

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, June 13, 2019
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, Planera, Johnson, and Chairman Sierzega were in attendance. No members were absent. Present from the Village was Economic and Community Development Director Angela Mesaros. There were 6 people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of April 11, 2019. There being no changes or corrections a motion was made by Member Cap to approve the minutes of April 11, 2019; seconded by Member Planera.

AYES: Members Alfonso, Bransky, Cap, Planera, and Chairman Sierzega

NAYS: None

ABSTENTIONS: Member O'Brien and Johnson

ABSENT: None

Motion passed.

Chairman Sierzega asked if there were any corrections or changes to the minutes of May 23, 2019. There being no changes or corrections a motion was made by Member O'Brien to approve the minutes of May 23, 2019; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: Members Bransky, Johnson and Chairman Sierzega

ABSENT: None

Motion passed.

PUBLIC HEARING – CASE NO. 19-17, Special Use Permit and parking variance to operate a salon/spa at 18659 Dixie Highway, Ste.B:

Chairman Sierzega gave a brief description of Case 19-17 – the petitioner is requesting a special use permit and parking variance to operate a spa at 18659 Dixie Highway; petitioner is Amber Callahan.

Chairman Sierzega swore in Amber Callahan and Tim Callahan, property address 18659 Dixie Highway Unit A, Homewood.

Chairman Sierzega stated that the petitioners are requesting a special use permit at property 18659 Dixie Hwy, Unit B. A legal notice was published in the *Daily Southtown* on 05/28/2019 and letters were sent to property occupants within 250 ft. There was one comment that was received, with a concern

about too many salons in the area. Staff Liaison Mesaros added that she received a second comment after the report went out. The comment stated “To the Homewood Board. I am a concerned tenant in the location where the salon/spa is being considered. However, there is an issue with parking weekly. I have customers complaining that they have to sit and wait in their car for someone to pull out of a space and sometimes people will ask if someone is coming out of my establishment to park in a space that the person is leaving from. Salons take up too much space and time in a parking lot because a person can be in a space for hours.”

Chairman Sierzega requested a confirmation that the petitioner operates Her Mannerisms, Inc., which is a cosmetic company and that the company is expanding its product lines, and currently headquartered in 18659 Dixie Hwy. The request is to expand into a vacant spot directly to the north of the current location. Ms. Callahan stated that the request is correct.

Ms. Callahan stated that the space will be centered on retail; the company is cosmetic centered around online sales. The petitioner would like to have a physical presence; therefore would like to set up a retail location. The proposed use is not salon; it is a spa. They will not be doing hair. However, they would like the opportunity to many of the cosmetics they see to the customers. It will be in tandem with the retail and apply the products, which they are purchasing. Main purpose is retail.

Chairman Sierzega asked if the petitioners are planning to put in a total of 10 chairs. Mr. Callahan stated that the number has changed and they are considering a total of 7 chairs. 4 chairs for pedicures and 3 chairs for manicures. Services will be offered in a sequence where most people will first get a pedicure and followed by a manicure. One chair per person will be used, and from there they will route to the next. They are estimating that at one time they will have 5 to 7 customer in the actual premise. Right now the lack of parking is not an issue considering that at one time the location was a furniture store, which had increased seating capacity compared to their request. Chairman Sierzega stated that the zoning ordinance requires 2 parking spaces per chair plus 1 parking space per employee. With 7 stations, instead of 10 that would be 14 spaces as opposed to the 24, plus employees. Mr. Callahan stated that the employee number would vary 2-4 employees. Mr. Callahan asked how more than one person could occupy a chair. Chairman Sierzega stated that one space counts for the person in the chair and a second space for someone waiting for that chair. Ms. Callahan stated once more that the primary focus is retail, because that is where they originate from and have been an online company for more than 5 years. In cosmetics, a lot of value is in people seeing it, touching it, and sampling it. That is mainly our focus to do the spa services, not salon. It is an added benefit like an up sale for the business, but the bread and butter is the retail.

Chairman Sierzega reiterated that the petitioner is requesting and according to the ordinance, the Commission has to go by the number of parking spaces per requested chair. Mr. Callahan asked if the Commission considers how many chairs are being used at a time. The chairs will be there; however, they will not necessarily be using them. Chairman Sierzega stated that the Commission has to allow for all the chairs to be filled for that and what the ordinance states. Mr. Callahan stated that the likelihood hood is low. After 2:00 p.m. customers will be appointment only. They have the ability to control the traffic at that point. Chairman Sierzega stated that unfortunately the Commission would have no control, if the petitioner decides later that it would take walk-ins.

Chairman Sierzega swore in Imad Aboukheir, property owner, 18659 Dixie Highway, Homewood.

Mr. Aboukheir stated that he has owned the property for 6 years and he believes there is plenty of parking, such as on the side of the church across the street. The church is only operational on Sundays. He spoke to Mayor Hofeld and said that there was a possibility of putting a restaurant in the location.

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Parking was never an issue because of the availability along 186th Street. Chairman Sierzega asked how many on-street parking spaces are there currently. Mr. Aboukheir stated that there are 8 on the side of his property; 4 along church and 4 on his property. Mr. Aboukheir further stated that parking is also in the back of the building for the employees. There is a parking lot on the south side. A gym operates in the morning, open at 6 a.m. to 10 a.m. and from about 4 p.m. to 8 p.m. Chairman Sierzega stated that there are only 23 spaces available in the lot and shared by the other commercial tenants. Mr. Aboukheir stated yes. Chairman Sierzega stated that based on the other tenant requirements: Achieve Enterprises needs 4 spaces. Ms. Callahan stated that they currently occupy that space, Unit A. Chairman Sierzega continued stating that VIP Security requires 3 spaces, Body by Ivory requires 11 spaces, and Retail Sales and Beauty Products requires 7 spaces. Staff Liaison Mesaros stated that the 4 spaces is without the chairs. If it was straight retail 7 spaces would be required. Member Alfonso stated that it equals 25 spaces.

Chairman Sierzega stated that based on those numbers the petitioner is already over the available parking. Staff Liaison Mesaros stated that the petitioner could maintain that nonconformity, but beyond that a variance is required. Chairman Sierzega stated for what the petitioner is proposing they would need additional parking spaces.

Mr. Callahan asked why the Commission is treating the gym so differently, considering the square footage is comparable. If they would take machines and make them comparable to chairs, they have many similarities and are only required 11 spaces. Chairman Sierzega stated that according to the ordinance 1 parking space for every 250 square feet is required for a gym. Member Planera stated that 11 parking places is similar to the retail. Mr. Callahan stated that they are adding the chair variable, but why is the equipment variable not being considered. Staff Liaison Mesaros stated that the difference is when you go to the salon the client is there for an hour up to 2 hours. Mr. Callahan stated that the majority of services that are offered are done within 30 minutes.

Member Johnson asked the property owner if parking to the north is church property or public street. Mr. Aboukheir stated that it was the street. More parking is available along 186th Street. Staff Liaison Mesaros asked if it is at the front of church or on the other side. Mr. Aboukheir stated on the other side. Staff Liaison Mesaros stated that that area is residential and that there is a sensitivity. With the previous use residents complained about all the parking in front of their houses. Member Bransky stated that once you pass the alley it is residential.

Member Johnson asked the property owner to elaborate on his statement regarding parking in the back for employees, and asked how many spaces are available. Mr. Aboukheir stated approximately 8 spaces. Member Johnson requested clarification that there are 8 parking spots and there are 4 businesses, and asked if there are 4 or 5 businesses currently in operation. Mr. Aboukheir stated that there are 4 businesses.

Member Johnson asked the petitioners if they have looked at any other space. Ms. Callahan stated that they have looked at other properties; however, the current building gives them the opportunity to add to the community. Considering that the building has been vacant for 6 years and is a great opportunity.

Member Johnson referenced another case brought before the Commission, several months ago with the same issues. The previous case made the argument that their hours were not Monday through Friday, and were only there a few hours during the week. Member Johnson asked how many employees. Ms. Callahan stated that would like to start with 3 part-time employees and the petitioner will be the sole FT person during business hours. The PT employees will be as needed. Member Johnson asked if the petitioners would be willing to make it more retail and less of a chair/spa

business. Mr. Callahan stated yes, if it gives them the opportunity to move forward. Mr. Callahan further stated that he understands the parking issue, and gave an idea to offer incentives to the customers to do ridesharing and carpooling to decrease the parking spaces needed.

Member O'Brien clarified that the application request is for 31 parking spaces and 18, are required, including your office currently, would leave 5 (23 at the building). The petitioner requesting 26 spaces in addition. Essentially more than doubling the required parking. The Commission understands the fluctuation of hours, and that is why this makes an interesting application. There is a little bit of both of trending towards parking and variance dependence in the application. The petitioner requires 31 spaces, which is not viable for the location. The spaces are not available. Nearby businesses, residential, church, and the community must be considered. Even if this was a new building and the petitioner was the first tenant, coming in with a 31 spaces request is already over the 23 spaces that are currently there. The area is a principal commercial area coming into Homewood from the south. Parking is available situated around the building, in a variety of different configurations, some are parallel and some are angular from the drawing provided in the Commission packet. Along Dixie Hwy it looks as though there are 5 parking stalls, two are handicap and 3 others. On the north side of the building 5 and 4 would make 9. On the east side of the building is a parking stall, but a sign on the building states no parking; equaling 10 (if the space marked no parking can be used). Continuing recess in the building with three parking stalls making it 13 spaces. Then 4 angular stalls, would make it 17 (along the alley). There are 10 spaces on the south side of the building, which makes 27 spaces. This is not correct because a handicap spot is in the third stall no striping for the space next to an ordinary handicap spot. It is still half of the requirements of the tenants and prospective tenants would be for the property. Member O'Brien stated that the petitioner indicated that after 2:00 p.m. hours are appointment only, and asked how late the appointments would be scheduled. Ms. Callahan stated that they would like to accommodate clients that work, so it would be around 8:00 p.m. or 9:00 p.m. Member O'Brien asked if 9:00 p.m. would be the last appointment. Ms. Callahan stated that they would close at 9:00 p.m., so 8:00 p.m. would roughly be the last appointment.

Mr. Callahan asked how is the change and intensity of use defined. Staff Liaison Mesaros stated that technically means more parking spaces are required than previously. Mr. Callahan stated that it sounds like they would have to dedicate more space to retail. Staff Liaison Mesaros stated that they would have to take out chairs. Mr. Callahan asked how many. Staff Liaison Mesaros stated that each chair requires 2 parking spaces. Mr. Callahan asked what number would get the approval. Member Bransky asked what the petitioner is willing to remove. Mr. Callahan stated that they want to move forward, so what requires to move forward to make it happen and they will make the changes on the business side. Chairman Sierzega stated that the Commission is looking at the total available of parking is 23. Based on the number that the Commission has, parking is 2 over that already.

Member Cap stated that even if the petitioner would convert the new space, which is 2500 sq. ft. into purely retail, using 1 parking space per 250 sq. ft. that would an addition of 10 parking spaces. The scenario would require 28 parking spaces without any chairs.

Member Alfonso asked to clarify that they are Achieve Enterprises. Mr. Callahan stated yes, they plan to use one side solely for packaging and the other side would be dedicated to retail. Member Alfonso asked if they need 4 spaces for Achieve. Mr. Callahan stated no because employees will work in both businesses.

Member Cap stated that with his rough calculations, if the space were solely devoted to retail there would be a requirement of 28 parking spaces and there are only 23 available. This is a deficit of 5

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spaces and adding the 4 the petitioner already has, makes a deficit of 1 space. That might be more palpable.

Mr. Callahan stated that the store would be the first stop you see when you enter commercial Homewood and they would like to put a nice face on that for the village. Member Cap stated that it could end with traffic issues, because people are vying for parking spaces. It truly is a challenge. The zoning ordinance has adopted the best recommendations for the likely number of parking spaces necessary for various commercial and business uses over time. Mr. Callahan stated that the use of appointments would give them the ability to control traffic further. Member Cap stated that by making that transition from retail to salon it imposes a far different set of parking requirements.

Member Planera stated unfortunately numbers do not lie. The idea that there might not be full-time staff members on the production side cannot really be considered. Member Planera asked Staff Liaison Mesaros that the furniture store had a retail sales component to it, but vacated because they did not comply with retail sales, so how did that come about. Staff Liaison Mesaros stated that there were 2 businesses being operate out of that store. Due to complaints from neighbors regarding parking and using the space as not permitted. The village was made aware of it, because of the complaint of parking on the residential streets and noise.

Discussion ensued led by Member Planera regarding how the two parts of the building will communicate. Ms. Callahan stated that there would be an opening by the reception desk to the retail/spa area and to the back the workroom.

Member Planera stated that there is a minor complication with the variance request due to what is in the lease. There is a section on Parking and Prohibited Use and both of those sections prohibit violation of other tenant's rights of parking. Member Planera stated that the petitioner's application is violating the lease. Mr. Aboukheir stated that the clause is standard in the lease. If needed, it can be modified to get approval.

Member Bransky stated that he would like to see a compromise, but it is up to the petitioner to discern what is healthy and doable for the petitioner's business.

Member Bransky asked if a business could take spaces from other separate businesses even though people are working in the same area. Staff Liaison Mesaros stated no.

Member Dexter stated that the idea to revise and comeback would be an option. Staff Liaison Mesaros stated that the petitioners could do it here, if they agree to do a lessor variance or they can come back and present a new request.

Mr. Callahan stated that they would like to come back to the next meeting.

Motion was made by Member O'Brien recommend the continuance of Case 19-17 to the next scheduled meeting on July 11, 2019; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion approved.

PUBLIC HEARING – CASE NO. 19-18, Variance to locate a parking space within the required front yard at 1700 Idlewild Lane:

Chairman Sierzega gave a brief description of Case 19-18. The petitioner is requesting a variance from Section 11.4 of the Zoning Ordinance to locate a parking space in the required front yard at 1700 Idlewild Lane; request by Alexander Rojas. A legal notice was published in the *Daily Southtown* on 5/28/2019; letters sent to property occupants within 250 ft; no comments received. Documents in the Commission packet include letter from petitioner, plat of survey (dated 07/10/2018) with proposed improvements.

Chairman Sierzega swore in Alejandro Rojas and Anna Rojas, 1700 Idlewild Lane, Homewood.

Chairman Sierzega stated that the petitioners are asking to expand the width of the existing driveway by 5 ft to provide an additional parking space in the front yard would requires a variance from 11.4 of the zoning ordinance.

Mr. Rojas stated that expanding the driveway was one of the projects that they wanted to do when they first bought the property. The driveway holds one and a half cars and it will increase the value of the house and houses in the neighborhood. It will also help by not having to move the cars around when trying to leave for work. No issue with any of the neighbors.

Chairman Sierzega asked if the petitioner lives on Idlewild and directly across the street is the Ravisloe Country Club. Mr. Rojas stated yes.

Member Alfonso stated that there is no parking on the street. Plus, several homes have the same configuration as the petitioners. It would be better if it were paved, instead of having the dirt that is currently there.

Member Bransky asked if the petitioner's intent is to pave the length of the driveway or just part of the top. Mr. Rojas stated that it would be the inside of the property until the walkway. Member Bransky asked how many cars are at the residence now. Mr. Rojas stated 3.

Member Cap asked if there are any flooding or drainage issues. Mr. Rojas stated no. Member Cap asked if the petitioners' part of the street floods from the country club. Mr. Rojas stated no. Chairman Sierzega stated that the drainage goes straight to the country club.

Member Planera asked if the petitioners are paving to the sidewalk and if it is dirt or gravel. Mr. Rojas stated yes and it is gravel.

Member O'Brien stated in the material, zoning code a parking space is a minimum of 9 ft in width, and the petitioner's driveway is 12 ft. If the petitioners are asking for 5 ft. it would total 17 ft. Therefore, there needs to be another 1 ft. to equal 6 ft to stay consistent with the ordinance. Mr. Rojas stated that they can make it 6 ft.

Member Johnson had no questions.

Chairman Sierzega swore in Roger Warner, 1710 Idlewild Lane, Homewood.

Mr. Warner expressed his full support for the request and stated that there is no flooding front, back or across from the golf course. It floods south into the fairways, but not north. It will improve property value.

Member Planera asked if the Code allows for the increase of the curb cut. Staff Liaison Mesaros stated that the petitioners would have to submit with the village engineer and building inspector.

Motion was made by Member Bransky to recommend approval of Case 19-18 for a zoning variance of Section 11.4 of the Homewood Zoning Ordinance to allow parking in the front yard by expanding the width of the driveway on the property located at 1700 Idlewild Lane and incorporating the Findings of Fact into the record, as corrected; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion approved.

PUBLIC HEARING – CASE NO. 19-21, Special Use Permit to operate a nursing assistant training center at 18216 Harwood Avenue:

Chairman Sierzega introduced Case 19-21.

Staff Liaison Mesaros requested that the case be continued to the next scheduled meeting, due to petitioner not being present.

Motion was made by Member Cap to recommend the continuance of Case 19-21 to the next scheduled meeting on July 11, 2019; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion approved.

NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: Member O'Brien moved to adjourn the meeting at 8:40 p.m.; seconded by Member Planera. Motion passed by voice vote.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison