

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: June 13, 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

## LEGAL NOTICE

Legal notice was published in Daily Southtown on May 30, 2024. Letters were sent to property owners and residents within 250’.

## BACKGROUND

The applicant, Arnell Newman of Soulistic 360, has proposed the operation of a professional studio for film and music production in an existing tenant space at 17811 Bretz Drive. The proposed business will occupy approximately 3,000 square feet of gross floor area, with a mixture of offices, production areas and other service areas related to the production of music and film products. The tenant space is located in a multi-tenant commercial center located within the M-1 Limited Manufacturing zoning district, which has an arrangement of office and flex spaces designed 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 an *indoor commercial places of assembly* use, which is defined as:

*“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 ordinance to permit the operation of *indoor commercial places of assembly* as a

special use within the M-1 Limited Manufacturing zoning district. The proposed special use must be approved concurrent with or at a successive hearing following the approval of the text amendment to allow consideration of the special use by the Village Board of Trustees.

Additionally, a Variance from Section 44-04-04 of the Homewood Zoning Ordinance will be required to permit the operation of an *indoor commercial place of assembly* at 17811 Bretz Drive. Use-specific standards for place of assembly uses require such uses to be located on collector or arterial streets, prohibiting placement on local streets. The commercial center at 17811 Bretz Drive is located on a local street which provides access to nearby commercial buildings, near the intersection of Bretz Drive and Ridge Road. The applicant is currently preparing an additional application for a variance.

## CONTINUATION

Village staff are requesting a continuance for Case 24-11 from June 13, 2024 to a new hearing date on **June 27, 2024**. The continuance has been proposed for the following reasons:

### Request for Additional Time for Research

Staff are currently preparing a text amendment to permit *indoor commercial places of assembly* as a special use within the M-1 Limited Manufacturing zone, in addition to reviewing of parking requirements and other standards related to *place of assembly* uses. Staff has requested continuation of this amendment to allow additional time to review best practices for parking management for *place of assembly* uses. The approval of this amendment will be required to approve the proposed special use.

### Concurrent Review with Variance

The proposed special use requires a variance in order to operate at 17811 Bretz Drive. This variance is to be considered at the same time as the special use permit application. The applicant is currently preparing this application for consideration at the **June 27, 2024** hearing. Staff has requested continuance of the special use permit case to ensure that the variance can be heard concurrently with the special use permit application which requires the variance.

### Legal Notice

The required variance application requires legal notice in the paper of record at least 15 days prior to the hearing date for the variance. This legal notice must be published no later than June 13, 2024. This variance item was not published in the May 30, 2024 notice for the June 13, 2024 hearing of the Planning and Zoning Commission. Notice for the variance will be published with the notice for the **June 27, 2024** hearing date.

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

**Continue** Case 24-11 to the **June 27, 2024** hearing of the Planning and Zoning Commission.