

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 25, 2022

To: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for a baseball academy (learning center) at 17829 Bretz Drive

PURPOSE

Homewood Baseball Academy has submitted an application to install and operate batting cages for baseball training at 17829 Bretz Drive. Baseball batting cages are classified as a “learning center” in the Village Zoning Ordinance. Learning Centers require a special use in the M-1 zoning district in which the subject property is located. A special use allows the opportunity for the village to consider the impact the proposed use may have upon neighboring lands and the public need for the proposed use at the subject location.

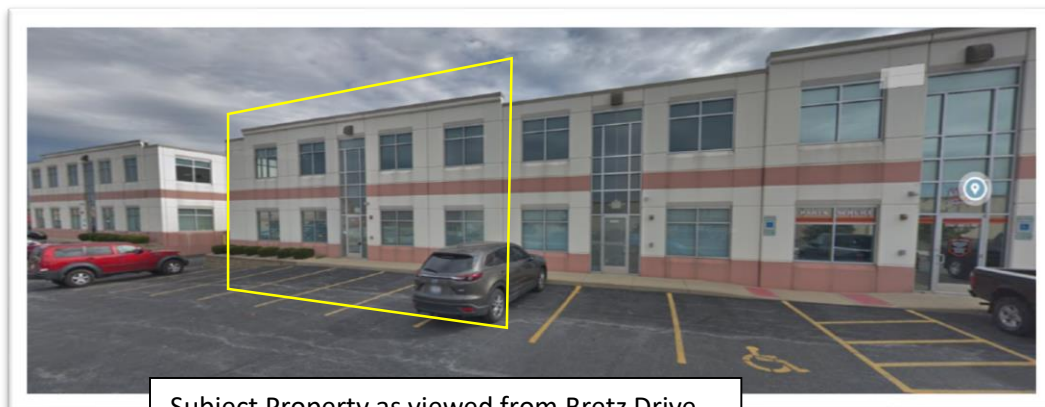


Subject Property

PROCESS

Homewood Baseball Academy has a lease for one unit (3,000 sq. ft.) within a multi-tenant commercial building. The subject property is part of a business park with three buildings. The proposed space is currently vacant; it was most recently leased as automotive accessories and warehouse storage space. Other uses within the buildings include a crematorium, brewery and taproom, and a baseball bat manufacturer (Homewood Bat).

At its regular meeting on January 13, 2022, the Homewood Planning & Zoning Commission reviewed the request for a special use permit.



Subject Property as viewed from Bretz Drive

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

1. Is deemed necessary for the public convenience at that location. *Facilities offering baseball batting practice provide a public convenience to residents of Homewood and neighboring communities.*
2. Is not detrimental to the economic welfare of the community. *Occupancy of this space by the proposed business eliminates vacancy in the building.*
3. Will be consistent with the goals and policies of the Comprehensive Plan. *The continued development of industrial areas is a defined goal in the Comprehensive Plan.*
4. Is so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected. *The tenant space is located in a center that can accommodate multiple tenants. The neighboring uses are compatible with this use. A variety of uses have been permitted in the Homewood Business Park including a brewery, a bat company, and a crematorium.*
5. Is a suitable use of the property and, without the special use, the property will be substantially diminished in value. *The unit is currently vacant; therefore, occupancy increases the value of the property. The subject property is zoned Limited Manufacturing and learning centers are allowed as a special use in this district.*
6. Will not cause substantial injury to the value of other property in the neighborhood in which it is located. *The area is zoned Limited Manufacturing which is suitable for relatively intensive uses of land, such as manufacturing, assembly, warehousing, distribution and related activities. This use is less intensive than is typical for the district in which it is located.*
7. Will be consistent with the uses and community character of the neighborhood surrounding the parcel. *Surrounding land uses include Commercial and Limited Manufacturing. Sports activity centers are a typical use in the types of buildings that are found on Bretz Drive due to their high ceilings and relatively low rent to floor area ratios. The proposed use is consistent with uses allowed in those areas.*
8. Will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district. *Parking for the proposed use is immediately adjacent to the unit. Traffic and noise impact is minimal for an area that is designed for manufacturing, assembly, warehousing, distribution and related activities.*
9. Will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. *This proposed use is allowed as a special use in this district.*

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10. Provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets. Adequate access is provided.
11. Is served by adequate utilities, drainage, road access, public safety and other necessary facilities. The area is developed and currently served by adequate utilities.

The Planning & Zoning Commission, with all (seven) members present, unanimously recommended approval of a special use permit.

OUTCOME

After consideration of public testimony, the following Findings of Fact (as proposed or amended) by the standards set forth in Section 2.16 may be entered into the record:

1. The subject property is located at 17829 Bretz Drive;
2. The space is owned by Nola North;
3. The space is leased by Homewood Baseball Academy, Inc.
4. Homewood Baseball Academy proposes to operate batting cages within the current multi-tenant commercial building at the subject location;
5. The subject property is located in the M-1 Limited Manufacturing District;
6. A baseball academy, defined as a “learning center,” is permitted as a special use in the M-1 district; and
7. The subject property has adequate onsite parking spaces.

Approval of the special use allows a new business to open in a vacant commercial space. A baseball academy will provide a service of training youth for sports.

FINANCIAL IMPACT

Funding Source: No Financial Impact

- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit to allow the operation of a baseball academy (learning center) at 17829 Bretz Drive in Homewood.

ATTACHMENT(S)

Ordinance