

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: April 27, 2023

**To:** Planning and Zoning Commission

**From:** Valerie Berstene, Village Planner

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 23-11: Special Use Permit for a Salon at 1918 Ridge Road

## APPLICATION INFORMATION

APPLICANT	Chanell Dillard
ACTION REQUESTED	Special Use Permit for a Salon
ADDRESS	1918 Ridge Road
PIN	29-31-400-037-0000 and -038-0000

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Multi-Tenant Shopping Center
<b>PROPOSED</b>	<b>B-2 Downtown Transition</b>	<b>Multi-Tenant Shopping Center</b>
SURROUNDING	N: R-1 Single Family Residences	3-flat Residences
	E: B-2 Downtown Transition	Professional Offices
	S: PL-2 Public Land and Open Space	Institutional (Post Office)
	W: B-2 Downtown Transition	Restaurant (Asian Harbor)

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 12, 2023; letters were sent to 35 property owners and residents within 250'.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Chanell Dillard	03/28/2023
Response to Special Use Standards	2	Chanell Dillard	03/28/2023
Letter of Owner's Consent	1	Patrick Brady	03/13/2023
Floor Plan	1	Right Size Facility	04/13/2020
Staff Exhibits		Valerie Berstene	04/27/2023

## BACKGROUND

The subject property is a tenant space within a multi-tenant shopping center. The building is located on the corner of Ridge Road and Gottschalk Avenue and includes the following addresses: (1918 Ridge Road, 1914-1916 Ridge Road, and 18040 – 18036 Gottschalk Ave). The subject property including the multi-tenant building and associated parking lot is two parcels held in common ownership. The building fully located on parcel -038 to the east and the parking lot located on parcel -037 to the west.

*A multi-tenant shopping center is defined as: “a group of 3 or more commercial establishments, including but not limited to: restaurant, personal services, professional office, and retail uses; planned, constructed, and co-located on a single site. Multi-tenant shopping centers contain individual tenant spaces for each commercial establishment that have a separate exterior entrance and are separated by a party wall. Off-street parking provided on-site is often shared between the uses located on the site.”*

The applicant, Chanell Dillard, requests a special use permit to operate a salon “Beauty Junkie Studios” within a 900-square foot unit at 1918 Ridge Road in the B-2 Downtown Transition zoning district.

## HISTORY

The tenant space was previously home to the Evan John Salon, established in 2010. At that time, a special use permit was not required for a salon. Village records show that this tenant space has been a salon dating back as far as 1984.

Other uses in the multi-tenant building include Johnson Medical Supply and Simply Massage (Case 22-21, Ordinance M-2224).

## DISCUSSION

### Business Operations

As provided by the applicant, the business operations will be the following:

- Services provided are hair and nail services, waxing, lash services, facials, and make-up.
- Hours of operation will be Monday 8:00 am – 4:00 pm; Tuesday – Saturday 8:00 am – 10:00 pm; and closed Sunday.
- The business will employ 5 cosmetologists, 2 nail technicians, 1 esthetician, and 1 make-up artist. During hours of operations there will be all nine service providers and up to 18 people in the salon.
- The average client stay will range from 1.0 hour to 2.5 hours, depending on the services provided.

### Parking

The subject property is one space within a multi-tenant shopping center. The zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The gross floor area for the multi-tenant shopping center is 5,890 square feet, requiring 20 parking spaces ( $5,890/300 = 19.63$ ). The property has 23 off-street parking spaces, as well as available on-street public parking.

The parking meets the zoning requirements.

### Standards for Special Use

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

The Homewood Zoning Ordinance classifies salon and spa uses as a special use in the B-2 Downtown Transition District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually and to 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.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use in evaluating the appropriateness of the proposed use at the subject property. The Standards are a tool for making a determination with a basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

### Lots in Common Ownership

During discussion for Case 22-21 Special Use Permit a spa, Simply Massage, located on the subject property at 18036 Gottschalk Avenue, Staff identified that the subject property is two parcels in common ownership (PINs 29-31-400-037 and -038). The building is located on one parcel (-038) with the parking lot located on the other parcel (-037). At that time, the Planning and Zoning Commission recommended that the owner work with Staff to complete a lot consolidation. While Staff has been in communication with the owner, the lot consolidation has not been filed. Staff have spoken with the property owner in advance of this hearing and invited him to attend. He will be present to discuss the property with the Planning and Zoning Commission and answer questions.

### **FINDINGS OF FACT**

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for a Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is a 900 square feet tenant space located at 1918 Ridge Road in the B-2 Downtown Transition District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.

### **RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

Recommend approval of Case 23-11 to grant a Special Use Permit for a Salon in B-2 Downtown Transition District for “Beauty Junkie Studios” at 1918 Ridge Road; and

Incorporate the findings of fact into the record.