

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: December 8, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Economic and Community Development Director

Topic: Case 22-35, Special Use Permit for bbHOLISTIC, LLC

APPLICATION INFORMATION

APPLICANT	Benita Best
ACTION REQUESTED	Special Use Permit for Salon/Spa Establishment
ADDRESS	18203 Dixie Highway
PIN	29-31-409-056-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Central Business District	Vacant, formerly dental office
PROPOSED	B-1 Central Business District	Salon/Spa Establishment
SURROUNDING	N: B-1 Central Business District	Salon/Spa Establishment
	E: R-3 Townhouse/Transition Residential District	Place of Worship
	S: B-1 Central Business District	Restaurant
	W: R-2 Single Family Residential District	Detached Dwelling Units

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on November 20, 2022.
Letters were sent to 47 property owners, residents, and businesses within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Benita Best	10/26/2022
Response to Standards for Special Use	2	Benita Best	10/26/2022
Business Operations Narrative	2	Benita Best	10/26/2022
Landlord Authorization Letter	2	David Albrecht	10/12/2022
Plat of Survey	1	Gremley & Biedermann	09/13/2013
Floor Plans	2	Novamar Building Documents	-
Staff Exhibits	5	Valerie Berstene	12/08/2022

BACKGROUND

The applicant, Benita Best, is requesting a Special Use permit to operate a Salon/Spa Establishment in the B-1 Central Business District for her business “bbHOLISTIC, LLC” at 18203 Dixie Highway. The proposed location, approximately 2,170 sf, is a tenant space within a multi-tenant building.

HISTORY

The subject property is a 19,540 sf building containing six different tenant spaces (18201 - 18209 Dixie Highway). The building was constructed in the late 1960s. The tenant space at 18203 Dixie was formerly occupied by a dentist’s office.

DISCUSSION

The subject property is currently a vacant tenant space, formerly occupied by a dentist’s office. Other uses are detailed in the table below.

Tenant Address	Use	Area (sf)	Typical Hours
18201	Restaurant	2,470	Daytime/ weekday
18203	Salon/Spa Proposed	2,170	Evening/ weekend
18205	Vacant	2,850	Evening/ weekend
18207-A	Professional Office	3,120	Daytime/ weekday
18207-B	Professional Office	1,310	Daytime/ weekday
18209	Child Care Center	7,620	Daytime/ weekday
Total Building		19,540	

The applicant requests a special use for a salon/spa establishment to operate a holistic wellness center. Services would include a wide range of treatments and services. The establishment will consist of 6 treatment rooms, an infrared sauna room, a meditation/relaxation room, a multi-purpose room capable of hosting a maximum of 15 people, a reception/waiting area, and a break room for treatment providers. The business operations narrative provided by the applicant further explains the proposed services/activities. All personal services will be by appointment scheduled directly with the provider. Use of the multi-purpose room for small group gatherings will be scheduled on off-peak hours so as not to conflict with other services.

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-1 Central Business District. A special use allows the Planning and Zoning Commission to evaluate each proposed special use individually and consider the impact on neighboring properties and the public need for the 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.

Parking Analysis

The proposed business will have 6 treatment rooms. The zoning ordinance requires 3 parking spaces per chair or treatment room for a salon/spa establishment. Therefore, the requested special use permit will require 18 parking spaces.

All tenants share the 62-space parking lot located on the property. The combined uses on the property (with a 1/200 placeholder applied to the vacant tenant space) require 76 parking spaces. However, the Downtown Overlay District has additional provisions to consider that quantify shared and on-street parking reductions:

Section 44-208.a.3

3. Shared Parking

- a. Off-street parking facilities for separate uses may be provided collectively if:*
 - 1. The total number of spaces is not less than 50% of the separate requirements of each such use and if all regulations governing the location of the accessory parking spaces in relation to the use served are observed.*
 - 2. The respective hours or uses of the operation do not substantially overlap.*
 - 3. A legal agreement has been provided to the village guaranteeing that the parking spaces and loading spaces shall be maintained so long as the uses are in existence unless the required parking is provided elsewhere in accordance with this section. The agreement must be recorded in a form satisfactory to the village attorney.*
- b. Publicly owned parking within 300 feet of the subject parking may be included as part of the required parking. The number of spaces used to satisfy the required off-street parking for an individual use shall not exceed 25% of the required spaces for that use.*

A 50% reduction per use would result in a total of 38 spaces needed for all tenant spaces on the property. Given that the primary times of operation of the businesses overlap, on-street parking may be considered. A quarter of the total parking demand (21 spaces) may be met through on-street parking. Within 300' of the subject property, there are 25 on-street parking spaces.

Understanding that parking needs create static figures that represent a dynamic reality of people coming and going. In consideration of the parking spaces provided off-street, the on-street parking within 300' of the property, and the location in the Downtown Overlay District, which is walkable and served by transit, Staff finds that the available parking would be adequate to serve the needs of the property, including the special use requested by the applicant.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 2.16/ Municode Section 44-81 of the Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

- 1. The subject property is located at 18203 Dixie Highway, in the B-1 Central Business District.
- 2. The applicant, Benita Best, is the business owner and the property owner, David Albrecht, has consented to the application.

3. The proposed holistic wellness business is classified as a salon/spa establishment by the Definitions (Sec 44-04) of the Homewood Zoning Ordinance.
4. A salon/spa is a special use in the B-1 Central Business District.
5. The subject property is within the Downtown Overlay District, as identified in the 2004 Village of Homewood Downtown Master Plan.
6. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing massage therapy and other personal services.
7. The proposed establishment will be approximately 2,200 sf and include 6 treatment rooms.
8. The proposed establishment requires 18 parking spaces per Table 44-487.2.
9. Parking Requirements can be accommodated on-site and on-street, as allowed by Section 44-208.a(3) Shared Parking in the Downtown Overlay District.

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 22-35 to grant a Special Use Permit for a Salon/Spa Establishment in B-1 Central Business District for "bbHOLISTIC, LLC" at 18203 Dixie Highway; and

Incorporate findings of fact into the record.