

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

April 25, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the April 11, 2024 hearing of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. Public Hearing for Case 24-06: Special Use Permit for Motor Vehicle Rental at 17803 Bretz Drive

B. Public Hearing for Case 24-05: Special Use Permit for Salon/Spa Use and Variance for Parking Requirements at 2207 W 183rd Street

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0Y0OTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

April 11, 2024

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:03 p.m.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, O'Brien, Johnson and Castaneda, and Chair Sierzega. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison) and Assistant Director of Economic & Community Development Noah Schumerth. There were six people in the audience. The public was able to watch and listen to the meeting via Zoom webinar. There was one attendee on the Zoom webinar recording.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked if there were any changes or corrections to the minutes of March 14, 2024. No edits were made by the Planning and Zoning Commission members present. Assistant Director Schumerth noted that the following previous changes had been made to the minutes:

Replace language:

"O'Brien also cited concrete walls and wrought iron fences along 183rd Street near the train viaduct as creating visibility challenges for cyclists, especially near the intersection of Park Avenue and 183rd."

With the following language:

*"O'Brien also cited concrete walls and wrought iron fences along 183rd Street near the train viaduct as creating visibility **and safety** challenges for cyclists, especially near the intersection of Park Avenue and 183rd."*

Member O'Brien made a motion to approve the minutes as amended; seconded by Member Cap.

AYES: Members Bransky, Cap, O'Brien, Johnson

NAYS: None

ABSTENTIONS: Members Alfonso, Castaneda, Chair Sierzega

ABSENT: None

Chair Sierzega asked if there were any changes or corrections to the minutes of March 28, 2024. No edits were made by the Planning and Zoning Commission members present.

Member Alfonso made a motion to approve the minutes as amended; seconded by Member Cap.

Meeting Minutes | April 11, 2024

AYES: Members Alfonso, Bransky, Cap, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: Members O'Brien, Johnson,

ABSENT: None

REGULAR BUSINESS:

CASE 24-07: Upham Subdivision, 3043-3055 Ridge Road

Chair Sierzega introduced the case and called the applicant, George Arnold, forward to the podium. Chair Sierzega called for public comments on the agenda item from the audience. No comments were provided by members of the audience. Chair Sierzega swore the applicant in prior to testimony.

Member Cap noted concerns about the lack of additional development plans provided with the proposed final plat, and thus would not support the final plat.

Staff Liaison Mesaros noted that the property is still owned by the Village and is being subdivided for sale to private developers. The plans cannot be prepared and provided with the plat formally without a purchase or the creation of a purchase and sale agreement in place in partnership between the Village government and a private developer. Member Cap disagreed with the statement.

Assistant Director Schumerth noted that the individual parcels will have development plans created which will go through the Site Plan Review process. Schumerth stated that the Planning and Zoning Commission will review development plans for each parcel separately through the Site Plan Review process. Schumerth also said that the resubdivision has been proposed by the Village in a manner which is conducive for likely future development scenarios which have been discussed with private developers.

Member Cap expressed concerns about the placement of the private sanitary sewer easement located in the center of Lot 3, noting that the easement may restrict development outcomes and that development plans provided with a plat could alleviate those concerns. Member Cap noted that the plat drawings seem to be rushed for development, and that there are problems having a lot bisected by an easement which could be moved.

Staff Liaison Mesaros noted that the sanitary sewer easement is an existing private easement and there are no plans to move this easement. Mesaros noted that there have been preliminary drawings given to staff which indicate buildings may be realistically placed without the vacation of the easement.

Chair Sierzega asked if the case was solely focused on the approval of the proposed division of land. Mesaros affirmed that the case only pertaining to the resubdivision of the property.

Member Johnson made a motion to recommend the final plat to the Village Board for approval; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Johnson, Castaneda, Chair Sierzega.

NAYS: Member Cap

ABSTENTIONS: Member O'Brien

ABSENT: None

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CASE 24-04: Downtown Transit-Oriented Development (TOD) Master Plan

Chair Sierzega introduced the consulting team who were scheduled to present the details of the proposed Downtown Transit-Oriented Development (TOD) Master Plan. The members of the consulting team included Fiona Kennedy and Kelsey Zlevor of Muse Community Design, and Alex Waltz of the Regional Transportation Authority (RTA). Chair Sierzega swore in the members of the consulting team.

The applicants provided an overview of the Downtown Transit-Oriented Development (TOD) Master Plan, detailing the structure of the plan and key recommendations included in the plan. The consulting team thanked residents of the Village of Homewood for participation in the planning process, along with members of Village staff who assisted in the development of the plan. The consulting team noted that the purpose of this hearing was to listen to members of the public and recommend the plan for approval by the Village Board.

Chair Sierzega opened the agenda item for public comment. The following comments were provided on the agenda item:

1. Jack Hrymak: As Chair of the Appearance Commission for the Village of Homewood, Hrymak noted that there is a strong need for emphasizing maintenance and upkeep of streets and storefronts in Village planning documents. Hrymak wanted to see a greater emphasis on the streetscaping elements of the plan. Hrymak also noted that “parking is at a premium” in the Village, but also expressed that there are large numbers of public parking spaces available. Hrymak suggested signage and additional programs to assist the public in finding new public parking areas available near local business. Hrymak also expressed that the Village needs to be more aggressive in acquiring parking areas which are currently private, whether through easement or outright purchase of the property. Hrymak stated support for the proposed 183rd Street road diet as a method for reducing speeding and increasing safety on the major thoroughfare. Hrymak noted support for the plan.

2. Brian Moss: Moss noted that he lives on the opposite side of the train tracks from downtown, and that his primary method of commute is by bicycle. Moss noted that the viaducts are in very poor condition for cyclists, especially the 183rd Street viaduct. Moss expressed a desire to see protection for cyclists taken more seriously on 183rd and Dixie Highway. Moss noted that bicycle lanes with only paint or road striping increase visibility, but do not create significant safety improvements. Moss appreciates the improvements proposed but would like to see longer-term fixes which provide greater protection for cyclists. Moss noted he would also like to see more work done to improve the Dixie Highway viaduct.

3. Kwame Amuh: Amuh noted that the plan is a good start for the Village of Homewood, and that he is encouraged about the change in conversation around transit-oriented development in Homewood. Amuh expressed a desire to see a greater emphasis on improving visibility and awareness of Pace Bus services available for residents of the Village of Homewood. Amuh noted that the 356 route is fairly frequent through 9pm, while the 353 route is less frequent but still provides a useful service. Amuh noted that more signage and visibility for Pace facilities could be very helpful, and expressed a desire to see the plan add plans for better signage indicating route destinations, bus times and other information.

Following the public comment period, Member Castadena noted that the plan is a great start and selected Homewood as an urban-suburban hybrid. Member Castaneda noted a desire to see more opportunities to be outdoors and enjoying the community, and expressed support for developing a strong downtown core. Castaneda noted a need to increase the ambition in the plan.

Member Johnson expressed concerns about traffic along 183rd Street from Halsted to Cicero, especially during peak morning hours. Member Johnson noted that something must be done, but the 183rd Street road diet may cause significant delays and congestion. Johnson noted that he wished to know more about the comments provided by police and fire departments. The consulting team noted that the police department cited needs for better tools for parking enforcement in the downtown area, and a need to provide source information for a study claiming that high visibility sidewalks improve public safety outcomes.

Member O'Brien noted that the plan is well-designed, organized and detailed. Member O'Brien stated that the Village will benefit from the plan document. O'Brien expressed concerns about the road diet proposed on 183rd Street, particularly around visibility for cyclists near the 183rd Street viaduct and other safety conflicts with the proposed bicycle facilities at and west of the intersection at Harwood Avenue and 183rd Street. O'Brien also noted that there are few refuge points or escape areas for cyclists when interacting closely with traffic within the viaduct. O'Brien cited increasing traffic caused by Wind Creek Casino and Hotel and asked how the presence of the casino may increase traffic and cause further pressures on local roads, especially along 183rd Street if the road diet is implemented.

Member O'Brien noted that a large number of stakeholders were engaged in the planning process, which makes the plan a strong "basis plan" for the community. O'Brien asked who will be responsible for coordinating plan implementation. One of the members of the consulting team, Fiona Kennedy, noted that the Village of Homewood staff, especially the Economic and Community Development staff, will be responsible for coordinating the implementation of the plan.

Member O'Brien noted that surrounding suburbs do not have similar planning initiatives, and residents of neighboring communities may be confused by the bicycle infrastructure being installed in the Village. O'Brien asked how awareness of new bicycle infrastructure will be raised. One of the members of the consulting team, Fiona Kennedy, pointed to examples of past efforts in Milwaukee, Wisconsin to provide signage and create a marketing campaign to raise awareness for bicycle boxes near intersections in the city; Kennedy noted that this type of solution could be followed by the Village of Homewood with limited cost. Kennedy also stated that similar types of infrastructure will be implemented in surrounding communities in the next several years.

Member O'Brien expressed concerns about issues with people not knowing how to approach the newly designed intersection at 183rd Street and Harwood Avenue. Consulting team member Kelsey Zlevor noted that the Village can do social media campaigns and other

Member Cap complimented the consulting team on the organization and ambition of the plan. Member Cap asked if there were other transit-oriented development plans in communities with commuter rail. Consulting team member Kelsey Zlevor noted that this was the first transit-oriented development plan of this type completed with RTA, but that Muse Community Design had worked with the RTA on numerous other past planning projects in the Chicagoland area.

Member Cap asked what ensured that this plan was tailored to Homewood's downtown as a unique place. Consulting team member and RTA representative Alex Waltz noted that Homewood's downtown is unique because it has a base of existing development interest and economic activity, which is different than many south suburban communities in Chicago, and that there was a unique opportunity to build off of these elements to create a successful transit-oriented development. Waltz also noted that the focus areas can change because of the existing success of the downtown, including maximizing existing parking resources for new uses, increasing development opportunities, and taking advantage of unique transit access opportunities.

Member Cap asked if there was an existing checklist that development plans need to follow when being created through the technical assistance and funding program through which this plan was developed. Consulting team member Alex Waltz noted that it is an application-based program with a limited set of applicants each year, and Homewood was selected based on a range of different factors, including the existing success of the downtown area. Waltz mentioned that there are a set of goals which RTA and other agencies look to follow, including improving pedestrian and bicycle access to local transit stations and improving the number of activities placed near transit stations which can benefit from the increased accessibility. Waltz noted that there isn't a set of outcomes which all plans in the program must follow, but that there are "common threads" which run through most transit-oriented developments which RTA assesses funding applications against. Consulting team member Zlevor noted that the consulting group does not come in with an existing checklist, and work closely with local staff to ensure the plan is calibrated to local needs.

Member Cap asked for clarification about whether decorative crosswalks would be required at hazardous locations for pedestrians. Consulting team member Zlevor noted that there is a safety benefit from painted crosswalks, and that the recommendation in the Homewood plan was developed based on a strategy used by the City of Milwaukee, which allows residents to identify the most important areas to implement pedestrian improvements such as painted crosswalks.

Member Alfonso asked how painted crosswalks improve pedestrian safety. Consulting team member Kennedy noted that painted crosswalks increase the visibility of areas where pedestrians and vehicles will conflict. Kennedy noted that traditional crosswalks often lack clear visibility for pedestrians, and do not clearly affirm that pedestrians will be present within the crosswalk.

Member Cap asked for clarification about the author of the study referenced in the plan which cites an increase in pedestrian visibility and safety. The consulting team members noted that the study was completed in 2022 by Sam Schwartz Consulting.

Member Cap asked the consulting team for clarification about the parking consolidation zones. Consulting team member Kennedy noted that the goal of these zones is to reduce the number of parking lots which are dedicated solely to one private business. Kennedy stated that the Village can take the zones and use them to guide shared use agreements for currently private parking lots within a certain radius.

Member Cap asked if there was a minimum parking lot size to participate in the parking consolidation zone program. Kennedy stated that there would not be a minimum size of parking lot for this program.

Member Cap referenced Naperville, Illinois' downtown development and asked if there are plans to construct additional public parking areas. Member Cap expressed concern that the addition of new parking supply was not included in the plan. Staff Liaison Mesaros stated that the Village is often looking for opportunities to improve public parking access by acquiring or development agreements with existing private parking lots. Mesaros noted that the willingness of private owners to participate in the increase of public parking supply varies greatly. Mesaros also stated that the two parking lots nearest to the Metra station on either side of the railroad are now owned by the Village.

Member Bransky noted that education about the implementation steps of a plan will be critical to the success of the proposed master plan. Bransky said that the public has an interest in this plan and need to know how they can participate to help advance various goals in the plan.

Member Bransky also noted the need for advancing a better parking strategy, especially using new signage and social media campaigns to increase the visibility of public parking downtown. Bransky also noted that while he was initially averse to paid parking in downtown Homewood, but increasingly supports paid parking with a phone app as an opportunity to improve parking conditions downtown. Member Bransky noted that there needs to be greater concern for parking for seniors and other vulnerable members of the community.

Member Bransky asked how the public can best know what actions will follow the approval of the plan. Staff Liaison Mesaros noted that it would be a good thing to have a public process to determine how to best implement some of the recommendations in the plan. Mesaros also mentioned that implementation is already starting to address common concerns that Homewood residents have expressed, including the construction of public parking signage.

Member Alfonso expressed support for the plan and stated that there are opportunities remaining to further enhance the visibility and usefulness of local transit services. Alfonso mentioned she looks forward to participating in the implementation of the plan.

Chair Sierzega noted the lack of signage in downtown Homewood. Sierzega noted the lack of signage guiding visitors of downtown Homewood to public parking. Sierzega also noted the lack of parking available near several new businesses near Ridge Road and Martin Avenue, and expressed concerns about the lack of ADA accessible parking near these businesses. Staff Liaison Mesaros said that parking improvements around these businesses were already being worked on as of the time of the hearing.

Chair Sierzega noted the need to clarify parking rules for the Village Hall parking lot, which allows public parking outside of business hours. Member Johnson also noted that clarity needs to be provided from businesses regarding where parking is located near their businesses. Member Bransky affirmed Member Johnson's concern and noted that businesses could have signs which show the location of nearby parking. Assistant Director Schumerth said that the ideas being mentioned are already being reviewed by Village staff for implementation.

Chair Sierzega stated that the Village Hall parking lot could be converted into a public parking garage to encourage visitors in the downtown. Sierzega mentioned concerns that the Village is creating places to go but nowhere to park to access the new destinations.

Chair Sierzega stated that implementing paid parking would be the “worst thing anyone could do” to support Village businesses. Sierzega also stated that Homewood Brewing, along with other private businesses with parking lots, have a responsibility to place signage to help visitors find their parking.

Chair Sierzega also referenced the Savoia’s site as an important redevelopment site. Sierzega also mentioned that Independence Park is underutilized and should be gifted to the Village as a downtown open space. Staff Liaison Mesaros noted that the park is already owned by the Village. Sierzega noted that the Village could improve open space on the Independence Park site or add public parking on the site. Sierzega noted that Martin Avenue is blocked off for events in the summer, which further restricts parking at peak times in the downtown. Sierzega mentioned that the events should be supported by either opening up hotel parking near Martin Square to support the events, or moving events into private parking lots and preserving parking along Martin Avenue.

Chair Sierzega affirmed the plan and stated that it is an encouraging set of public changes, and the plan will be helpful for the community.

A member of the public, Lori Tozer, stated that residents in downtown Homewood will need to be considered in final parking plans for downtown. Tozer mentioned that many residents in older apartments in the downtown area struggle to find consistent parking near their homes.

Kwame Amuh noted that the Village needs to support increased walking traffic to support local businesses and increase safety.

Jack Hrymak asked about the full extent of the 183rd Street road diet, and whether it would stop at Dixie Highway or continue onward past Harwood Avenue.

Member Bransky noted that there is a reverse component to transit-oriented development, providing opportunities for those coming out from the city to enjoy Homewood businesses. These users don’t have a car, but are entering into the city without a vehicle where the suburban environment has generally required a car. Bransky mentioned that this creates a “double-edged sword,” stating that what might be best for transit-oriented development may not be what is best for drivers.

A member of the public, Yoka Ward, supported bicycling improvements such as bike boxes at Harwood. Ward mentioned Groningen as an award-winning city for bicycle planning, and noted that any space which is shared with bicycles is colored in maroon and signals to all road users that bicycles are expected. Ward noted that there is a “mindset shift” which comes from this which the Village must embrace. Ward also identified that she cannot walk to the Calumet Metra station from her home due to safety concerns, and that many do not walk or bicycle because they would be unsafe when doing these activities in Homewood. Ward mentioned that the plan’s involvement with the public makes this a good plan. Ward emphasized equal concern between walking and bicycling and vehicle parking.

Member O’Brien noted that the end of the fiscal year is on April 30, and asked if any elements of this plan will be implemented in the 2024-2025 fiscal year. Staff Liaison Mesaros stated that parking signage is included in this budget year. Other projects will require “steps,” including budgeting over multiple years and grant applications.

Member O'Brien asked about vehicle lifts to increase parking capacity in Homewood, citing their use in the Loop neighborhood of Chicago. Consulting member Zvelor noted that it is too specific of a recommendation and was not implemented in this plan, though it was considered during the planning process. Member O'Brien noted that the average cost per space for a parking garage is approximately \$25,000, and that parking lifts are a far cheaper option. O'Brien cited that lifts needed to be regulated and considered in the new Village Zoning Ordinance.

Member O'Brien made a motion to recommend approval of the Downtown Transit-Oriented Development (TOD) Master Plan to the Village Board of Trustees; seconded by Member Bransky.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURN:

Member Castaneda moved to adjourn the meeting; seconded by Member O'Brien; all members voted in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Noah Schumerth

Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 25, 2024

To: Planning and Zoning Commission

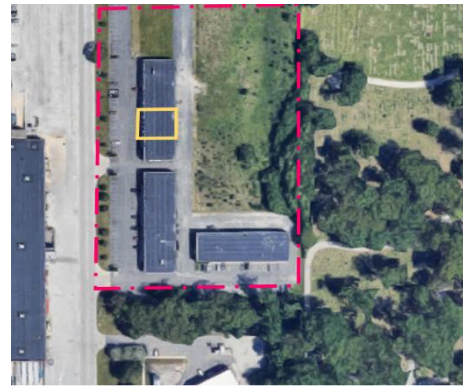
From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-06: Special Use Permit for Motor Vehicle Rental and Service

APPLICATION INFORMATION

APPLICANT	Lakeisha Williams
ACTION	Special Use Permit for Motor Vehicle
REQUESTED	Rental
ADDRESS	17803 Bretz Drive
PIN	29-33-100-067-1001



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
SURROUNDING	N: M-1 Limited Manufacturing	Vacant
	E: M-1 Limited Manufacturing	Vacant
	S: B-4 Shopping Center	Telecommunications
	W: B-4 Shopping Center	Commercial/Retail

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 11, 2024; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Non-Residential Zoning	2	Lakeisha Williams, Applicant	12/28/2023
Response to Standards for “Special Use”	2	Lakeisha Williams, Applicant	12/28/2023
Staff Exhibits	2	Noah Schumerth, Asst. Director Econ./Comm Dev.	01/05/2024

BACKGROUND/PROJECT SUMMARY

The applicant, Lakeisha Williams of 119 Tranzit, is proposing to open a motor vehicle rental facility at 17803 Bretz Drive. The applicant's business will include motor vehicle rental and minor auto service, including paintless dent repair other light automotive repair services. The business is proposed to be located in a tenant space within an existing *multi-tenant commercial center* in the M-1 Limited Manufacturing zoning district. The gross floor area of the tenant space is 1,850 square feet.

A Special Use Permit is required for any motor vehicle rental facility located within the M-1 Limited Manufacturing zoning district.

HISTORY

The subject property is a unit within a *multi-tenant commercial center* within the M-1 zoning district. The center has several current tenants, including a brewery, a motorcycle repair facility, and an automotive parts store.

The commercial center consists of three distinct buildings with fifteen total commercial spaces which can be combined as necessary for business operation. Each tenant space includes commercial/office flex space with large windows in the front of the unit, with additional workshop space with vehicle garage access located in the rear of the structure. The building is designed to provide flexible arrangements for businesses with hybrid commercial and industrial operations.

DISCUSSION

The applicant has proposed a new motor vehicle rental facility to be located in a vacant tenant space located at 17803 Bretz Drive. The facility, which is to be called 119 Tranzit, will include 1,850 square feet of total floor area. The space will include a commercial/office area open to customers of the business and a rear service space which can hold a single vehicle for light automotive repair and provide storage for business supplies. The office space will include areas dedicated for rental vehicle transactions, while the rear bay will be used for light automotive repair, dent removal and storage for vehicle service uses.

The building is serviced by a parking area with 145 parking spaces, arranged in a single aisle along the front of each of the three buildings on the site. The service bays in the rear of each building are accessed by a service drive routed around the rear of each of the buildings on the property. The site has three access drives connected to Bretz Drive.

Use-Specific Regulations

This Special Use Permit application must be evaluated against use-specific regulations outlined in Section 44-04-09 of the Village Zoning Ordinance, which provides regulations unique to motor vehicle rental facilities located in the Village of Homewood. An analysis of each applicable use-specific standard is provided below:

1. Operations shall not cause obstructions to traffic circulation on public streets

The use is not proposed to cause disruptions to public streets. All vehicle storage and other use operations will occur on private property in designated areas. Village staff does not have concerns regarding potential obstructions of public right-of-way caused by this use.

2. A "Type B" transition area, as detailed in subsection 44-05-06(h) shall be required along lot lines adjacent to any parcel in a non-residential district.

A 10' transition zone compliant with Section 44-05-06(h) is already present along the rear of this structure, which is adjacent to another non-residential parcel zoned M-1 Limited Manufacturing. No further action is needed by the property owner or the tenant operator.

3. Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

The site has been designed to fully manage on-site stormwater runoff, with drainage running to central storm drains located in the centerlines of the drive aisles on the site. There are no new outdoor storage or activity areas being created for vehicle sales or service which will require additional improvements.

Special Use Standards Analysis

The Special Use Permit application must also be considered against standards for Special Uses identified in Section 44-07-06 of the Village Zoning Ordinance. These standards are applied to all Special Use Permit applications. The applicant has provided a set of responses to each of the standards for Special Uses, which is attached as an appendix to this memo. A summary of the staff review of the Special Use Standards is included below in **Table A**.

Table A – Special Use Standards Assessment

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>"We feel Homewood would serve as a great area for us to provide rental cars for people in need of a way to get local and reliable transportation, while we offer pdr and light automotive repairs."</i>	Staff has no concerns about the public convenience of the use. The use allows for the addition of a service required for some visitors to the Village.
Is the special use detrimental to the economic welfare of the community?	<i>"Yes, as the for rental car remand had increased and there is a shortage in rental cars we can provide a service where there is a need."</i>	Staff has no concerns about potential harm to economic welfare caused by the proposed use.

Is the use consistent with the goals and policies of the Comprehensive Plan?	<i>"Yes as we will be able to keep people in getting to work to make a living to provide for their family."</i>	The proposed use is a commercial/semi-industrial use which is in alignment with the goals for the M-1 zoning district and the Commercial land use category of the 1999 Comprehensive Plan.
Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?	<i>"Yes as we will offer a clean sanitized vehicle to our customers and the pdr and automotive service will leave little to no waste."</i>	Staff does not find that the motor vehicle rental facility will have any adverse impacts on the public. The automotive repair services proposed by the applicant will not cause adverse impacts on surrounding properties when subscribing to conditions proposed by Village staff.
Is the use a suitable use of the property, and will the property be diminished in value without the special use?	<i>"The location is great and we operate a clean shop and offer vehicle rentals. There is no damage that will be done to the property and the surrounding area."</i>	Staff has no concerns about the location of the proposed use. Similar uses are located in the same commercial center, and the existing condition of the tenant space is suitable for the use without outdoor storage, undue noise impacts, or other potential externalities.
Will the use cause substantial injury to the value of the property in the neighborhood?	<i>"No, it will not."</i>	Staff does not have concerns about potential injury to surrounding properties. Outdoor storage is restricted and all uses will be contained within the existing structure. Limited injury will be caused to nearby tenants, and no sensitive uses are located nearby which will be adversely impacted by a motor vehicle rental facility.
Will the use be consistent with the uses and community character surrounding the property?	<i>"Yes as we can provide transportation and there are not any PDR specialists in the area."</i>	Staff finds that the use will be complimentary to the existing use mix of the area, and is consistent with similar uses in the center within which the motor vehicle rental and auto repair use is proposed.

Will the use hinder the use and enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?	<i>"No as we are quiet and respectful of everyone's personal space."</i>	Staff finds that with the requirements of the Village zoning ordinance and additional conditions recommended for this use, the property will not hinder the use of other businesses located nearby within the M-1 Limited Manufacturing zoning district.
Will the use impede normal and orderly development of surrounding property?	<i>"No as there is no one near us that offers the services that we offer."</i>	Staff finds that the only potential impact on future development will be the use of parking on the site. The site has a large vacant area with a parking area and drive aisle north of the proposed business, designed to provide space for a fourth building in the commercial center. Parking must be organized to avoid causing impacts on future development on the site.
Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?	<i>"Yes we operate by appointment, so there is less foot traffic into the building."</i>	Based on the description of the business, there will be minimal congestion created by the use. The operation of the use must ensure there are no impacts to public street circulation, as required by the Special Use Standards applicable to this site.
Is the use adequately served by utilities, access, and other facilities?	<i>"Yes the building has adequate utilities, drainage, and road access."</i>	The building has the required utility connections necessary to support the use. The site has adequate drainage installed, and there are no additional outdoor areas proposed which will require unique drainage treatments. There is suitable road access to manage the anticipated traffic generated by this use.

Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?	"No."	Staff has no concerns about impacts on unique resources from the proposed use.
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The primary impact on the site and surrounding area will be the addition of parking demand on the site with expanded activities taking place in the tenant space at 17803 Bretz Drive. The site currently has 145 parking spaces available for use by 15 commercial spaces. Ample parking is currently available at peak hours at the site (morning peak hour, mid-afternoon, evening peak hours on weekdays), but there are a number of vacant tenant spaces which cause additional availability of parking on the site.

The motor vehicle rental use with a total of 1,850 square feet requires 6 parking spaces (1 space per 300 square feet). The site is also in a *multi-tenant commercial center* with the same parking requirement as the proposed use, which requires a total of 78 parking spaces. There is an appropriate number of parking spaces near the tenant space to support the use proposed. The types of automotive repair and vehicle rental uses proposed often require temporary parking of vehicles for service or future rental use, and these parking uses must be controlled to ensure the elimination of adverse impacts on neighboring properties. Based on the allotment of parking spaces for tenants in the building, approximately 10 parking spaces are allotted for the tenant space which is planned to become the proposed motor vehicle rental facility. A condition has been provided limiting the total number of vehicle storage spaces for rental vehicles or serviced vehicles to 4 spaces, ensuring that the total parking demand for the site does not exceed the allotment of parking for this tenant space on the site.

Conditions have also been provided to restrict the following potential adverse effects caused by the proposed vehicle service and rental use:

- Restrictions on outdoor storage (aside from vehicles awaiting pick-up or completion of service)
- Restrictions on vehicle storage duration

STAFF COMMENTS

The following additional comments are provided:

1. The *multi-tenant commercial center* is held under common ownership on a single parcel. Therefore, no consolidation of parcels or adjustments to the subject property boundaries is required prior to the approval of a Special Use Permit.
2. No additional square footage, nor additional parking or site landscaping, is to be provided in conjunction with this project. Therefore, no additional Site Plan Review or Planned Development Review is required concurrent with this Special Use Permit application.
3. No exterior building alterations are required to support the proposed use. Therefore, no Appearance Review or Appearance Board action is required concurrent with this Special Use Permit application.
4. With the approval of this Special Use Permit, the use classification in this tenant space will be *motor vehicle rental*.

5. If approved, the Special Use Permit shall expire if the proposed use is not occupied within one year of the Village Board approval date, per Section 44-07-11.F of the Village Zoning Ordinance.

FINDINGS OF FACT

The staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Village Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is located at 17803 Bretz Drive, and is within the M-1 Limited Manufacturing zoning district.
2. The applicant, Lakeisha Williams, is the proprietor of the proposed motor vehicle rental facility, 119 Tranzit. The property owner is Gentral Brooks.
3. The proposed use, cited by the applicant as a “motor vehicle repair and rental facility,” is classified as a *motor vehicle rental* use, per definitions set forth in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Lakeisha Williams, has requested a Special Use Permit in the M-1 zoning district to operate the *motor vehicle rental* use, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 1,850 square feet of total floor area.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-09.D of the Village Zoning Ordinance, which requires *motor vehicle rental* to meet specific standards through the duration of the operation of the use.
8. The proposed use is located within a *multi-tenant shopping center*; 78 spaces are required for the 23,400 sq. ft. shopping center. The subject tenant space requires a minimum of 6 parking spaces dedicated to the proposed use.
9. The subject site has 145 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend **approval** of Case 24-06 to the Village Board of Trustees, to grant a Special Use Permit for a *motor vehicle rental facility* in the M-1 Limited Manufacturing zone for “119 Tranzit” at 17803 Bretz Drive, subject to the following conditions of approval:

1. No more than 4 parking spaces shall be utilized for overnight vehicle storage, including vehicles available for rent or serviced vehicles.
2. All vehicle storage shall be located within marked off-street parking spaces. No vehicles shall be stored in a manner which impedes building access or access to the rear drive aisle of the site.
3. Any vehicle receiving service shall not be stored on the site for greater than 30 days, as required for uses providing automotive repair service.

4. No materials used for the service or rental vehicles or private vehicles shall be stored in outdoor areas.

5. No vehicle storage shall occur in a location which creates obstructions to traffic circulation on public streets.

6. No vehicle repair services offered with the proposed use shall include the services classified as *autobody repair* in the Village of Homewood Zoning Ordinance, including but not limited to major painting and undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame, or fender straightening and repair, overall painting or undercoating.

and

Incorporate findings of fact into the record.



APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17803 Bretz Dr Homewood, IL 60430

Property Index Number(s): _____

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: Rental car, light automotive repair, Pdr

Gross Floor Area: 1850 sq. ft. Parking Provided: 10
Existing Use: Vacant

The requested use is:

- ☐ Permitted
☐ Limited
☒ Special
☐ Other:

SITE OR BUILDING CHANGES

Existing Development: Vacant tenant space

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

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

Rental car, light automotive repair, Pdr

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

Development Metrics

	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>1850</u>	_____
Parking Spaces	<u>10</u>	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	_____	_____

ZONING RELIEF OR CHANGES

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

None

The applicant requests:

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

APPLICATION

NON-RESIDENTIAL ZONING REVIEW

APPLICANT

Name 119 TRANZIT Lakeisha Williams
 Company 119 TRANZIT
 Address 17803 Bretz Dr
Homewood il 60430
 Phone 708-368-6454
 Email Tranzit119@yahoo.com
 Role Owner

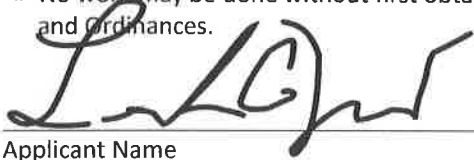
PROPERTY OWNER

Name Genral Brooks
 Company _____
 Address 1262 Leah Rd unit C
Morris il 60450
 Phone 815-828-6100
 Email _____

☐ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.



Applicant Name

Applicant Signature

Date

Staff Notes*Do not write below this line.*Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17803 Bretz Dr	Homewood, IL 60430
Requested Use:	Rental car, light automotive, Pdr	Area: 1850 sq. ft.
Business Name:	119 TRANZIT	
Applicant Name:	Lakeisha Williams	Date: 3/15/2024

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.

We feel Homewood would serve as a great area for us to provide rental cars to people in need of a way to get local and reliable transportation, while we offer pdr and light automotive repairs.

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

Will the business have a negative impact on other businesses?

Yes as the for rental car demand had increased and there is a shortage in rental cars we can provide a service where there is a need.

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.

Yes as we will be able to keep people in getting to work to make a living To provide for their family.

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.

Yes as we will offer a clean sanitized vehicle to our customers and the pdr repairs leave little to no waste.

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.

The location is great and as we operate a clean shop and offer vehicle rentals there is no damage that will be done to the property or area

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?

No it will not

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 as we can provide transportation and there are not namu Pdr specialists in the area

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 as we are quiet and respectful of everyone personal space

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 as there is no one near us that offer the service that we offer

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 we pretty much operate by appointment. So it is less foot

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.'

Yes the building have adequate utilities, drainage, road access

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





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 25, 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 24-05: Special Use Permit for Salon/Spa Use, Variance for Parking Requirements

APPLICATION INFORMATION

APPLICANT	Elsayed Elbanna
ACTION	Special Use Permit for Salon/Spa Facility;
REQUESTED	Variance for Parking Requirements
ADDRESS	2207 W 183 rd Street
PIN	32-06-101-001/002/003



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
SURROUNDING	N: B-2 Downtown Transition	Commercial (Retail)
	E: B-2 Downtown Transition	Commercial (Restaurant)
	S: PL-2 Public Land/Open Space	Parking Lot
	W: B-2 Downtown Transition	Parking Lot

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 11, 2024; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Non-Residential Zoning	2	Elsayed Elbanna, Applicant	03/11/2024
Response to Standards for “Special Use”	2	Elsayed Elbanna, Applicant	03/11/2024
Project Narrative	1	Elsayed Elbanna, Applicant	03/11/2024
Floor Plan	1	Elsayed Elbanna, Applicant	03/11/2024
Parcel Map	1	Elsayed Elbanna, Applicant	03/11/2024
Staff Exhibits	2	Noah Schumerth, Asst. Director Econ./Comm Dev.	04/19/2024

BACKGROUND/PROJECT SUMMARY

The applicant, Elsayed Elbanna, has proposed the creation of Cloud Salon Suites, a salon/spa use to be located at 2207 W 183rd Street. Cloud Salon Suites would create 16 salon suites for individual proprietors to provide a range of salon services. Each suite would be approximately 10' x 10' and allow for individual appointments by proprietors renting spaces within the larger salon center. The applicant has stated that the new business will be marketed to “hairstylists, makeup artists, facialists, lash gurus, personal stylists, tattoo artists, barbers, wax technicians, nail artists, smile experts, and more.” The applicant has noted that the average capacity of customers and employees will be 20-30 people, with maximum capacity at 40 people. The use would be located in the former South Suburban Humane Society building on the site with minimal modifications.

The proposed use requires a Special Use Permit for the operation of a salon/spa use within the B-2 Downtown Transition zoning district.

CONTINUATION

An additional variance review was required in addition to the Special Use Permit application provided for the salon use within the B-2 Downtown Transition zoning district. This variance is required due to the lack of off-street parking provided on the subject site. If approved, the variance will allow for the reduction of the required off-street parking spaces on the subject site. The applicant has cited the location of a large public parking lot adjacent to the subject site as justification for a variance, given the ease of access to the subject site for those parking in the Village-owned parking lot.

Village staff has noted that this mechanism has been previously used to support other nearby businesses, which rely on the public parking lot near the intersection of Harwood Avenue and 183rd Street in order to meet demand. Further analysis is needed to review the current parking utilization in the 183rd Street/Harwood Avenue public parking lot. Additional time is also requested to analyze the impact of the use on the parking area and surrounding uses.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Recommend **continuation** of Case 24-07, reviewing the decision to grant a Special Use Permit and Variance of parking regulations for a salon/spa facility in the B-2 Downtown Transition zone for Cloud Salon Suites at 2207 W 183rd Street.



VILLAGE OF HOMEWOOD

APPL **Item 5. B.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 2207 183rd street Homewood, IL 60430Property Index Number(s): 32061010010000Lot Size: _____ sq. ft. 0.37 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: Salon SuitesGross Floor Area: 3200 sq. ft. Parking Provided: 8 plus cityExisting Use: South suburban Humane Society

The requested use is:

- ☐
- Permitted
-
- ☐
- Limited
-
- ☒
- Special
-
- ☐
- Other:

SITE OR BUILDING CHANGES

Existing

Development: _____

Proposed Development Check all that apply. Provide a description and metrics below.☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations**Development Metrics**

Existing

Proposed

Gross Floor Area (sq. ft.): _____

Parking Spaces _____

Lot Coverage _____

Impervious Area (sq. ft.) _____

Impervious Coverage (%) 0.0% 0.0%**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

APPLICATION

NON-RESIDENTIAL ZONING

Item 5. B.

APPLICANT

Name Elsayed Elbanna
Company S&S Homewood Inc
Address 10824 Royal Glen Drive
Orland Park IL 60467
Phone 708-620-9995
Email Sayed 0307@yahoo.com
Role President

PROPERTY OWNER

Name _____
Company _____
Address _____
Phone _____
Email _____

☐ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Elsayed Elbanna
Applicant Name

[Signature]
Applicant Signature

3-11-2024
Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	2207 183rd street _____ Homewood, IL 60430	
Requested Use:	Salon Suites _____	Area: 3200 sq. ft.
Business Name:	Cloud Salon Suites _____	
Applicant Name:	Elsayed Elbanna _____	Date: 3/11/2024

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.

With starting this up, it will offer stylists, barbers, etc. a chance to have their own salon suite without paying the high costs of renting an entire space.

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

Will the business have a negative impact on other businesses?

Cloud Salon Suites will only be positive to the community. With offering suites for business owners to rent and offering more options to the Homewood area.

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.

The salon suites will bring value to the property and area. It is multiple spaces for current and new business owners to start their careers. It will also offer different options to customers looking for a salon

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.

This business will bring zero negative impact to the area.

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.

The reason the salon suites business is best suited for this property is for multiple reasons. It is within walking distance from many homes, walking distance to surrounding businesses, a spacious parking lot, and a well suited layout to avoid any major construction.

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?

This business will not decrease any value of surrounding properties. It will more so, increase values since we will be offering a favorable amenity to surrounding neighbors.

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.

The salon suites, just like the surrounding businesses, will be offering a service to the area. There are restaurants, flower shops, coffee shops, etc. The salon suites will offer the service of a customer visiting their stylist, barber, nail tech, etc.

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.

The Salon suites will not be injurious in any way to use or enjoyment of other properties.

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.

The salon suites will not impede on any normal or orderly development

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.

The people who will rent out a suite for their business will be operating with an appointment only day. With this, there will be minimum traffic flow coming to and from the Salon Suites.

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.'

Yes it is.

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.'

The salon suites will not affect any of its surroundings in any negative way.

Cloud Salon Suites
2207 183rd street, Homewood IL 60430

We will be constructing a business called Cloud Salon Suites. This will be separate salons built into this building that tenants can rent out to conduct their business. The services that will be provided by these tenants can have a wide range. It will be best suitable for hairdressers, makeup artists, facialists, lash gurus, personal stylists, tattoo artists, barbers, wax technicians, nails artists, smile experts, and many more. The building itself, will have 24-hour door security access. So, the tenants can access their space at any time. The average capacity for or this business would be around 25-30 and reaching a max capacity at right around 40. This is a business that will definitely help other small business owners/stylists grow. The budling has 8 parking spaces with additional parking in the Village parking lot.

