

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 27, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-11 – Special Use Permit for Indoor Commercial Place of Assembly at 17811 Bretz Drive

APPLICATION INFORMATION

APPLICANT	Arnell Newman, Soulistic 360
ACTION REQUESTED	Special Use Permit for Indoor Commercial Place of Assembly
ADDRESS	17811 Bretz Drive, Homewood, IL, 60430
PIN	29-33-100-067

ZONING & LAND USE

LEGAL NOTICE

The legal notice was published in Daily Southtown on May 30, 2024. Letters were sent to property owners and residents within 250'. This case was initially heard at the June 13, 2024 Planning and Zoning Commission hearing. The Planning and Zoning Commission approved a motion to continue the case to the June 27, 2024 hearing of the Planning and Zoning Commission.

BACKGROUND

The applicant, Arnell Newman of Soulistic 360, has proposed the operation of a professional film and music production studio in an existing tenant space at 17811 Bretz Drive. The proposed business will occupy approximately 3,000 square feet, with a mixture of offices, production areas and service areas related to the production of music and film products. The proposed space is a combination of two existing tenant spaces located in a multi-tenant commercial center within the M-1 Limited Manufacturing zoning district, and provides a flexible arrangement of office and flex spaces to host a wide range of uses. The site has 145 parking spaces and multiple access points to Bretz Drive.

The proposed use falls within the definition of the *indoor commercial places of assembly* use category, which includes:

“An enclosed building wherein individuals or groups of people gather for an attraction or service used for commercial purposes, such as but not limited to, recreation establishment, theaters, ice rinks, art galleries, live performance theaters, learning centers, clubs or lodges, exhibit halls and experiential retail where merchandise for sale is accessory to the principal use as a gathering place structured around an activity including, but not limited to, art, live music, or visual displays.”

This use is currently not permitted in the M-1 Limited Manufacturing zoning district. Village staff has proposed a concurrent amendment to the Zoning Ordinance to allow *indoor commercial places of assembly* as a special use within the M-1 Limited Manufacturing zoning district. The proposed special use must be approved following the approval of the text amendment before consideration of the special use permit.

Additionally, a variance from Section 44-04-04 is required for the operation of an *indoor commercial place of assembly* at 17811 Bretz Drive. The use-specific standards for a *place of assembly use* require location on collector and/or arterial streets, prohibiting the operation on local streets. The proposed street, Bretz Drive, is a local street (not a collector or arterial) that provides access to nearby commercial buildings, near the intersection of Bretz Drive and Ridge Road. Therefore, a variance is required. The applicant is currently preparing an additional application to request the variance.

Since your last meeting, Staff has spoken with the applicant who provided additional information/clarification on the proposed use:

The proposed use will involve the “development of professional production stage services for film, post-production, and the music industry. In addition to daily operations, the facility will host a series of training seminars targeted towards surrounding schools. The use will also host special industry-focused education events. The larger flex space will be used for film crew load-ins, sound stage broadcast and recording, visual effects work, virtual corporate presentations, and uses related to smaller-scale production work. The use will involve the construction of a 25' x 17' stage with an 18' x 12' curved LED wall and editing and recording suites for individual use.

The hours of operation would be seven days a week, with access to the workspace from 10:00 am- 1:00 am. The applicant has stated that most production teams work between 10:00 am and 6:00 – 7:00 pm on weekdays, following an 8-9 hour workday schedule typical of the industry. According to the applicant, industry labor restrictions make work after 7:00 pm – 8:00 pm difficult. The applicant has stated in the application for this special use permit that the peak hours of the business will be between 11:00 am and 3:00 pm, as these are the primary hours for most intensive production work involving live filming, recording, or other production services. Most activity after 7:00 pm would be restricted to office-based work, including post-production work, editing, or processing of footage, music, or other media.

Operations would involve 5-9 staff completing editing and other business producing media projects, including film and broadcast products, and 13-25 people for seminars/events with some events having a greater number. The architect associated with the project has stated that the absolute maximum capacity for the space is 80 persons, and the applicant stated that events will likely be smaller. The applicant has stated that events are by invite only and connected to a smaller professional group that is associated with the business. The capacity for events will be strictly controlled by the business owner. The applicant has expressed a desire to avoid “entertainment-style” events. Village staff will verify the final capacity limits at the July 11, 2024 hearing.

Staff will provide a detailed report that outlines the standards for the special use and variance before the July 11th hearing.

CONTINUATION

At the last meeting on June 13, 2024, the Planning & Zoning Commission continued Case 24-11 to a new hearing date on June 27, 2024. Staff requests a second continuance from June 27, 2024, to July 11, 2024, to ensure that the variance can be considered concurrently with the special use permit.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Continue Case 24-11 to the **July 11, 2024** Planning and Zoning Commission hearing.