

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** June 13, 2023

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Special Use Permit for a Spa in B-3 General Business District for “Glamour 1 Productions, LLC” at 18350 Kedzie Avenue, Suite 200

## **PURPOSE**

The applicant, Sekia Garrett, requests a special use permit to operate a spa “Glamour 1 Productions, LLC” within a 670-square-foot unit at 18350 Kedzie Avenue, Suite 200 in the B-3 General Business zoning district.

The Homewood Zoning Ordinance classifies spa uses as a special use in the B-3 General Business District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, and to consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location.



## **PROCESS**

On April 27, 2023 and May 11, 2023 the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Six commission members were present and voted unanimously to recommend approval of the special use permit.

## **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant’s representative, and considered the applicant’s response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is a tenant space located in Suite 200 of a two-story multi-tenant building at 18350 Kedzie Avenue in the B-3 General Business District.

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2. A spa is classified as a special use in the B-3 district per Table 44-03-04 of the Homewood Zoning Ordinance.
3. The proposed business will operate within an existing building that is adequately served by utilities and access.
4. The existing property provides 30 off-street parking spaces in a parking lot. Additionally, there are nine on-street parking spaces adjacent to the property. The property has been continuously operating as a multi-tenant building and meets the parking requirements.
5. Village Staff confirmed all required licenses and certifications for the services to be provided.

### FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a Spa in B-3 General Business District for "Glamour 1 Productions, LLC" at 18350 Kedzie Avenue, Suite 200.

### ATTACHMENT(S)

Ordinance