

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: **October 12, 2023**

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 23-27: Special Use Permit for Indoor Cycling and Fitness Center

APPLICATION INFORMATION

APPLICANT	Tashyna Wells
ACTION REQUESTED	Special Use Permit for Indoor Cycling and Fitness Center
ADDRESS	18203 Dixie Highway, Homewood, IL, 60430
PIN	29-31-409-056-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant, formerly Dentist Office (Medical Office)
PROPOSED	B-2 Downtown Transition	Indoor Cycling/Fitness Center (Place of Assembly, Indoor Commercial)
SURROUNDING	N: B-2 Downtown Transition	Multi-Tenant Commercial Center
	E: R-2 Single-Family Residential	Single-Family Residential
	S: B-2 Downtown Transition	Retail, Less than 5,000 sq. ft.
	W: B-2 Downtown Transition	Church (Place of Assembly, Indoor Non-Commercial)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 22, 2023; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Tashyna Willis	08/29/2023
Response to Standards for "Special Use"	2	Tashyna Willis	08/29/2023
Project Narrative	2	Tashyna Willis	08/29/2023
Conceptual Floor Plan	1	Tashyna Willis	07/26/2023

Landlord Approval	1	David Albrecht	09/11/2023
Staff Exhibits	1	Noah Schumerth, Asst. Director Econ./Comm Dev.	10/05/2023

BACKGROUND/PROJECT SUMMARY

The applicant, Tashyna Willis, is requesting a Special Use Permit to operate an indoor cycling and fitness center at 18203 Dixie Highway. The location is a vacant tenant space (2,713 sq. ft.) previously occupied by a dental practice and neighbored by a restaurant and a professional office. The space is classified as a tenant within an existing *multi-tenant shopping center*, as defined in the 2023 Zoning Ordinance:

“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 indoor cycling and fitness center use proposed by the applicant is categorized as a *place of assembly (indoor commercial)*, as defined in the 2023 Zoning Ordinance:

“...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.”

According to the narrative and the Special Use Permit response sheet provided by the applicant, the proposed use includes a cycling fitness facility with a weight room and other supporting facilities. The peak usage hours would be early morning and early evening, to support class availability for working patrons.

HISTORY

The subject property is a 1.13-acre parcel with a single multi-tenant structure. The structure has a net floor area of 19,540 square feet and was constructed in 1967. The structure has six tenant spaces which have seen significant turnover in the past several years. The existing tenant mix in the building includes a restaurant, two professional offices, and a child care center.

A previous Special Use Permit for the operation of a salon/spa use was approved by the Village Board in January 2023.

DISCUSSION

The proposed “indoor cycling and fitness center” use is in an existing multi-tenant commercial building located on Dixie Highway. The use, classified as a *place of assembly, indoor commercial* in the Village Zoning Ordinance, requires a Special Use Permit before any additional permits for construction or operation of the proposed use.

A Special Use Permit evaluates a new use against the use-specific requirements set forth in Section 44-04 of the Village Zoning Ordinance. Additionally, the Special Use provides opportunities for the careful evaluation of local conditions to ensure that the use does not adversely harm the health, safety, or public welfare of the community, and that the use is aligned with planning goals and plans adopted by the Village government. 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 Village Zoning Ordinance.

Use-Specific Regulations

The Special Use Permit must be evaluated against use-specific regulations set forth in Section 44-04 of the Village Zoning Ordinance. Uses classified as *Places of Assembly*, *Indoor Commercial* must adhere to the Place of Assembly Use Standards set forth in Section 44-04-04(B) of the Village Zoning Ordinance. This section primarily requires the evaluation of places of assembly (commercial and non-commercial) to ensure the mitigation of potential impacts on surrounding properties and zones.

According to Section 44-04-04(B) of the Village Zoning Ordinance, all indoor *places of assembly* shall be located on an arterial or collector roadway. This property is located on Dixie Highway, classified as a Minor Arterial. The roadway serves as a primary north-south route through the community and is capable of supporting uses with greater intensity of traffic, noise, or other potential externalities. Per local use-specific regulations, the subject site is deemed to be suitable for the proposed use.

Special Use Standards Analysis

The applicant has cited that there will be no significant additions to noise, nor the creation of any additional externalities from the property. Per staff analysis, the proposed use will have few impacts on surrounding properties due to noise, dust, storm water runoff, glare, light, or other externalities which may affect properties neighboring commercial uses. The proposed use is consistent with both the 1999 Comprehensive Plan and the 2005 Downtown Master Plan.

The primary impact will be the addition of parking demand on the site with the replacement of a vacant site with a new assembly use. This impact is projected by the applicant to be concentrated at peak times (early morning and early evening) due to the intermittent nature of a health and fitness facility such as the one proposed. The subject site currently has 62 parking spaces shared by all tenants. These spaces are located in a side parking lot adjacent to the building. The proposed *place of assembly (indoor commercial)* use requires the provision of a minimum of 1 parking space per 300 sq. ft. of gross floor area (GFA). Under the current Zoning Ordinance adopted in early 2023, the entire building has parking requirements based on its multi-tenant commercial center use, which is also 1 off-street parking space per 300 sq. ft. GFA. The 19,540-square-foot building on the subject site requires 65 parking spaces. There are currently three (3) fewer parking spaces on the site than required by the Zoning Ordinance.

The Zoning Ordinance provides relief from parking requirements. Relief may be provided without administrative approval for structures with new uses that do not increase the total requirement for off-street parking by greater than 50%. According to Section 44-05-01.4.b:

“Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional parking spaces unless and until the aggregate increase in

the required number of spaces shall be greater than 50 percent of the spaces existing on the effective date of the ordinance from which this chapter is derived.”

The proposed use will not alter the total gross square footage of the building area, nor require any substantial changes in footage or exterior improvements. The total parking requirement for the site has increased by approximately 17%, which meets the required parking.

The staff has evaluated surrounding parking conditions to determine the suitability of the site for the additional parking demand. A range of on-street parking spaces are available for use by tenants of the building on the subject site. Within 300', 25 on-street parking spaces are available for use throughout the day.

While not all on-street spaces may be available at any given time to support the new use, the peak hours of operation for the six uses within the building on the subject site vary, and this variety continues throughout the surrounding business area on Dixie Highway. Businesses include restaurants, retail, and office uses, in addition to places of worship and institutional uses. The peak hours of the proposed cycling and fitness center are unlikely to overlap with peak business hours for neighboring uses and are not determined to have an adverse effect on available parking for other businesses in the area.

Additionally, transit services are available in the vicinity of the proposed, including a Pace bus stop and the central transit center within a ¼ mile from the subject site. Pedestrian access from other areas within the Homewood central business district and surrounding residential areas, provides further opportunities for reducing total parking demand from the proposed use.

Staff has found that the parking on the site is sufficient and adequate to meet the needs of the proposed use requiring a Special Use Permit.

STAFF COMMENTS

The following additional comments are provided:

1. The *multi-tenant commercial center* is held under common ownership on a single parcel. Therefore, no consolidation of parcels or adjustments to the subject property boundaries is required prior to the approval of a Special Use Permit.
2. No new construction is required to support the proposed cycling and fitness gym use. No additional square footage, nor additional parking or site landscaping, is to be provided in conjunction with this project. Therefore, no additional Site Plan Review or Planned Development Review is required concurrent with this Special Use Permit application.
3. No exterior building alterations are required to support the proposed use. Therefore, no Appearance Review or Appearance Board action is required concurrent with this Special Use Permit application.
4. Any new signage designed to support the proposed use will require additional permitting through the Village Building Division.
5. If approved, the Special Use Permit shall expire if the proposed use is not occupied within one year of the Village Board approval date, per Section 44-07-11.F of the Village Zoning Ordinance.

FINDINGS OF FACT

The staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Village Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property at 18203 Dixie Highway is zoned B-2 (Downtown Transition).
2. The applicant, Tashyna Wells, is the business owner, and the property owner, David Albrecht, has consented to the application.
3. The proposed use, cited by the applicant as an “indoor cycling and fitness center,” is classified as a *place of assembly, indoor commercial* per definitions set forth in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Tashyna Wells, has requested a Special Use Permit in the B-2 zoning district to operate the *place of assembly, indoor commercial* use, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a vacant tenant space totaling 2,173 square feet in gross floor area in an existing building.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-04.A of the Village Zoning Ordinance, which requires *places of assembly, indoor commercial*, to be located on an arterial or collector roadway in order to support uses that may create additional impacts to noise or peak traffic conditions.
8. The proposed use is located within a *multi-tenant shopping center*; 65 spaces are required for the 19,540 sq. ft. building.
9. The subject site has 62 parking spaces. The use is in compliance with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance, which allows additional parking to be waived for existing structures.

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 23-27 to grant a Special Use Permit for a *Place of Assembly, Indoor Commercial* in the B-2 Downtown Transition Zone for “XFA Cycling and Fitness Center” at 18203 Dixie Highway; and

Incorporate findings of fact into the record.