

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 13, 2023

To: Planning and Zoning Commission

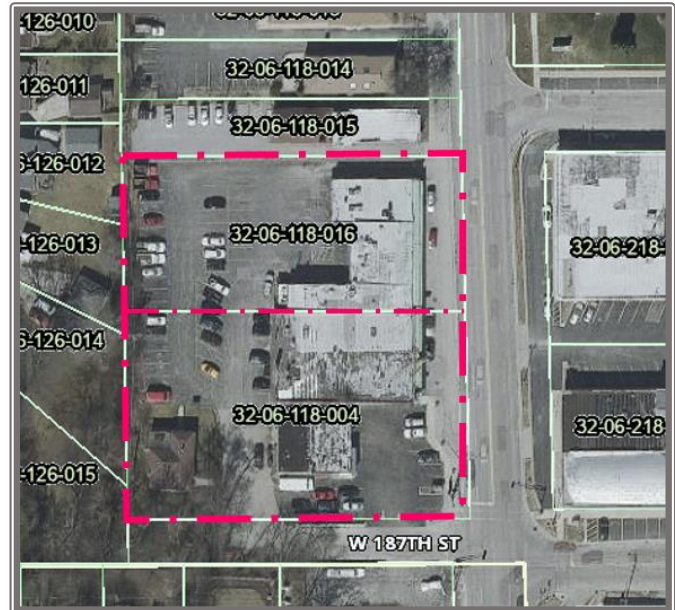
From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-08: Special Use Permit for a Salon at 18668 Dixie Highway

APPLICATION INFORMATION

APPLICANT	De Shola Spencer
ACTION REQUESTED	Special Use Permit for a Salon
ADDRESS	18668 Dixie Highway
PIN	32-06-118-016-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business District	Vacant Tenant Space in a Multi-Tenant Shopping Center
PROPOSED	B-3 General Business District	Salon Establishment in a Multi-Tenant Shopping Center
SURROUNDING	N: B-3 Community Business District	Professional Offices
	E: B-3 Community Business District	Multi-Tenant Shopping Center
	S: Flossmoor	Vacant Commercial Property
	W: R-2 Single Family Residential District	Single Family Residences

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Tuesday, March 28, 2023; and letters were sent to 45 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	De Shola Spencer	03/23/2023
Response to Special Use Standards	2	De Shola Spencer	03/22/2023
Letter of Owner’s Consent	1	Emma Hencke	03/22/2023
Floor Plan	1	-	-

Title	Pages	Prepared by	Date
Staff Exhibits	4	Valerie Berstene	04/13/2023

BACKGROUND

The subject property is a tenant space in a multi-tenant shopping center. The parcel is held in common ownership with the parcel to the south which includes additional tenant spaces in a multi-tenant shopping center and a motor vehicle services business. 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, De Shola Spencer, requests a special use permit to operate a salon establishment, The Natural You, LLC within a 540 square feet unit at 18668 Dixie Highway in a multi-tenant shopping center (18660 – 18668 Dixie Highway) in the B-3 General Business District.

HISTORY

On February 28, 2023 the applicant was granted a special use permit for a salon for a neighboring tenant space at 18664 Dixie Highway (Case 23-01; Ordinance M-2240). Following the completion of the entitlements process, the applicant learned that renovations to the space necessary to operate her business would be cost prohibitive and she decided to pursue this adjacent tenant space at 18668 Dixie Highway, better suited to the needed renovations.

The subject property was constructed in 1952. Most recently, this tenant space was occupied by ‘Breaking Point,’ a “rage room” classified as Indoor Amusement by the previous zoning ordinance. Prior to that business, the space has been home to a medical office specializing in prosthetics, an office space, and a travel agency.

DISCUSSION

The details of this requested special use permit are consistent with the previous special use permit (case 23-01). The tenant space of the subject property is slightly smaller at 540 sf (compared to 560 sf at 18664 Dixie).

The proposed space is recently vacated by ‘Breaking Point’. Other uses in the building include professional offices and personal services (insurance agency, driving school, staffing agency), a salon establishment, retail, and several vacancies. The applicant proposes to open a hair salon to serve clients on an individual basis, by appointment.

As the subject property is a tenant space in a multi-tenant shopping center, the zoning ordinance requires 1 parking space per 300 gross square feet (GSF). The multi-tenant shopping center, which occupies two lots held in common ownership, totals approximately 12,500 GSF, thereby requiring 42 parking spaces. The off-street parking provided on the sites totals 54 spaces, ensuring adequate parking

for the proposed business. (The motor vehicle services co-located on the southern parcel of the two held in common ownership, and its surrounding parking, is not included in the parking calculations.)

The Homewood Zoning Ordinance classifies salon and spa establishment uses as a special use in the B-3 General Business 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.

Standards for Special Use

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

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 rational basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on the health, safety, and welfare of 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.

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 540 sf tenant space located at 18668 Dixie Highway in the B-3 General Business 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.
3. The proposed business will not have a negative impact on other surrounding businesses or properties.

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 23-08 to grant a Special Use Permit for a Salon Establishment in B-3 General Business District for “The Natural You, LLC” at 18668 Dixie Highway; and

Incorporate the findings of fact into the record.