

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 11, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-09: Special Use Permit for a Spa at 18350 Kedzie Avenue, Suite 200
Additional Information on Licensure

Please refer to the April 27, 2023 packet for the information previously provided.

ADDITIONAL INFORMATION

Following the discussion at the Planning and Zoning Commission meeting on April 27, 2023, Staff received additional information related to the required licenses for the proposed body contouring services:

1. The Illinois Department of Financial and Professional Regulation provided a response to the Village's inquiry, indicating that these services are regulated in the same manner as cosmetology, esthetician, and massage – only one of these licenses is required.
2. Staff consulted with Village Attorney, Chris Cummings, who confirmed that licensing for these services is handled exclusively by the State of Illinois. For both non-Home Rule and Home Rule communities, licensing is the exclusive jurisdiction of the State. The Village may regulate the use, but not the licensing. This is similar to child care centers, or professions such as a dentist or engineer, all of which are licensed by the State, but the land use regulated by the local municipality.

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 tenant space located in Suite 200 of a two-story multi-tenant building at 18350 Kedzie Avenue in the B-3 General Business District.
2. A spa is classified as a special use in the B-3 district, per Table 44-03-04 of the Homewood Zoning Ordinance.
3. The proposed business will operate within an existing building that is adequately served by utilities and access.
4. The existing property provides 30 off-street parking spaces in a parking lot. Additionally, there are nine on-street parking spaces adjacent to the property. The property has been continuously operating as a multi-tenant building and meets the parking requirements.

5. Village Staff will confirm that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate.

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, written in the affirmative:

Recommend approval of Case 23-09 to grant a Special Use Permit for a Spa in B-3 General Business District for “Glamour 1 Productions” at 18350 Kedzie Avenue, Suite 200; and

Incorporate the findings of fact into the record.