

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Wednesday, January 8, 2020
7:30 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

ROLL CALL: Members Alfonso, Bransky, Cap, O'Brien, Johnson (arrived 7:34 p.m.), Planera, and Chairman Sierzega attended. No absentees. Present from the Village was Economic and Community Development Director Angela Mesaros. There were three people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of December 12, 2019. Member Cap stated that Page 7, first paragraph states, "Member Cap suggests that the Village investigate other shopping areas." He was suggesting that *a parking analysis be done in the other commercial areas in the Village similar to the Central Business District parking study*. A motion was made by Member O'Brien to approve the minutes of December 12, 2019, as corrected, seconded by Member Cap.

AYES: Members Alfonso, Cap, O'Brien, Bransky, and Planera

NAYS: None

ABSTENTIONS: Chairman Sierzega

ABSENT: Member Johnson

Motion passed.

PUBLIC HEARING – CASE NO. 19-46, Special Use Permit to a learning center at 18659 Dixie Highway:

Chairman Sierzega stated that the petitioner is requesting a special use permit to operate a fitness facility/learning center in the B-2 Community Business zoning district at 18659 S. Dixie Highway. A legal notice was published in the *Daily Southtown* on 12/20/2019, letters were sent to property occupants within 250 ft. The Commissioners have been provided with a plat of survey dated July 2, 2014 and a statement from Body by Ivory.

Chairman Sierzega swore in Ivory Lofton, 18302 Robin Lane, Homewood.

Mr. Lofton stated that he is looking to combine two spaces at 18659 Dixie Highway. He is currently three doors south from the subject location in the same complex. Mr. Lofton stated that he has operated a fitness center in Homewood for seven years. He has been in the current space for three years, but was originally at 182nd/Dixie Highway. He would like to move to a bigger unit. Chairman Sierzega asked if the combined square footage of the new space would be about 4200 sq. ft., Mr. Lofton stated that the lease states the space amount at 4,000 sq. ft.

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Chairman Sierzega requested an overview of the petitioner's operation. Mr. Lofton stated that his business is not an open gym, but a health and fitness center that specializes in personal training and assisting training programs. Clients are trained by him or by one of his staff members, and by appointment only. Mr. Lofton further stated that his operation hours are from 5AM to 11AM and 4PM to 9PM Monday through Friday, 7AM to 11AM Saturday, and closed on Sunday. His business is open 50 hours per week. Chairman Sierzega asked if the petitioner would be expanding only or would his business be different. Mr. Lofton stated that he is doing nothing different to the new space, except that he needs more room for showers and his office (800 sq. ft.).

Member Cap asked the size of the space at 182nd/Dixie Highway. Mr. Lofton stated that it was about the same amount he currently has – approximately 2,800 sq. ft. Member Cap asked how many people the petitioner can accommodate at any given time at the current size. Mr. Lofton stated around 15 people.

Member Cap asked the petitioner to describe in detail the operation of the facility, and asked if it is likely that the petitioner would have seven clients at a peak period. Mr. Lofton stated that the greatest number of clients at one time would be 10 or 12.

Member Cap asked if the previous space (182nd/ Dixie Hwy) was adequate for personal training. Mr. Lofton stated yes. Member Cap asked what the maximum amount of people is based on. Mr. Lofton stated that his facility can hold 20-25 people at once, but he cannot physically train that amount of people at one time. Member Cap asked if the petitioner could expand the number of people if he had an assistant. Mr. Lofton stated yes. Member Cap asked how many clients could be in the space at one time with an assistant. Mr. Lofton stated about 10-12 clients at any one time. Member Cap stated that looking at the hours; it does not appear that clients come all at once. Mr. Lofton stated no. It is a controlled atmosphere.

Member Cap asked about parking. Mr. Lofton stated that parking is actually better at the proposed new location. The parking for the current location is shared with Reflections Yoga.

Member Bransky had no questions.

Member Alfonso had no questions.

Member Johnson stated with the previous approval, the petitioner was limited on the number of people he could train at one time. Mr. Lofton stated that at that particular time he was only training a certain amount, because of space. Member Johnson asked Staff if parking is an issue. Staff Liaison Mesaros stated that there is no issue with parking. With this use, the requirement is one stall per 250 sq. ft., which is the same standard as the past use of this space. Member Johnson asked Staff if the petitioner had 15 to 16 clients in the space at one time would that pose any issue for parking. Staff Liaison Mesaros stated that it would not. The condition on the previous ordinance that the number of individuals receiving fitness training at one time could not exceed six was a carryover from the previous business. The petitioner's requirement is 17 spaces based on square footage.

Chairman Sierzega requested clarification on the previous ordinance. Staff Liaison Mesaros stated that the previous special use from 2016 for the current location and would not apply to the new location.

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Member O'Brien stated that according to the materials received by the Commission, the current square footage is approximately 2800 sq. ft. and the new space is 2,500 sq. ft. that would make the total 4,300 sq. ft. It was indicated in the application that the space is 4,000 sq. ft. Mr. Lofton stated yes. Member O'Brien asked what happened to the other 300 sq. ft. Mr. Lofton stated that the lease states that the space is 4,000 sq. ft.

Member O'Brien asked for clarification of the black line on the drawings that the Commission received. Mr. Lofton this black line represents the wall between the two spaces that would be removed. Member O'Brien stated that on the petitioner's drawing there is a locker room and asked if that is something that does not exist currently and asked if the petitioner would build it. Mr. Lofton stated that on the drawing, it is not called a locker room, but he calls it a locker room. Member O'Brien stated that there is no locker room on the professional drawing. Mr. Locker stated that his drawing is the re-creation of the professional drawing, but with his own labelling. Member O'Brien stated that the rough drawing is not consistent with the professional drawing. So the locker room is identified on the professional drawing as office #3 or common area.

Member O'Brien asked if petitioner is currently accommodating 10-12 clients. Mr. Lofton stated that 10-12 is the maximum, but the average is 3-6 clients. Member O'Brien stated that the 10-12 clients would be beyond the six clients that the petitioner is currently permitted by special use ordinance. Member O'Brien stated from the approval ordinance that *limits the use of the property to individualize services with training and groups no greater than six individuals group at any given time*; the petitioner has almost double that now. Mr. Lofton stated yes. Initially when he applied for the special use permit that number was his limit. Member O'Brien inquired on whether or not the petitioner is in violation of the number of clients at the facility. Mr. Lofton stated no, because he is moving to a bigger unit. Member O'Brien asked how the petitioner's number of clients in the facility are effected by the size of the unit. Chairman Sierzega clarified and asked what the maximum amount of people the petitioner can train, currently. Mr. Lofton stated alone, six and if he had an assistant, 10 or 12. Chairman Sierzega asked if under the current condition the petitioner does have an assistant. Mr. Lofton stated no, but will have one when he moves to the new location.

Chairman Sierzega asked if the new space would allow the petitioner to handle more clients. Mr. Lofton stated yes, but the overall purpose is -not to train more clients- but to utilize the extra space for a shower and office.

Member Planera had no questions.

Member Bransky stated that in the Commissioner's packet under Documents under Review it states that there is a plat of survey dated July 2, 2014. There is no such survey in the packet. Staff Liaison Mesaros stated that the plat of survey was in the original packet from his prior case.

Motion was made by Member O'Brien for approval of Case 19-46 for a special use permit to allow a learning center at 18659 Dixie Highway in the B-2 Community Business zoning district and incorporating the Findings of Fact into the record; seconded by Member Planera.

AYES: Members Alfonso, Cap, O'Brien, Bransky, Planera, Johnson, and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

Motion passed.

PUBLIC HEARING – CASE NO. 19-48, Special Use Permit to operate a salon/spa at 18116 Martin Avenue:

Chairman Sierzega stated that the petitioner, Edward L. Ivory is requesting a special use permit to allow a salon/spa at 18116 Martin Avenue. A legal notice was published in the *Daily Southtown* on 12/20/2019 and letters were sent to property occupants within 250 ft. Staff Liaison Mesaros stated that she received no comments. The Commissioners have been provided with the petitioner's special use application, business plan, and multiple letters of support.

Chairman Sierzega swore in Edward Ivory, 11801 S. Maplewood, Chicago.

Chairman Sierzega asked the petitioner to confirm that he would like to move from his current location in Harvey to 18116 Martin Ave, which was previously occupied by another salon. Mr. Ivory stated yes. Chairman Sierzega stated that the petitioner is requesting a special use, because of the change in regulations. Mr. Ivory confirmed yes.

Mr. Ivory stated that he has been in the salon business since 1989 and he became a salon owner by default. After his sister passed, he took over her salon, *Strictly Hair*. He is currently employed with L'Oréal USA as an educator, and he travels teaching how to achieve healthy hair. In addition, he does a lot of community service and is a substitute teacher and girls' basketball coach at Crete-Monee high school.

Chairman Sierzega asked if the equipment is still in the business. Mr. Ivory stated yes. Chairman Sierzega asked if he would make any changes to the layout. Mr. Ivory stated that the location is move-in ready and, if approved, the only thing he has to do is sell his furniture from his old salon.

Chairman Sierzega asked how many employees the petitioner would have. Mr. Ivory stated three, including himself.

Member Alfonso asked why he chose Homewood. Mr. Ivory stated that he did a survey in the area and Vita –the previous owner- had mentioned the salon to him some time ago, but was not prepared to move at that time. Homewood is familiar to him, due to his extracurricular activities at the HF Auditorium. He also holds banquets for Harvey's Little League at Aurelio's pizzeria in Homewood. In addition, he did domestic violence makeovers at a salon on Ridge as a featured stylist.

Member Bransky had no questions.

Member Cap asked the petitioner if he is aware that the need for the special use is due to a change in the zoning ordinance to encourage business activities related to retail sales in the central business area. Member Cap asked the petitioner if he is familiar with it and if he investigated other commercial areas where the special use restriction would not be imposed on the petitioner. Mr. Lofton stated that he looked in the current proposed area, because he was aware that it was a previous salon; but was not aware of the new regulations at that time. Member Cap stated that the code encourages more retail in the downtown area. Mr. Lofton stated that his salon has retail products that they use to maintain the care of the client's hair.

Member Cap asked Staff what the proportion of salons among businesses in the village. Staff Liaison Mesaros stated that the forty-two of the 730 businesses in the community are salons, which is about 6%. The Central Business district has more businesses than other districts – eighteen is about 7-8 percent.

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Member Planera had no questions.

Member O'Brien asked Staff to clarify the number of salons in the village. Staff Liaison Mesaros stated that based on business licenses there are 42 salons in the village. This number includes nail salons, salons and barbershops. Member O'Brien stated that the statistics for the last salon proposed in Southgate, at the time, came back as 20% of the businesses in that area, but 8% of businesses in the village. This equals to 64. Staff Liaison Mesaros stated that some of the salons are more health, wellness, personal service, and not purely salons, which is where the higher number comes from.

Member O'Brien asked if the petitioner would sell retail products subject to sales tax. Mr. Lofton stated yes.

Member O'Brien stated that in the material that was received, there is information pertaining to the petitioner's travel frequency and asked how much traveling the petitioner does and how often he would be onsite. Mr. Lofton stated that when he travels it is normally on Sundays and classes are Mondays. The salon is not open on Sundays or Mondays. Member O'Brien asked if the petitioner is onsite when the salon is open during the week. Mr. Lofton stated yes.

Member O'Brien stated that at one point, odors were an issue in the building due to the previous owner. The use of chemicals could present a problem for those that are allergic. Member O'Brien asked how the petitioner would address this problem. Mr. Lofton stated that the only chemical that he knows of that could create an odor would be a perm and he does not offer that service.

Member Johnson expressed that he shares Member Cap's sentiments regarding the number of salons in the Central Business District and asked how many are in the B-2 district. Staff Liaison Mesaros stated that the B-2 zoning district includes more than one shopping areas, three salons are at the Cherry Creek Center, one salon is in Northgate, and six salons are in Southgate in the B-2 district, for a total of 10.

Chairman Sierzega asked the petitioner about his proposed hours. Mr. Lofton stated it would be by appointment only. On Tuesday through Friday, the last appointment would be at 6:30 p.m. and Saturdays as early as 5:30 a.m. and the last appointment would be 5:00 p.m. The salon would not be open on Sunday or Mondays. Chairman Sierzega asked if he would have any walk-in traffic to purchase products. Mr. Lofton stated that customers could come in and purchase an item, but he would not have a large display, only a small cabinet.

Member Planera asked what the petitioner's timeline is. Mr. Lofton stated that he would hope to be open in a couple of weeks.

Motion was made by Member Cap for approval of Case 19-48 for a special use permit to allow *Strictly Hair Salon* to operate a salon at the property at 18116 Martin Avenue in the B-1 zoning district. The Findings of Fact shall be included as part of the record and recommendation to the Village Board of Trustees; seconded by Member O'Brien.

AYES: Members Alfonso, Cap, O'Brien, Bransky, Johnson, Planera, and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: Member Cap moved to adjourn the meeting at 8:26 p.m., seconded by Member O'Brien. Motion passed by voice vote.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison