



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17811 Bretz Drive Homewood, IL 60430

Property Index Number(s): 29-33-100-067-1014

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: The development of a professional production stage that will provide services for film, post production, and music industry. In addition to daily operations, our facility will host a series of

Gross Floor Area: 3000 sq. ft. **Parking Provided:** 12

Existing Use: vacant / clear

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: vacant / clear

Proposed Development *Check all that apply. Provide a description and metrics below.*

New Construction Addition Site Alterations Exterior Building Alterations

(lower main level) Delete existing 13'x13' foyer. Add (1) additional restroom. Add (1) kitchen/break room with appliances. 16'x17'x8'. Add (1) lower level office 16'x14'x8'. Replace existing foyer/entry to 16'x14'x8'. Install 5 ton unit on rooftop and provide ductwork. Update service panel and sprinklers for 1st floor offices. Install 25'x17'x 2' production stage. Add 18'x14' LED pool and fiber. Add stage lighting.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	<u>3000</u>	<u>300</u>
Parking Spaces	<u>12</u>	<u>12</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)		

New construction?

yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 17811 Bretz Drive _____ Homewood, IL 60430	
Requested Use: Production facility/education center -Film/Music/Post _____	Area: _____ 3000 sq. ft.
Business Name: Soulistic 360 _____	
Applicant Name: Arnell Newman _____	Date: 5/6/2024 _____

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

Bretz Drive provides the structure required to develop an iconic facility that is supported by extensive parking and fiber communication.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

Our facility will not negatively impact any of the existing or developing business. In fact, we see a wonderful opportunity to network with our neighbors.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

This business will provide more goods and services for residents and visitors.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

There are no foreseen negative impacts to operate at this location.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

Bretz Drive commercial condos are constructed of extended ceilings that are required for professional filming/post/music broadcast operations. This industrial park provides a specific footprint that is appreciated by professionals.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

Our facility will not decrease the value of other properties.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impacts as a result of operating at this location.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impacts.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Yes. Customers will drive, and park and designated parking.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

No.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>17811 Bretz Dr.</u>	Homewood, IL 60430
Requested Variance: <u>Place of assembly</u>	
Zoning Requirement: <u>M-1</u>	
Ordinance Reference: _____	
Applicant Name: <u>Arnell Newman</u>	Date: <u>06/10/2024</u>

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

The current regulations would restrict the business model for training and hosting.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

As a full service production/recording facility, the process to present is the priority driving force.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

This will not alter the character of the surrounding properties.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

Without the relief, this property is not able to be used in the commercial application.

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

Yes

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

No

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

This will not have any negative impact on our neighbors.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

This will not have any impact on current or potential developments. This relief will not endanger public safety.







Soundstage & Production Studio

Hours of operation: 10:00 AM- 2:00 AM

Video Production:

- Short Film/Reels
- Livestream
- Content for products
- Music content
- Training seminars
- Private Screening

Soundstage Production:

10:00 AM- 12:00 Midnight

- Band / Choir Rehearsal
- Band / Choir Recording
- Training seminars for local students attending theatre and music programs
- Live audience attended recordings (40 Seats) - *Weekends only*
- Scoring for film
- Private events/ presentations – *Weekends only*
- Soulistic 360 “Vinyl Exchange” – *Weekends only* This is our open invite for local record stores to set-up and present their releases for audiophiles and vinyl collectors.

Recording Studio:

- Full band/production recording
- Scoring and mixing recorded material
- Training seminars for local H.S students in music programs
- Voiceover ADR