services will be utilized for massage. There are no permanent alterations being made to the space, nor the property.

Our normal hours of operation are Monday – Sunday 8am – 7pm. Peak days for massage clients are Thursday – Sunday. Services, provided included Swedish massage, deep tissue massage, hot stone massage, myofascial release, stretching, myofascial adjustment, cupping massage, moxibustion, and acupressure.

Best regards,

Erica Washington, MA, LCPC, NCC  
Director - Clinical Mental Health and Holistic Health Services  
Obsidian Holistic Services, LLC



Suite 1NE

~~558~~ RSF  
512 ft<sup>2</sup>

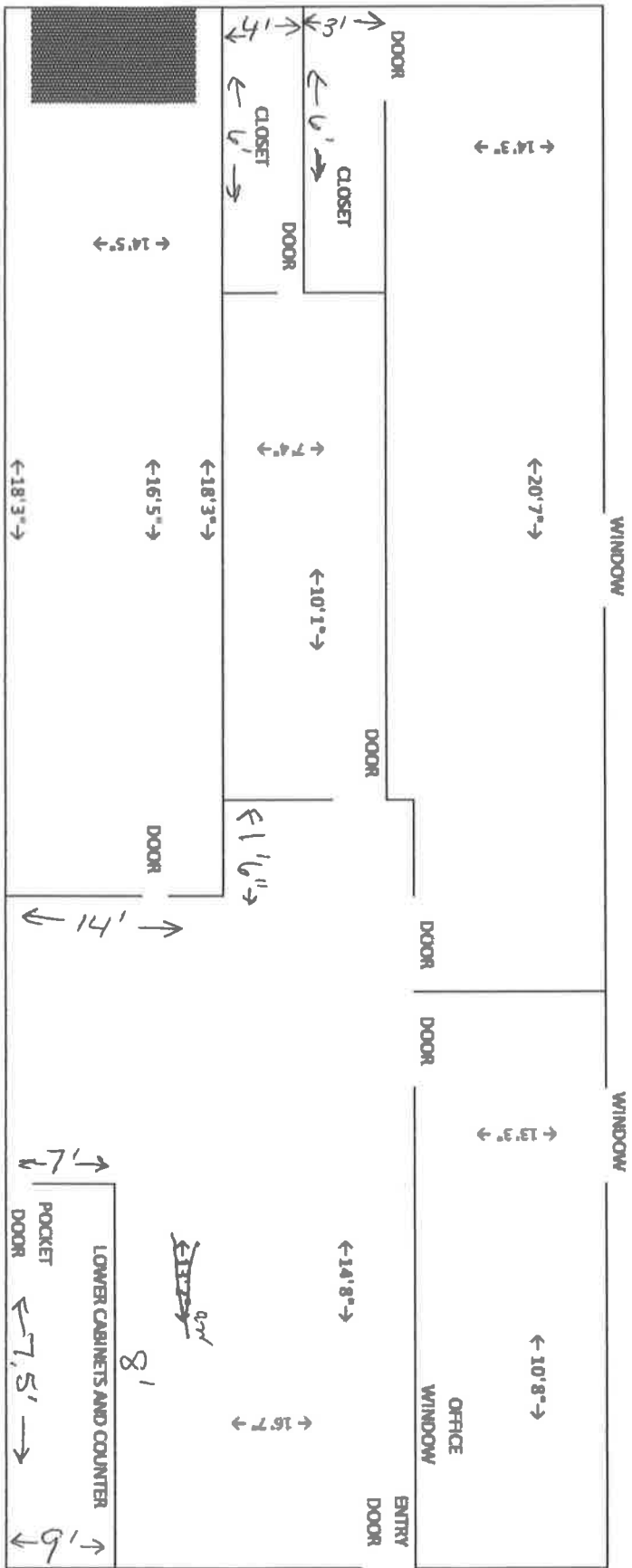
1 FLOOR PLAN  
1/8" = 1'-0" 

GENERAL NOTES:

930 W. 175<sup>th</sup> St.  
Homewood, IL



Four M Management



1109.04 sq ft Suite 1E







# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING:** June 13, 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 24-15 – Text Amendment to Allow Indoor Commercial Places of Assembly in M-1 Limited Manufacturing Zoning District; Amend Parking Standards for Place of Assembly Uses

**APPLICATION INFORMATION**

APPLICANT	Village of Homewood
ACTION REQUESTED	Text amendment to support Indoor Commercial Place of Assembly use in M-1 zoning district and amend parking standards for place of assembly use categories.
ADDRESS	N/A
PIN	N/A

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on May 30, 2024. This case affects a Village-wide zoning text amendment, and no additional mailed notice was required to notify individual property owners of proposed changes.

**SUMMARY OF PROPOSED CHANGES**

Planning staff from the Village of Homewood have proposed text amendments to the Village zoning ordinance to accommodate the following changes to requirements for places of assembly:

<b>1</b>	Amend Table 44-03-04 to allow <i>Indoor Commercial Place of Assembly, &lt;5,000 Square Feet</i> and <i>Indoor Commercial Place of Assembly, &gt;5,000 Square Feet</i> uses in the <b>M-1 Limited Manufacturing</b> zoning district as a <b>special use</b> .
<b>2</b>	Amend Table 44-05-02 to adjust off-street parking requirements for places of assembly uses to accommodate increased parking for uses with fixed seating and other use-specific modifications to place of assembly uses.
<b>3</b>	Review use-specific standards in 44-04-04 to ensure compatibility with purposes and goals of the M-1 Limited Manufacturing zone.

**BACKGROUND**

In 2023, the Homewood Zoning Ordinance received a full rewrite to modernize the ordinance. One element of this rewrite was the combination of a range of uses into a single set of uses known as *Places of Assembly* uses. There are four types of places of assembly in the Homewood Zoning Ordinance:

<b>Commercial Place of Assembly</b>	<b>Indoor</b>	<b>“An enclosed building wherein individuals or groups of people gather for an attraction or service used for commercial purposes</b> , such as but not limited to, recreation establishment, theaters, ice rinks, art galleries, live performance theaters, learning centers, clubs or lodges, exhibit halls and experiential retail where merchandise for sale is accessory to the principal use as a gathering place structured around an activity including, but not limited to, art, live music, or visual displays.”
	<b>Outdoor</b>	“Premises wherein individuals or groups of people gather outside a building for an attraction or service used for commercial purposes, such as but not limited to, outdoor recreation establishment, miniature golf courses, and ice rinks.”
<b>Non-Commercial Place of Assembly</b>	<b>Indoor</b>	“A building wherein individuals or groups of people gather for an attraction or service not used for commercial purposes such as but not limited to, community centers, learning centers, clubs or lodges, exhibit halls, civic organizations, lodges, libraries, museums, municipal buildings, auditoriums, or religious institutions.”
	<b>Outdoor</b>	“Premises wherein individuals or groups of people gather outside a building for an attraction or service not used for commercial purposes such as but not limited to, community centers, fraternal or civic organizations.”

The combination of uses into simplified *place of assembly* categories was designed to promote easier zoning administration and avoid challenges which arise from zoning regulations applied to specific *place of assembly uses*, especially civic and charitable institutions.

The “places of assembly” category is wide-ranging with many potential uses. Many *place of assembly* uses require large areas of minimally divided space, which are common in buildings found and permitted in Homewood’s M-1 zoning district. The M-1 zoning district is designed to accommodate uses requiring strong regional accessibility, which is also required by many *place of assembly* uses. The M-1 zoning district is diverse and includes many buildings which may be suitable for *place of assembly* uses.

Village staff has received a range of requests for *indoor commercial place of assembly* uses in the M-1 Limited Manufacturing zoning district. Restriction of the *indoor commercial place of assembly* use category may be hampering opportunities to grow new businesses and increase economic development without causing negative impacts on surrounding land uses and the broader community.

The new Homewood Zoning Ordinance simplified parking requirements for places of assembly, changing use-specific requirements (i.e. 1 space per 4 seats, etc.) to a single square footage requirement for

parking (i.e. 1 space per 300 square feet) for all places of assembly. In response to previous feedback from the Planning and Zoning Commission and review of requirements for similar uses in peer communities, Village staff has proposed a hybrid set of parking requirements for places of assembly uses with requirements set apart for uses with those with fixed seating. The revised parking requirements will improve parking administration for all places of assembly while maintaining a range of different land uses encompassed in the places of assembly use category. The changes will also provide adequate support for the proposed addition of indoor commercial places of assembly.

## CONTINUATION

Village staff preparing the language for this text amendment have recommended that the item be continued from **June 13, 2024** to a new hearing date on **June 27, 2024**. This continuance has been proposed for several reasons:

### Request for Additional Time for Research

Staff continue to prepare research findings from peer communities and planning best practices about how to manage parking for place of assembly uses, which are notorious for being variable in their use and level of demand. Staff has requested additional time to finalize research findings and present zoning language which can provide a long-term, sustainable solution to parking for these uses.

### Special Use Permit Application Concurrent with Text Amendment

Additionally, there is an active Special Use Permit proposal which will be affected by the changes to permitted uses proposed in this text amendment, as the applicant has proposed the operation of an *indoor commercial place of assembly* (music and art production studio) within the M-1 Limited Manufacturing zoning district at 17811 Bretz Drive, where it is currently not permitted. Staff has previously discussed consideration of *place of assembly* uses within the M-1 Limited Manufacturing zoning district, and the case has prompted consideration of potential changes to permitted uses. The applicant pursuing a Special Use Permit for the *indoor commercial place of assembly* use was also found to be in need of a Variance for the proposed business to allow operation on a street which is not a collector or arterial street, and is still preparing this application for review.

Staff recommends that the text amendment, Special Use Permit and Variance applications all be heard together as related cases, and given that the result of the Special Use Permit case and its accompanying Variance case is dependent on the decision made on the proposed text amendment.

### Legal Notice

Finally, Village staff wish to provide greater clarity in the legal notice and description of the case, which originally included changes to permitted and special uses the B-4 Shopping Center zoning district while omitting review of the use-specific regulations for places of assembly found in the Homewood Zoning Ordinance. Village staff have rewritten legal notice for the June 27, 2024 hearing which has corrected these errors and provided greater specificity about what proposed amendments are to be considered by the Planning and Zoning Commission.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

**Continue** Case 24-15 to the **June 27, 2024** hearing of the Planning and Zoning Commission.

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: June 13, 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 24-11 –Special Use Permit for Indoor Commercial Place of Assembly at 17811 Bretz Drive

### APPLICATION INFORMATION

APPLICANT	Arnell Newman, Soulistic 360
ACTION REQUESTED	Special Use Permit for Indoor Commercial Place of Assembly
ADDRESS	17811 Bretz Drive, Homewood, IL, 60430
PIN	29-33-100-067

### LEGAL NOTICE

Legal notice was published in Daily Southtown on May 30, 2024. Letters were sent to property owners and residents within 250’.

### BACKGROUND

The applicant, Arnell Newman of Soulistic 360, has proposed the operation of a professional studio for film and music production in an existing tenant space at 17811 Bretz Drive. The proposed business will occupy approximately 3,000 square feet of gross floor area, with a mixture of offices, production areas and other service areas related to the production of music and film products. The tenant space is located in a multi-tenant commercial center located within the M-1 Limited Manufacturing zoning district, which has an arrangement of office and flex spaces designed to host a wide range of uses. The site has 145 parking spaces and multiple access points to Bretz Drive.

The proposed use falls within the definition of an *indoor commercial places of assembly* use, which is defined as:

*“An enclosed building wherein individuals or groups of people gather for an attraction or service used for commercial purposes, such as but not limited to, recreation establishment, theaters, ice rinks, art galleries, live performance theaters, learning centers, clubs or lodges, exhibit halls and experiential retail where merchandise for sale is accessory to the principal use as a gathering place structured around an activity including, but not limited to, art, live music, or visual displays.”*

This use is currently not permitted in the M-1 Limited Manufacturing zoning district. Village staff has proposed a concurrent ordinance to permit the operation of *indoor commercial places of assembly* as a

special use within the M-1 Limited Manufacturing zoning district. The proposed special use must be approved concurrent with or at a successive hearing following the approval of the text amendment to allow consideration of the special use by the Village Board of Trustees.

Additionally, a Variance from Section 44-04-04 of the Homewood Zoning Ordinance will be required to permit the operation of an *indoor commercial place of assembly* at 17811 Bretz Drive. Use-specific standards for place of assembly uses require such uses to be located on collector or arterial streets, prohibiting placement on local streets. The commercial center at 17811 Bretz Drive is located on a local street which provides access to nearby commercial buildings, near the intersection of Bretz Drive and Ridge Road. The applicant is currently preparing an additional application for a variance.

**CONTINUATION**

Village staff are requesting a continuance for Case 24-11 from June 13, 2024 to a new hearing date on **June 27, 2024**. The continuance has been proposed for the following reasons:

Request for Additional Time for Research

Staff are currently preparing a text amendment to permit *indoor commercial places of assembly* as a special use within the M-1 Limited Manufacturing zone, in addition to reviewing of parking requirements and other standards related to *place of assembly* uses. Staff has requested continuation of this amendment to allow additional time to review best practices for parking management for *place of assembly* uses. The approval of this amendment will be required to approve the proposed special use.

Concurrent Review with Variance

The proposed special use requires a variance in order to operate at 17811 Bretz Drive. This variance is to be considered at the same time as the special use permit application. The applicant is currently preparing this application for consideration at the **June 27, 2024** hearing. Staff has requested continuance of the special use permit case to ensure that the variance can be heard concurrently with the special use permit application which requires the variance.

Legal Notice

The required variance application requires legal notice in the paper of record at least 15 days prior to the hearing date for the variance. This legal notice must be published no later than June 13, 2024. This variance item was not published in the May 30, 2024 notice for the June 13, 2024 hearing of the Planning and Zoning Commission. Notice for the variance will be published with the notice for the **June 27, 2024** hearing date.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

The Planning and Zoning Commission may wish to consider the following motion:  
  
**Continue** Case 24-11 to the **June 27, 2024** hearing of the Planning and Zoning Commission.