

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

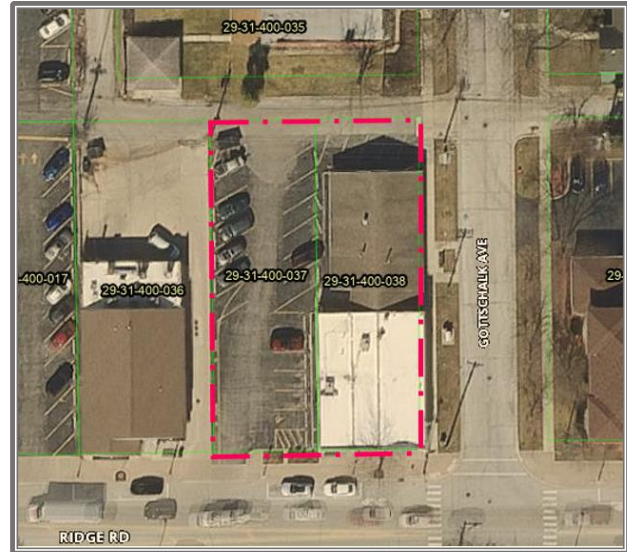
To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-21

APPLICATION INFORMATION

APPLICANT	Katrina Guthrie
ACTION REQUESTED	Special Use Permit for a Salon/Spa for Massage Therapy in B-1 Central Business District
ADDRESS	18036 Gottschalk Avenue
PIN	29-31-400-037-0000 29-31-400-038-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Central Business District	Vacant, formerly Professional Office
PROPOSED	B-1 Central Business District	Salon/Spa for Massage Therapy
SURROUNDING	N: R-2 Single Family Residences	Attached dwelling units
	E: B-1 Central Business District	Professional Office
	S: PL-2 Public Land and Open Space	Government Office (Post Office)
	W: B-1 Central Business District	Restaurant (Asian Harbor)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on June 29, 2022; letters were sent to property owners and occupants within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Katrina Guthrie	06/17/2022
Owner's Consent	1	Patrick Brady	06/27/2022
Response to Special Use Standards	2	Katrina Guthrie	07/06/2022
Floor Plan	1	Katrina Guthrie	06/17/2022
Staff Exhibits	4	Valerie Berstene	07/14/2022

BACKGROUND

The applicant is requesting a Special Use Permit to operate a Salon/Spa in the B-1 Central Business District to relocate her business, “Simply Massage the Wellness Center, LLC” from its current location at 18154 Harwood Avenue, also in the B-1 Central Business District.

HISTORY

In 2007 the Village Board passed Ordinance M-1715 granting a Special Use Permit for a Learning Center at 18036 Gottschalk (Case 07-07). More recently, the subject property was occupied by a doctor’s office, a permitted use in the district.

DISCUSSION

The applicant currently operates their massage therapy business in the B-1 Central Business District of Homewood. In 2013, the applicant was granted a Special Use Permit for the current business operating at 18154 Harwood Avenue (Case 13-10). The tenant space at 18036 Gottschalk is currently vacant, most recently occupied by a doctor providing acupuncture, skincare, and holistic medicine services.

The Homewood Zoning Ordinance classifies salon/spa uses as a special use in the B-1 Central Business District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually and 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.

Parking Analysis

The requested special use permit will require 9 parking spaces. The subject property contains 23 off-street parking spaces. The parking serves the proposed establishment as well as two other current businesses and one vacant tenant space. In total, the subject property’s uses – approx. 3,200 sf retail; 6-chair salon; approx. 985 sf vacant space; proposed 1,430 sf spa/ massage therapy – will require a total of 43 parking spaces, as determined by Table 44-487.2 Parking Requirements. However, being located in the Downtown Overlay District, there are 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 results in a total of 23 spaces needed to serve all tenant spaces on the property. There are 23 spaces on the site, meeting this need. However, given that the primary times of operation of these businesses will overlap, it is best to also consider the on-street parking provided. Within 300' of the subject property, there are 42 on-street parking spaces. A quarter of the total parking demand may be met through on-street parking or 11 spaces. This brings the total parking available for the property as a whole to 34 spaces.

Understanding parking needs is to create static figures that represent a dynamic reality of people coming and going. Between 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 parking available to the property should be adequate to serve the needs of the property, including the establishment requesting the special use permit.

Lots in Common Ownership

In reviewing the application, Staff observed that the subject property is in fact two parcels in common ownership (PINs 29-31-400-037 and -038). The building is located on one parcel (-038) with the supporting parking located on the other parcel (-037). Staff recommends that the property owner consolidate the two parcels into one as a condition of approval of the special use permit. Both parcels are currently considered a consolidated value by Cook County and neither can be developed on its own as the parking is necessary to support the businesses. Consolidating the lots will ensure the continued orderly development of land in Homewood and guard against misapplication of the code. To incentivize the completion of the lot consolidation, the Director of Economic and Community Development will waive the application fee.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in 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 18036 Gottschalk Avenue.
2. The applicant, Katrina Guthrie, is the business owner and the property owner, Patrick Brady, has consented to the application.
3. A salon/spa is a special use in the B-1 Central Business District and the proposed massage therapy business is classified as a salon/spa by the Definitions (Sec 44-04) of Homewood Zoning Ordinance.
4. The subject property is within the Downtown Overlay District, as identified in the 2004 Village of Homewood Downtown Master Plan.
5. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing personal services for massage therapy.
6. The proposed establishment will include 2 treatment rooms (approximately 440 sf) and approximately 1,025 sf of space classified as a professional office for small group counseling/therapy services and display of artwork.

7. The proposed establishment requires 9 parking spaces per Table 44-487.2 Parking Requirements.
8. The subject property includes 23 off-street parking spaces and 42 on-street parking spaces within 300' thereby meeting the needs of the proposed establishment and other uses at the subject property, as allowed by Section 44-208.a(3) Shared Parking in the Downtown Overlay District.
9. The subject property is comprised of two parcels in common ownership which shall be consolidated into one parcel.

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:

Incorporate the findings of fact into the record; and

Recommend approval of Case 22-21 to grant a Special Use Permit for a Salon/Spa Establishment in B-1 Central Business District for "Simply Massage the Wellness Center, LLC" at 18036 Gottschalk Avenue subject to the property owner submitting an application for a Lot Consolidation for the two parcels held in common ownership that comprise the subject property.