

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 23, 2025

To: Planning and Zoning Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: CONTINUATION - Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Niya Jones
ACTION REQUESTED	Special Use Permit for The Livie Room (Events Space)
ADDRESS	18035 Dixie Highway
PIN	29-31-400-054

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (Formerly Retail)
SURROUNDING	N: B-2 Downtown Transition	Indoor Commercial Place of Assembly (Elite 24 Fitness)
	E: B-2 Downtown Transition	Medical Office (Eldridge/Eldridge Dental)
	S: B-2 Downtown Transition	Personal Services (Travel Brokers)
	W: B-1 Downtown Core	Gas Station

LEGAL NOTICE Legal notice was published in *Daily Southtown* on January 8, 2025; letters were sent to 55 property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Letter from Eldridge Dental Group	1	Ronald Eldridge, DDS	12/19/2024
Staff Exhibits	2	Angela Mesaros	1/16/2025

BACKGROUND

The applicant, Niya Jones of The Livie Room, has proposed an indoor commercial place of assembly at 18035 Dixie Highway. According to the applicant, the space is proposed as a “community gathering space” for corporate events, podcast hosting, small gatherings, small holiday events, repass events, and other small upscale functions.

At the Planning and Zoning meeting on November 21, 2024, Commissioners expressed concerns about the available parking not being conducive to an events space. With limited public parking in the area, and without a parking agreement it was unclear how the use would work. The Commissioners voted to continue the case to a future meeting to give the applicant a chance to get a parking agreement with a nearby business.

Please refer to the November 21, 2024 packet for the information previously provided.

ADDITIONAL INFORMATION

Following the discussion of the Planning and Zoning Commission meeting on November 21, 2024, staff received the following details about the applicant's parking plans.

- The applicant submitted a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to 20 parking spaces during events. The parking spaces will be leased. The parking spaces are located in the north parking lot in the rear of the dental office, directly behind the subject property. The applicant has provided a signed copy of the contract (see attached).
- The applicant has also submitted a letter noting that in addition to the 20 spaces, the applicant will encourage carpools and parking in the Village's public parking lot on Harwood Avenue instead of street parking on Dixie Highway.

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, at the northeast corner of Dixie Highway and Ridge Road;
2. The subject property is owned by Omar Hassad of Tinley Park, Illinois;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The applicant has proposed an indoor commercial place of at the subject property;
5. The proposed business is 1,100 square-foot of gross floor area;
6. The B-2 zoning designation allows indoor commercial places of assembly as a special use;
7. The subject property has four (4) parking spaces on-site, shared with other businesses adjacent to the proposed business, with one (1) dedicated parking space;
8. The applicant submitted a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to 20 parking spaces during events;
9. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
10. The proposed event business will operate within the existing commercial building that is adequately served by utilities and access.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Case 24-49 recommendation for a Special Use Permit to allow the operation of an indoor commercial place of assembly at 18035 Dixie Highway;

AND

Incorporate the Findings of Fact into the record.