

## MEETING AGENDA



### Planning and Zoning Commission

Village of Homewood

May 09, 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](mailto: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 25, 2024 hearing of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. Public Hearing for Case 24-05 and Case 24-09: Special Use Permit for Salon/Spa Use; Variance for Parking Requirements

6. Old Business:

7. New Business:

8. Adjourn

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

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

April 25, 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 7:02 p.m.

### ROLL CALL:

In attendance were Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega. Members Alfonso and Cap were absent. 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 no audience members present. The public was able to watch and listen to the meeting via Zoom webinar. There were no audience members present via Zoom.

### APPROVAL OF MEETING MINUTES:

Chair Sierzega requested any proposed changes to the minutes. Member O

Member Castaneda requested a change to the name "Bill Moss" as an audience member at the 4/11 Planning and Zoning Commission hearing; the correct name is Bill Mott. Member Castaneda noted a missing phrase in the report, but discovered the phrase on a different page and declined the request for edits.

Member O'Brien noted an incomplete sentence on page 5 of the minutes, asking what follows the following phrase:

*"Consulting team member Kelsey Zlevor noted that the Village can do social media campaigns and other \_\_\_\_\_."*

Assistant Director Schumerth noted that the sentence should read as follows:

*"Consulting team member Kelsey Zlevor noted that the Village can do social media campaigns and other **initiatives to raise awareness about the intersection redesign.**"* Schumerth noted that the phrase was accidentally deleted during the final editing of the hearing packet.

Member Bransky noted that he referenced only seniors in his comments on parking for community members on page 7 of the minutes. The phrase:

"...greater concern for parking for seniors and other vulnerable members of the community," should read as:

"...greater concern for parking for seniors."

Bransky noted he has a great deal of care for other vulnerable members of the community, but wished to have his quote from the hearing properly recorded in the minutes.

Member Bransky also noted that title for Case 24-07: Upham Subdivision in the minutes should be 3043-3055 **W 183<sup>rd</sup> Street**, rather than 3043-3055 Ridge Road.

Motion made to approve the minutes made by Member Bransky; second by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Cap

## **REGULAR BUSINESS:**

### **CASE 24-06: Special Use Permit for Motor Vehicle Rental at 17803 Bretz Drive**

Chair Sierzega introduced the case and called the applicant, Wes Jenkins, to the podium. Chair Sierzega clarified that Jenkins was authorized by the original applicant, Lakeisha Williams, was authorized to speak on her behalf. Jenkins answered that Williams is his fiancé and they are partners in the operation of the proposed business. Chair Sierzega read the details of the case.

Applicant Jenkins stated that he will be operating both a vehicle rental facility and an auto service facility providing small-scale repairs such as "paintless dent removal" (PDR) and brake service. Chair Sierzega asked if brake service and similar repairs would be available at the new business. Jenkins stated that such services would be available. Sierzega asked for clarification whether the auto service side of the use would be available to the general public. Jenkins stated that services would be available to the general public.

Member Bransky asked if the proposed business is a new operation or is a new location of an existing business. Jenkins noted that the business will be a new operation undertaken as a startup business.

Member Bransky asked if an exhaust system will be retrofitted into the space, given that indoor vehicle service will continue in the winter. Jenkins noted that he plans on installing a vehicle exhaust system with an installation attached to vehicle tailpipes which can route fumes to the exterior of the building through a door.

Member Bransky asked if the door used to install the exhaust system will be a front door or rear door. Jenkins stated that the door will be located in the rear of the building, along with all vehicle service.

Member Bransky asked if any harsh chemicals requiring special storage and disposal, such as degreasers and other chemicals, will be used at the business. Jenkins stated that only common cleaners, lubricants, and other compounds will be used.

Member Bransky asked how many vehicles will be maintained by the rental business. Jenkins noted that the size of the garage in the tenant space restricts the number of cars which can be used for rental. Jenkins stated that eight vehicles will be used for rental, which will be moved in and out of the garage space as storage is needed; vehicles will generally be in transition between rental uses.

Member O'Brien asked whether the applicant intended to state in the Special Use Application to answer "yes" to whether the use would be detrimental to the economic welfare of the community. Assistant Director Schumerth noted that the error was made by the applicant in filling out the application, and the applicant is claiming that there is no detrimental impact to economic welfare surrounding the use.

Member O'Brien noted that staff cited nearby similar uses, and asked which uses nearby provide similar uses. Assistant Director Schumerth noted that there is another auto service facility located in the same center located at the 17800 block of Bretz Drive.

Member O'Brien asked for clarification about the applicant's statement in application materials that there are no vehicle rental facilities nearby, asking where the nearest competing facility would be located. The applicant Jenkins noted that the nearest competitor is located south of the proposed business on Halsted Street; it is an Enterprise car rental facility.

Member O'Brien asked what was meant by staff by the phrase "proposed restrictions on the Special Use Permit." Assistant Director Schumerth noted that the phrase is referencing proposed conditions on the use which are included in the recommendation to the Commission at the end of the staff memo provided to Commission members. O'Brien asked if the conditions are the two bullet points listed on page 15; Schumerth clarified that these are the two impacts on surrounding businesses which staff are attempting to control with the proposed conditions in the recommendation made to the Commission. Schumerth also said that there are conditions recommended which are standard to the proposed use.

Member Bransky asked for clarification that the business could store vehicles longer than 30 days indoors, based on the proposed condition that limits vehicle storage to 30 days. Schumerth noted that the condition would only apply to outdoor vehicle storage, and that there are no restrictions to indoor vehicle storage.

O'Brien noted that the language used in the Special Use Permit application is different than the language used in the report; the question "is the special use injurious to the use and enjoyment of property in the neighborhood for the purposes permitted in the zoning district?" was stated in the memo as, "will the use hinder the use and enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?" Schumerth clarified that it is an issue of copying Special Use Standards language into the memo, and that it can be corrected in the final version of the packet and future applications.

Member O'Brien asked why existing businesses can answer "no" to the question, "is the use adequately served by utilities, access, and other facilities." Staff Liaison Mesaros noted that this can be addressed by staff to ensure clarity in the application.

Member O'Brien asked if the symbol on the staff exhibit on Page 23 is the location of the proposed business. Assistant Director Schumerth noted that the business was located to the right (south) of the symbol, and the symbol is a product of the Google Street View image which was used to create the graphic. Staff Liaison Mesaros noted that staff should label the exact location of the business on the staff exhibits.

Member Johnson expressed confusion about the specific purpose of the rental business; Johnson cited that he originally believed the vehicle rentals were for auto service customers at this particular location. Applicant Jenkins noted that generally, auto service and repair facilities contract with other rental



vehicle locations to provide rentals for those having vehicles serviced. Jenkins noted that his plan is to do such contracting with other auto service facilities in addition to general rental availability.

Member Johnson asked Jenkins if the business operators will be licensed and insured as needed to oversee a vehicle rental facility. Jenkins answered that this was true.

Member Johnson asked if the condition limiting outdoor rental vehicle parking to 4 spaces was sufficient for the applicant. Jenkins mentioned that the only use for the outdoor spaces would be supporting late night drop-off services, and that additional outdoor storage is not needed to operate the business.

Member Castaneda asked what "PDR" stands for throughout the application materials. Jenkins noted that "PDR" standards for *paintless dent removal*.

Member Castaneda asked if rates will be market competitive if there are plans to provide short term rentals available for the general public (similar to Enterprise). Jenkins noted that rates will be competitive and at a market rate.

Member Castaneda asked if the ventilation and exhaust system will be contracted out or installed by the applicant. Jenkins noted that the work will be done by himself. Castaneda asked if the work for this system would require permits and signoffs from the Village. Staff Liaison Mesaros and Assistant Director Schumerth noted that inspections would be required.

Jenkins contacted the Fire Department and had them look at the site, and it was the Fire Department who provided information about the Special Use Permit. Schumerth asked if the exhaust system was approved by the Fire Department. Jenkins noted that the Fire Department inspected fire suppression system, exit signs, floodlights, and fire extinguisher installations. Schumerth stated that the exhaust system would need to be approved by the Fire Department upon completion, and Mesaros noted that the system would need to be contracted and approved prior to installation through the building permit process.

Schumerth asked for clarification on the type of exhaust system to be used on the site, asking if it would be similar to exhaust systems used in older businesses with a limited scope of services which rely on a tube connected to a vehicle exhaust pipe and run to a doorway. Jenkins noted that the exhaust system would be run out the garage door from the vehicle. Mesaros said it is essential that the system is approved and inspected.

Member Bransky said that this conversation should be continued with the Village Fire Chief. Schumerth noted that it is essential that the system is included in the final building permit application and set of inspections. Mesaros and Schumerth noted that staff will follow up with the applicant.

Castaneda asked how the tenant space in the building is organized, given that the garage is large enough to house 8 vehicles. Schumerth noted that the tenant spaces is a small office area with a large flex space in the rear of the space, designed to support a variety of commercial or light industrial activities. Schumerth noted that the frontage of the building has the appearance of an office building, indicative of the front space being used for small offices and customer-facing areas.

Chair Sierzega asked how many employees the proposed business will use. Applicant Jenkins said that two people will be employed by 119 Transit.

Chair Sierzega asked what the hours of operation of the proposed business will be. Jenkins stated that the business will be open Monday through Friday from 9am to 5pm, Saturday from 12pm to 3pm, and closed on Sundays. Late night rental drop-offs will be allowed.

Sierzega asked what size of vehicles will be rented by the proposed business. Jenkins stated that only economy size vehicles, such as a Chevy Cruze, will be rented due to space constraints and demand.

Sierzega confirmed that the rental business would be available for use by the general public. Jenkins confirmed.

Sierzega stated that the business needs eight parking spaces; two for employees and six for customers. Sierzega asked how eight vehicles will be stored for rentals, and wished for confirmation as to whether the vehicles will be parked inside. Jenkins confirmed that vehicles being used for rental or for service will generally be stored inside the garage of the business.

Sierzega asked if both rental vehicles and vehicles being serviced will be located in the same garage. Jenkins answered that the statement was correct.

Sierzega asked what the time limit on rentals will be. Jenkins noted that there is not a clear time limit, but that vehicles are generally rented for short amounts of time. Jenkins said that longer rentals are still generating consistent revenue, so there are few concerns about the maximum time allotted for a rental. Jenkins said that there will likely be a minimum of 24 hours for rentals, as the business is not designed to be an hourly rental facility, especially less than two hours.

Member Bransky asked about the business model of the proposed business, asking if other vehicle service centers will keep 119 Transitz on retainer and be available for customers who do not have vehicle rental built into their auto insurance, or who go to body shops which do not have loaner vehicles available. Jenkins stated that the business is an alternative to Avis or Enterprise, and the driver will pay directly or pay out through an insurance policy if they elect to get a rental vehicle.

Member O'Brien asked for clarification about the business model, asking how many rental vehicles are generally in use at any given time. O'Brien asked how the applicant has projected the rate of vehicle use to ensure the business makes a profit. O'Brien asked how vehicles are to be anticipated and scheduled for returned, and noted that if 30 cars all come back at the same time (even though the applicant does not have 30 vehicles due to business size), it will not be possible to store all of the vehicles at the same time, especially if there is vehicle service. Jenkins noted that he is limited in space and cannot have 30 cars; however, even with a smaller business, customers generally are coming in sporadically due to accidents or after dropping a vehicle off at a body shop. According to Jenkins, when businesses contract with a body shop, there are rarely 10+ people needing a rental at any given time to overwhelm demand. Jenkins mentioned that generally, vehicle service needs to be scheduled and when there is not space, the business may not take in a new vehicle. Vehicle rental companies, even small ones, rarely see all vehicles scheduled to return at the same time. Instead, vehicles are coming in at scheduled times that allow rentals to be anticipated to be stored or loaned out again to a new person.

Member O'Brien stated that there seem to be restrictions on growth for such a business, given the limits on capacity and the nature of rental businesses. Jenkins noted that there are hopes to expand the business if it is successful, and that the business of motor vehicle rental is difficult to start in. Member

Johnson noted that the auto service facility will provide additional revenue and supplement rental income by providing “repeat business” that is not available for a normal rental vehicle facility.

Member Johnson asked if the condition limiting the number of vehicle parking spaces to 4 for rental vehicle storage contradicts statements by staff about the parking availability on the site. Schumerth noted that the vehicle rental use at this site requires 6 spaces at a rate of one (1) parking space per 300 square feet of gross floor area (GFA). These spaces need to be reserved for employees and customers. However, the building is a multi-tenant shopping center which requires 78 spaces (at the same rate of one (1) space per 300 square feet GFA) and provides 145 spaces. Schumerth noted that while some of those spaces are reserved for a fourth building in the commercial center which was never built, the entire center was designed to have approximately 10 spaces available for each tenant (~14 tenant spaces at 10 spaces each). With six (6) spaces required and 10 spaces provided by the original developer of the site, staff felt it was suitable to allow four (4) spaces available for short-term rental vehicle storage or display.

Member Johnson asked if the vehicle storage had to occur in marked parking spaces. Schumerth confirmed this statement, citing that conditions restricting storage to marked parking spaces preserves the aesthetics of the commercial center and protects access to other businesses, especially along the rear drive aisle of the building which needs to preserve access for shipments and service to other businesses.

Chair Sierzega asked which side of the business would be the primary business: motor vehicle rental or auto service. Applicant Jenkins stated that the rental business would be the primary aspect of the business.

Sierzega asked if oil changes and brakes will be serviced at the site. Jenkins stated that he is unsure about providing oil changes because it may not be financially feasible. Sierzega clarified that brake work would be done on the site. Jenkins confirmed brake work would be completed at the new business.

Sierzega asked if a lift would be required for vehicle service. Jenkins noted that a portable riser could be purchased to perform work without the installation of a permanent lift.

Sierzega asked if a certified mechanic will be on site doing the work. Jenkins noted that there will be a mechanic on site. Sierzega asked how many mechanics will be on site. Jenkins noted the business is small and only one mechanic will be present to start. Staff Liaison Mesaros asked if the mechanic will be one of the two employees that the applicant stated would be on the site. Jenkins said that this was correct, as the business is too small for additional employees. Jenkins mentioned that the early days of the business will have limited mechanic work to complete.

Sierzega asked for confirmation that the applicant would only rent economy vehicles. Jenkins confirmed that this was correct. Sierzega asked what to do if he wished to rent a pick-up or van. Jenkins stated that the business could not support these vehicles because it would limit vehicle storage in the garage. If the business expands, new vehicle types could be introduced in a new space. Only vehicles which have about the same size as an economy vehicle could be rented.

Sierzega asked if someone wanting to do a short-term rental could use the business, as it is a popular option, and asked for clarification about the 24 hour rental limit. Jenkins noted that short-term rental facilities are labor intensive with vehicles constantly entering and exiting the business; according to the

applicant, “the paperwork for the business would take the same amount of time as the use of the vehicle.”

Sierzega asked if a vehicle breaks down at home and a tow is needed, a tow could be arranged by the applicant’s business to get the vehicle to the shop for light service, such as a starter installation. Applicant Jenkins stated that he works commonly with AAA in other vehicle service facilities, and that it should not be an issue to work with a towing company to get the vehicle moved to the new business.

Member O’Brien asked if the applicant anticipates any additional traffic from the new Wind Creek Casino on Halsted Street. Jenkins noted that all businesses should see more business, and “more cars nearby means more problems, more problems means more service.” Jenkins says he has no idea about the impact of the casino on business, but he is hopeful about the increase in traffic.

Chair Sierzega requested a motion for action on the agenda item. Schumerth reminded the Commission that conditions proposed for the Special Use Permit needed to be read with the motion.

Johnson made a motion for approval; seconded by Member O’Brien.

AYES: Members Bransky, O’Brien, Johnson, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Cap

**CASE 24-05: Special Use Permit for Salon/Spa and Variance for Parking Requirements at 2207 W 183<sup>rd</sup> Street**

Chair Sierzega stated that the agenda item for the salon suites is proposed to be continued. Assistant Director Schumerth noted that staff has requested additional time to analyze the site and complete a review of the variance proposed for the site to vary from parking requirements. The applicant is in agreement with a continuance.

Chair Sierzega asked how many public parking spaces are available in the lot adjacent to the proposed use. Schumerth noted that there are 68 spaces in the lot. There are 16 parking spaces required for the proposed use and 8 spaces available on the applicant’s site; therefore, the variance must waive 8 required spaces. Schumerth noted that the demand would be generally accommodated by the public parking lot if the use was approved.

Chair Sierzega noted that the neighboring use has its own parking in addition to common use of the public parking lot. Schumerth stated that the public parking area adjacent to the applicant’s site has regular use from patrons of Lassen’s Tap and Blueberry Hill Pancake House.

Member Johnson noted that there was a similar use that had leasing of smaller spaces within a building that was looked at by the Planning and Zoning Commission. Member O’Brien said the use was on the west side of Dixie Highway. Member Johnson had concerns about the amount of deliberation required for the previous referenced project, and stated that there was a large amount of time spent on whether the business would be properly licensed, and how licensing would occur.

Member Bransky stated that the purpose of a Special Use Permit is to clarify what the use will actually be on a given site, and that this case needed to be presented in a way which provides clarity on the use.

Assistant Director Schumerth noted that some issues with the previous case are going to be avoided because the applicant has provided greater clarity about what types of services will be allowed, and because the applicant is constructing a similar use in another community. Schumerth said that the uses will be clarified.

Member Castaneda noted that the applicant cannot open a tattoo business as their narrative suggests. Schumerth clarified that there will be restrictions placed on the business via the Special Use Permit, and that staff will work with the applicant to provide clarity about what is and isn't allowed in the use category for which they have applied to operate. Schumerth stated that the variance needed to be considered first before uses could even be evaluated, because if the variance is not approved then the use will not go forward.

Schumerth noted that the applicant is proposing 10' x 10' suites and would have electrical and water hookups for beauty services. Schumerth stated that the business licenses would be provided for each individual tenant. Member Johnson stated that the undertaking would be significant to license businesses in this way. Staff Liaison Mesaros expressed that she had doubts that the business would be licensed in that way.

Member O'Brien asked for clarification about the proposed variance. Schumerth noted that the plan for the business would be to accommodate additional demand in the public parking lot. Schumerth said that concerns come from the applicant stating that peak demand could be 25-30 visitors, which would need to use the public parking area.

Member Johnson asked if the continuance date of May 9 was enough time to prepare the information that staff needs to make a recommendation. Schumerth noted that staff will work to ensure that as much information is gathered as possible prior to May 9. Schumerth noted that there is a chance that the use will be recommended for denial because the use will generate too much parking demand in the adjacent public parking lot.

Member Bransky noted that the building will require a significant amount of work. Schumerth said that there will be significant amounts of work required to get the building to current code standards.

Member O'Brien asked how the new use would affect the recently approved the Downtown Transit-Oriented Development Master Plan. O'Brien asked how this plan might change the way that parking is administered for each individual proposal, and whether any tools can be used to "reduce the thinking" required for planning each site in the downtown. Schumerth said that this work is being done for an individual lot in this project, and Schumerth noted that there may be a need for a centralized tool that monitors public parking demand in each part of the downtown.

Chair Sierzega asked if a motion is required for continuations. Mesaros confirmed that continuations require a motion.

A motion for continuation was made by Member Bransky; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Cap

The case is to be continued to the Planning and Zoning Commission hearing scheduled for May 9, 2024.

### **OLD BUSINESS:**

Member Bransky asked about the status of the closed commuter train station. Staff Liaison Mesaros noted that the elevator is currently being installed, and there was a delay in procuring the supplies for the project. The platform reconstruction which necessitated the closure is complete except for the elevator.

Member Johnson asked about the work being completed in the Starbucks parking lot on Harwood. Chair Sierzega said the drive-through is being widened, and Member Castaneda said that a large patio is being constructed. Staff Liaison Mesaros noted that there is not a major change being made to the traffic circulation on the site.

### **NEW BUSINESS:**

None

### **ADJOURN:**

Member Castaneda moved to adjourn the meeting; seconded by Member O'Brien; all members present voted in favor. The meeting adjourned at 8:09 p.m.

Respectfully submitted,

**Noah Schumerth**

Assistant Director of Economic and Community Development

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 9, 2024

**To:** Planning and Zoning Commission

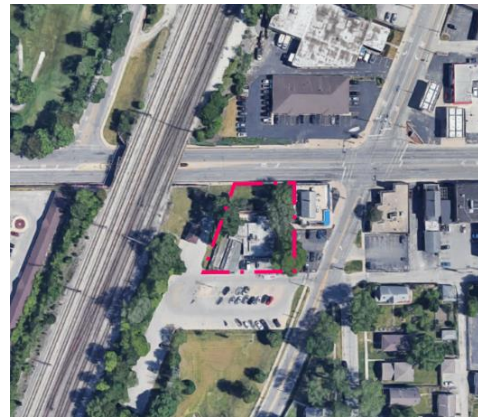
**From:** Noah Schumerth, Assistant Director of Economic and Community Development

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

**Topic:** Case 24-05/Case 24-09: Special Use Permit for Salon/Spa Use, Variance for Parking

## APPLICATION INFORMATION

APPLICANT	Elsayed Elbanna
ACTION	Special Use Permit for Salon/Spa Facility;
REQUESTED	Variance for Parking Requirements
ADDRESS	2207 W 183 <sup>rd</sup> 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	04/19/2024
Response to Standards for Special Use	2	Elsayed Elbanna, Applicant	03/11/2024
Response to Standards for Variance	2	Elsayed Elbanna, Applicant	04/19/2024
Project Narrative	1	Elsayed Elbanna, Applicant	03/11/2024
Revised Floor Plan	1	Elsayed Elbanna, Applicant	03/15/2024
Parcel Map	1	Elsayed Elbanna, Applicant	03/11/2024
Chicago Heights Location Plans	4	BAU Design and Development	08/18/2023
Staff Exhibits	2	Noah Schumerth, Asst. Director Econ./Comm Dev.	05/02/2024



## BACKGROUND

The applicant, Elsayed Elbanna, has proposed the creation of Cloud Salon Suites, a salon/spa establishment at 2207 W 183<sup>rd</sup> Street. Cloud Salon Suites will create 16 salon suites for individual proprietors to provide a range of salon services. Each suite will 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 maximum number of site visitors at any given time will be 34 people, with a single proprietor and a single tenant allowed in each of the individual salon suites at any given time. The business is proposed to be operated by appointment only, utilizing an app-based system to allow proprietors to control access to the building. The applicant has noted that peak operation times will be approximately 8 am to 12 pm on weekdays. The business is the second of its kind proposed by the applicant; a second salon suites facility is under construction in Chicago Heights, Illinois.

The building on the subject site was originally a single-family house. The house was demolished and the Homewood Animal Hospital was constructed in 1948, with an addition in 1952. This building was demolished and replaced with a new building in 1957, with an addition in 1971. The current building was completely renovated in 1991 following a fire. The animal hospital operated until 2015. The property was vacant for many years and was most recently donated to the South Suburban Humane Society for use as an adoption center..

The building is approximately 3,850 square feet, including 3,200 square feet of enclosed floor area in a main building and 650 square feet in a kennel building constructed. The subject property has 8 parking spaces and is immediately adjacent to a 68-space public parking lot (Harwood/183<sup>rd</sup> Lot). The subject site is adjoined by the public parking area on two sides (south and west). Access to the parking spaces on the subject site is provided via cross-access easement through the public parking lot from Harwood Avenue, on the east.

The proposed salon suites requires the following approvals to operate:

**Variance (Case 24-09):** The subject site currently has 8 parking spaces located on the property. The proposed use requires 19 parking spaces, per Table 44-05-01(c) of the Village Zoning Ordinance. A variance is required to vary the parking requirement for the site by 11 parking spaces.

**Special Use Permit (Case 24-05):** The subject site is located within the B-2 Downtown Transition zoning district. A salon/spa establishment proposed in the B-2 zoning district requires a Special Use Permit.

## DISCUSSION

### 1. Zoning Variance Standards Analysis

In order to approve a Variance, the applicant must demonstrate an external hardship limiting by-right development on the site, and a clear plan for providing the smallest possible deviation from the Village Zoning Ordinance. The hardship must be evaluated against the Standards for Variance, which include the following three standards:



1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.
3. The variance will not alter the essential character of the locality surrounding the subject site.

The applicant's responses to the Standards of Variance are attached for review by the Planning and Zoning Commission. Staff analysis of the Standards of Variance is provided below.

**1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.**

Should the full parking requirement for the spa/salon establishment (1 space per 200 square feet) be applied to the subject site, the use as proposed will not be permitted. With only 8 parking spaces on the property and a building gross floor area of ~3,850 square feet, only uses with a parking requirement of less than 1 space per 500 square feet will be permitted in this space. The existing parking availability on the site severely limits the number of permitted or special uses in the B-2 zoning district that can occupy this property, including salon/spa establishments.

**2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.**

The existing parking on the site is not self-imposed by the property owner and is unique to the limited parking requirement of the previous use on the site (animal kennel and adoption center). The previous use generally relied on the public parking lot located near the intersection of Harwood Avenue/183<sup>rd</sup> Street for instances of overflow parking. The public parking area wraps around two sides of the subject site and is the primary source of access for the site.

The subject site has limited opportunities for alternative arrangements for parking to reduce the proposed variance. The applicant is unable to add additional parking spaces on the west side of the building due to restricted space between the western property boundary and the existing building. The staff has determined that there are few additional opportunities to add parking without substantial and costly modifications to the existing structure or site.

One option for adding parking to the property is to demolish the former kennel structure attached to the building (~650 square feet) to open additional parking spaces on the subject site. These spaces would rely on the existing parking aisle in the public parking area for access in a similar manner to the existing 8 parking spaces on the site. A parking variance would still be required, but the additional spaces would reduce the variance by 4-7 spaces. Another option is reorganizing the paved area to the east of the existing parking spaces on the site to add 1-2 parking spaces. This would require removing the mobile dumpsters currently stored at this location and striping those areas for parking. Trash access could be relocated behind the parking spaces to the east of the existing building if access remains for sanitation services, or to the west of the building adjacent to the public parking area. (see illustrations).

Staff has found that the plight of the owner is due to unique and external circumstances and is not self-imposed by the property owner. The site has structural issues which create challenges for redevelopment to accommodate any permitted or special use in the B-2 zoning district.

**3. The variance will not alter the essential character of the locality surrounding the subject site.**

The variance will require some usage of the public parking area adjacent to the subject site to accommodate the total demand. To meet this Standard of Variance, the additional traffic and parking utilization in the area around the subject site shall not alter the character of the area or affect the operation or enjoyment of surrounding businesses, homes, and public facilities. Staff has found that the proposed use would impact parking availability in the area, but will not impact parking in such a manner that will cause barriers to the operation and enjoyment of surrounding uses, nor affect the overall character of the area. Staff believes that the impact on traffic in the surrounding area will not alter the essential character of the surrounding area.

Surrounding uses along 183<sup>rd</sup> Street which generally rely on the public parking near Harwood Avenue and 183<sup>rd</sup> Street, both in the parking lot and on-street (located on the south side of the street within two blocks) generate a demand of 78 parking spaces with an existing on-site supply of 64 spaces, requiring 13 additional spaces from the public parking area to meet parking demand as articulated in zoning requirements. This demand is generally accommodated in the Harwood Avenue/183<sup>rd</sup> Street parking area.

**Table A: Parking Demand in Vicinity of Subject Site, 2287 W 183<sup>rd</sup> Street**

Address	Street	Current Use	Parking Code	Measure	Required	Existing On-Site	Public Parking Need
2131	183rd	Lassens Tap	1/200 SF	2750	14	16	0
2135	183rd	Nix Nax	1/200 SF	2000	10	3	7
2125	183rd	Good Speed Cycles	1/200	4950	25	19	6
2141	183rd	Domino's Pizza	1/250 SF	2000	8	13	0
2155	183rd	Blueberry Hill	1/200 SF	4200	21	13	0
2207	183rd	Salon	1/200 sq. ft.	3850	19	5	14
<b>TOTAL</b>					<b>97</b>	<b>68</b>	<b>27</b>

Source: Village of Homewood

In order to meet the number of spaces required by the Zoning Ordinance, with the proposed use included, a total of 27 spaces are needed from the public parking lot (Harwood Avenue/183<sup>rd</sup> Street). The Harwood/183<sup>rd</sup> public parking lot has 68 parking spaces. With the proposed use included, parking requirements from surrounding uses will account for approximately 39% of the public parking spaces in the Harwood/183<sup>rd</sup> lot. Since parking requirements are designed to accommodate peak demand for land uses, peak demand parking will generally be accommodated well within existing public parking areas.

Staff has concerns about the compatibility of peak times for uses impacting existing supply in the Harwood/183<sup>rd</sup> parking lot. While parking requirements are designed to generally account for peak demand for various land uses, some uses are especially popular and create additional demand than that

which will be reflected in parking requirements in the Village Zoning Ordinance. This is true of this area of downtown, the nearby Lassen's Tap and Blueberry Hill restaurants can create large parking demand at peak times (weekend evenings and weekend mornings, respectively). During these times, parking lot utilization in the Harwood/183<sup>rd</sup> lot can regularly exceed 50% of spaces available. Staff has concerns that parking supply will be limited if a large number of customers visit the proposed salon use during a peak time of one of the other uses in the vicinity. The applicant has stated that the peak hours for the salon suites will be between 8 am and 12 pm on weekdays, however, the variable nature of the salon suites individual tenants causes concerns about the parking availability during the peak hours of other neighboring businesses.

With these concerns in mind, staff also notes that the subject site is one of the last remaining vacant sites in this area of downtown, and a few additional businesses will create future demand which will need to be accommodated in the Harwood/183<sup>rd</sup> public parking area. Only one small tenant space at 2141 183<sup>rd</sup> Street will create parking demand in the lot in the future. Therefore, staff finds that this use will not cause substantial issues with parking or restrict the ability for this area to adapt and evolve over time.

Staff finds that the proposed use will not alter the essential character of the surrounding area, including the ability for businesses to operate.

#### Special Use Standards Analysis

The Special Use Permit application must be analyzed using the 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 responses to each of the standards for Special Use, 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 B**.

**Table B – Special Use Standards Assessment**

Special Use Standards	Applicant Comments	Staff Comments
Is the use necessary for public convenience at this location?	<i>"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."</i>	There are numerous salons in Downtown Homewood. In addition, the Village currently has one salon suites facility opening on Halsted Street, approximately 1.5 miles from the location. However, the space may provide a suitable entrepreneurial space for salon/spa proprietors seeking to start a new business but unable to afford a dedicated space for practice.

<p>Is the special use detrimental to the economic welfare of the community?</p>	<p><i>“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.”</i></p>	<p>Staff does not believe that the use will be harmful to the economic welfare of the community. The current market for salon spaces is highly competitive. Additionally, the location of this property is not suitable for many other types of businesses, and redevelopment opportunities are limited at this time.</p>
<p>Is the use consistent with the goals and policies of the Comprehensive Plan?</p>	<p><i>“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.”</i></p>	<p>The proposed use is consistent with the Village Zoning Ordinance and the goals found in the 1999 Comprehensive Plan for the downtown area. The proposed business will support multiple goals of the B-2 zoning district which is established to promote:</p> <ul style="list-style-type: none"> <li>• Adaptive reuse of existing buildings for a mix of residential and non-residential uses</li> <li>• Protect areas for commercial development and the generation of property tax revenue, and prevent the encroachment of non-taxable uses.</li> </ul>

Is the use designed, located, and proposed in a manner which protects public health, safety, and welfare?	<i>"The business will bring zero negative impact to the area."</i>	Staff has concerns about the impact of peak parking demand on the surrounding area. Staff also wishes to ensure that salon spaces are operated in a manner that is sanitary and capable of supporting a high demand for services performed on individual bodies. Staff wishes to ensure that the operation of the facility is organized through business licensure in such a manner that protects individual business operators. <i>See conditions.</i>
Is the use a suitable use of the property, and will the property be diminished in value without the special use?	<i>"The reason the salon suites business is best suited for this property is for multiple reasons. It is within walking distance from many homes and surrounding businesses, a spacious parking lot, and a well-suited layout to avoid major construction."</i>	The building will require extensive renovation to meet code requirements and to be operated in a manner which is consistent with health and sanitation standards suitable for a salon/spa use. The building is in poor condition and may deteriorate further without a new user, diminishing in value.
Will the use cause substantial injury to the value of the property in the neighborhood?	<i>"This business will not decrease any value of surrounding properties. It will more so, increase value since we will be offering a favorable amenity to surrounding neighbors."</i>	The Special Use Permit will be conditioned to restrict business activity which could harm the property value of neighboring residential properties. While staff has some concerns about parking utilization at peak hours in the neighboring public parking lot, staff does not believe increased parking demand will harm the value of neighboring businesses.

Will the use be consistent with the uses and community character surrounding the property?	<i>"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, etc."</i>	Staff finds that the use will be largely consistent with surrounding uses, given the range of service businesses available in the vicinity of the subject site.
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?	<i>"The salon suites will not be injurious in any way to the use or enjoyment of other properties."</i>	Staff finds that the special use will generally not be injurious to the use or enjoyment of other properties in the B-2 Downtown Transition zoning district. The business will not be operated in a way which would cause direct impact on businesses. Staff has concerns about the increased demand in the Harwood/183 <sup>rd</sup> parking lot on the availability of parking for surrounding popular businesses which lack large amounts of off-street parking for exclusive use.
Will the use impede normal and orderly development of surrounding property?	<i>"The salon suites will not impede on any normal or orderly development."</i>	The proposed use will not impede the development of surrounding property. Increases in parking demand in the Harwood/183 <sup>rd</sup> parking area could affect the opening of a business in a remaining vacant space at 2141 W 183 <sup>rd</sup> Street, if peak hours are in alignment with surrounding uses and the salon suites experience high demand at these hours.
Does the use provide adequate ingress and egress in a manner which minimizes congestion in the public street?	<i>"The people who 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."</i>	The use will have appointment-only business which will reduce incidental traffic in the area.

Is the use adequately served by utilities, access, and other facilities?	<i>"Yes it is."</i>	The applicant will be required to work with building division and fire department staff to ensure that each salon suite meets the standards required for an individual salon/spa business operating in a sanitary and orderly manner. Upgrades to existing utility access and fire suppression may be required to meet modern code standards with the proposed more intensive use. Staff has concerns about the aging kennel structure adjacent to the site, and has suggested consideration of the removal of this structure to reduce the parking variance need and improve the condition of the building.
Is the use substantially affecting one or more historical, cultural, natural or archeological resources located nearby?	<i>"The salon suites will not affect any of its surroundings in any negative way."</i>	Staff has no concerns about impacts on unique resources from the proposed use.

The proposed use provides a unique use case, given that the business will be a single salon/spa establishment that consists of independent service operators and business proprietors. The building will have a maximum of 16 salon suites operating independently from one another. These businesses will host a range of salon/spa services, including "hairstylists, makeup artists, facialists, lash gurus, personal stylists...barbers, wax technicians, nail artists, and smile experts." Only uses which fall within the use category of "salon/spa establishment" will be permitted. Staff has recommended conditions in this memo to restrict services that are not allowed within the "salon/spa" use category, including tattoo artistry and massage care (see "Discussion").

To function as a salon/spa establishment on the subject site, the applicant must operate the salon suites under a single business operation certificate. Proprietors will lease space in the building; the entire building would be considered a single business for the purposes of business licensure, inspections and code compliance.

The applicant has stated that the building will be equipped with a building access management program, designed to limit access to patrons actively receiving services from a proprietor within the space. According to the applicant, the system will allow proprietors operating salon suites to unlock the front door of the building with an app once guests have notified their arrival. The system is planned for operation at the applicant's Chicago Heights location, which is currently under construction and will open soon.

The applicant has stated that the building will have 24-hour access for proprietors leasing suites in the building. Staff has provided conditions to limit the hours of operation for this business due to its proximity to residential properties along Harwood Avenue.

Staff believes that the proposed Special Use is suitable for the site when operated within the following conditions related to the operation of the salon and spa establishment:

- 1. No business operation shall be conducted between the hours of 7:00 am and 11:00 pm.*
- 2. The building shall be equipped with an access management system.*
- 3. Business operations shall be conducted by appointment only.*
- 4. The business operator, and any contractor, lessee, or partner shall be prohibited from operating a business providing tattoo artistry services.*
- 5. The business operator, and any contractor, lessee, or partner shall be prohibited from operating a business providing massage services.*
- 6. The business operator shall not execute more than sixteen (16) leases to individual contractors, lessees, or partners required for the operation of individual salon suites.*
- 7. The salon suites business shall be operated under a single business operations certificate approved by the Village of Homewood with leases administered by the property owner for the operation of individual salon suites.*

## FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-12 of the Zoning Ordinance. The findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 2207 W 183<sup>rd</sup> Street.
2. The subject property is located in the B-2 Downtown Transition zoning district.
3. The subject property is occupied by a single 3,850 square foot structure previously operated as an animal kennel and shelter use.
4. The applicant proposes to operate a salon suites business with sixteen (16) leased suite spaces within the building on the site.
5. Access to the site is provided via the driveway of a public parking lot owned by the Village of Homewood.
6. The site has eight (8) off-street parking spaces located on-site.
7. The proposed a salon/spa establishment, which requires a Special Use Permit in the B-2 Downtown Transition zoning district.
8. The applicant has proposed the operation of the salon/spa establishment with 8 off-street parking spaces located on-site, requiring a Variance of 11 parking spaces from the required number of spaces for the site.



9. The individual businesses leased within the salon/spa establishment will be operated by appointment only.
10. The business will be operated with an access management system that will allow access to tenants and approved clients only.
11. The proposed variance will not alter the character of the neighborhood, injure or diminish the value of adjacent properties, nor impair public health, safety, or welfare.

### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend **approval** of Case 24-05 to the Village Board of Trustees, to grant a Special Use Permit to permit the operation of *salon/spa establishment* in the B-2 Downtown Transition zoning district for “Cloud Salon Suites” at 2207 W 183<sup>rd</sup> Street, subject to the following conditions<sup>1</sup>. No business operation shall be conducted between the hours of 7:00am and 11:00pm; and

2. Building shall be equipped with an access management system; and

3. Business operation shall be conducted by appointment only; and

4. The business operator, and any contractor, lessee or partner shall be prohibited from operating a business providing tattoo artistry services; and

5. The business operator, and any contractor, lessee or partner shall be prohibited from operating a business providing massage services; and

6. The business operator shall not execute more than sixteen (16) leases to individual contractors, lessees or partners required for the operation of individual salon suites.; and

7. The salon suites business shall be operated under a single business operations certificate approved by the Village of Homewood with leases administered by the property owner for the operation of individual salon suites.

And

Recommend **approval** of Case 24-09, a Variance to Table 44-05-01(c) of the Village Zoning Ordinance to permit the reduction of off-street parking requirements from 19 parking spaces to 8 parking spaces;

And

Incorporate the Findings of Fact into the Record.



# NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

Street Address: 2207 183rd street Homewood, IL 60430

Property Index Number(s): 32061010010000

Lot 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 Suites

Gross Floor Area: 3200 sq. ft. Parking Provided: 8 plus city  
Existing 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

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

<b>Street Address:</b>	2207 183rd street	Homewood, IL 60430
<b>Requested Use:</b>	Salon Suites	Area: 3200 sq. ft.
<b>Business Name:</b>	Cloud Salon Suites	
<b>Applicant Name:</b>	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.



STANDARDS FOR:  
**VARIANCE**

2020 Chestnut Road, Homewood, IL 60430

Street Address: 2207 West 183rd Street Homewood, IL 60430

Requested Variance: Parking Lot

Zoning Requirement: \_\_\_\_\_

Ordinance Reference: \_\_\_\_\_

Applicant Name: Cloud Salon Suites

Date: 04/05/2024

*Provide responses to each question below using complete sentences and specific to the property and relief requested.*

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

*Describe why you cannot comply with the zoning regulations and how it impacts the property value.*

Cloud Salon Suites is required to obtain more than the provided 8 parking spaces. This establishment at max occupancy will need up to 32 available parking spaces. With 1 tenant plus 1 client in each suite. We are applying for this variance to obtain more parking spaces in the adjacent parking lot.

2. Is the plight of the owner due to unique circumstances?

*Describe why this request is unique to you; would it apply to your neighbors as well?*

It is said, Cloud Salon Suites will need more than its current parking spaces. We are requesting to have available parking in the larger parking lot.

3. If granted, will the variance alter the essential character of the locality?

*Describe how the property, with this relief, will compare to the surrounding properties.*

If granted, this will allow more parking spaces for the tenants and clients of Cloud Salon suites.

*Continued on following page.*

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

*Describe the unique characteristics of the site that limit use or development without the requested relief.*

Without the said variance, Cloud Salon Suites will only be able to offer 8 parking spaces.

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

*Do your neighbors have the same circumstances?*

The neighbors also do have the same circumstances since they are currently using this lot. Cloud salon Suites will just need a minor portion.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

*Provide information about any personal gains related to the hardship.*

With this variance being granted, the tenants or customers of this company will have available parking in the adjacent parking lot.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

*Describe any potential negative impacts on neighboring properties and mitigation efforts.*

This will serve no negative impact to any neighboring properties. Cloud Salon Suites is just requested to have parking available in the larger parking lot adjacent to the building.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

*Explain how the requested relief will not create a hazard or de-value adjacent property.*

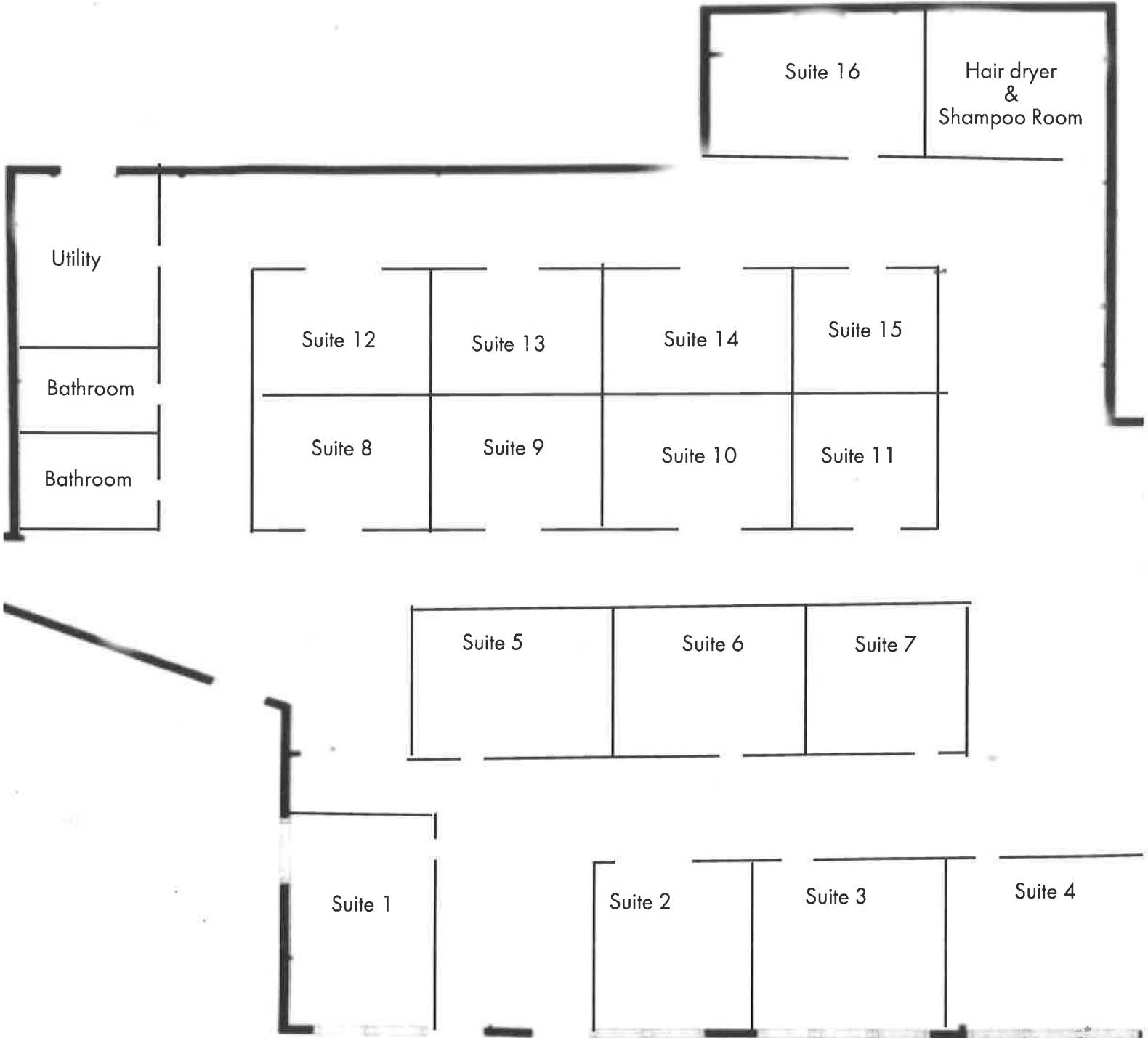
The variance will only grant Clients/Customers of Cloud salon suites to be able to park in the larger parking lot adjacent to the building.

Cloud Salon Suites  
2207 183<sup>rd</sup> 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.

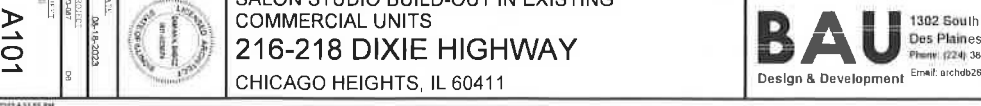


Original - 3/15/24





Vertical Lines are Approximate

[illegible]



**SALON STUDIO BUILD-  
OUT IN EXISTING  
COMMERCIAL UNITS**

THE SCOPE OF CONSTRUCTION MANAGEMENT IS PROFOUNDLY CHANGING. NOT ONLY IS THERE A RENEWED INTEREST IN THE CONCEPT, BUT ALSO THERE IS AN INCREASED AWARENESS OF THE SERVICE "OFFERED" ON THE MARKET. THERE ARE PLANS AND PROJECTS BEING COMPLETED BY COMPETITIVELY LICENSED CONSTRUCTION MANAGEMENT FIRMS. IN THE BUILDING TRADES WHO WANT TO CHECK AND VERIFY ALL THE REQUIREMENTS OF THE CONTRACT, BUT BY OWNERS OR REPRESENTATIVES OF THE CONTRACT AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEASURES AND METHODS, AND ALSO THE SCOPE OF THE PROJECT, THE CONDITIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS AND SUBSTRUCTURAL SYSTEM. THE DRAWINGS NOT DESCRIBED BY THE WORK REQUIRED FOR CONSTRUCTION OF THE PROJECT BASED ON THE CONSTRUCTION CONTRACT MUST BE FINISHED BY THE PROJECT ENGINEER. THE SCOPE OF THE CONSTRUCTION MANAGEMENT MUST BE DETERMINED WITHIN THE SCOPE OF THE DECISIONS OF THE ARCHITECT. REGARDING THE ELEMENTS OF WORK ACCORDING TO THE SCOPE OF

[illegible]

**ADOPTED BUILDING CODES**

2016	INTERNATIONAL BUILDING CODE
2014	ILLINOIS PLUMBING CODE
2017	NATIONAL ELECTRIC CODE W/LOCAL AMENDMENTS
2012	INTERNATIONAL MECHANICAL CODE
2012	INTERNATIONAL ENERGY CONSERVATION CODE

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ENERGY CONSERVATION STATEMENT  
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE  
ATTACHED PLANS FOR  
216218 DIVE HIGHWAY, CHICAGO HEIGHTS, IL 60411  
☐ FULLY COMPLY ☐ NEED NOT COMPLY

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SALON  
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 08-18-2023  
 DIRECTOR  
 SECRET  
 NO


② SITE MAP  
NTS

~~① DEMOLITION FLOOR PLAN~~  
 ~~$\frac{1}{4}'' = 1' - 0''$~~

A100

# MODEL S A80 A110 FLEX™ SERIES FANS



**DESCRIPTION**

The FLEX™ Series Fan is a high efficiency, low noise, and long life fan. It is designed for use in a wide range of applications, including commercial buildings, industrial facilities, and agricultural operations. The fan is available in two models, A80 and A110, with capacities ranging from 80 to 110 CFM. The fan is constructed from high quality materials and is designed to operate at a constant speed. The fan is easy to install and maintain, and it is a cost-effective solution for many applications.

**FEATURES**

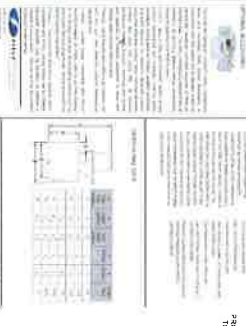
- High efficiency, low noise, and long life fan.
- Available in two models, A80 and A110, with capacities ranging from 80 to 110 CFM.
- Constructed from high quality materials.
- Designed to operate at a constant speed.
- Easy to install and maintain.
- Cost-effective solution for many applications.

Model	Capacity (CFM)	Speed (RPM)	Power (W)
A80	80	1725	115
A110	110	1725	150

## ENGINEERING DATA

Model FAD

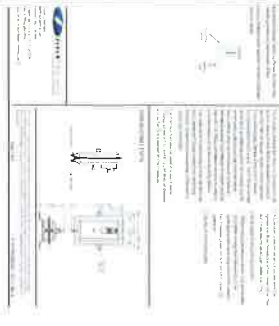
Model P-500



## ENGINEERING DATA

Model P-500

Model P-500



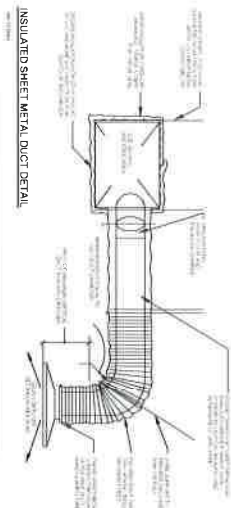
## MECHANICAL NOTES

1. THE MECHANICAL SYSTEM SHALL BE DESIGNED TO MAINTAIN THE FOLLOWING CONDITIONS:
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## LOCAL NOTES

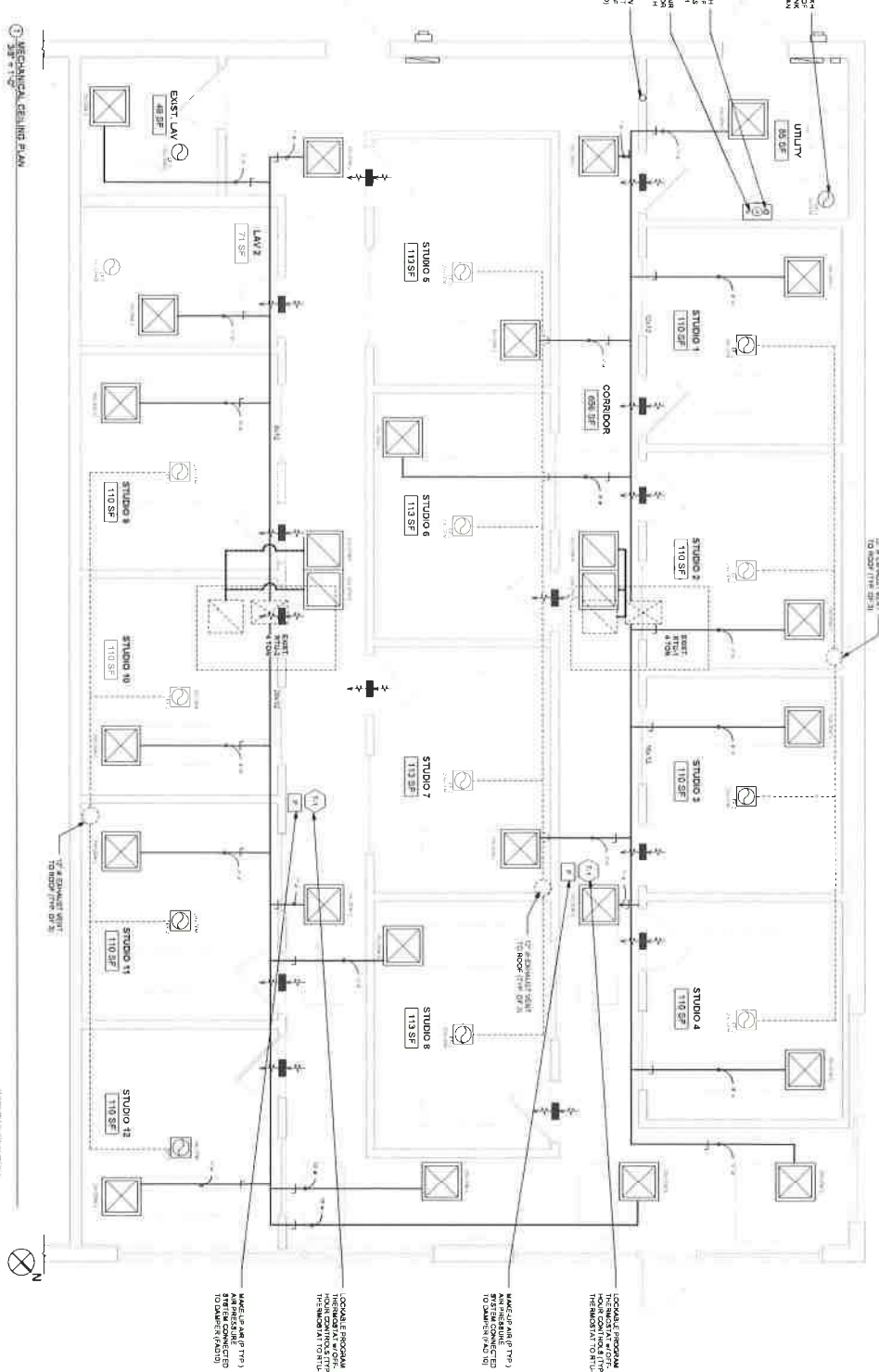
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## INSULATED SHEET METAL DUCT DETAIL



NOTE: PROVIDE BALANCING DAMPERS AT EVERY SUPPLY REGISTER

## MECHANICAL CEILING PLAN



**SALON STUDIO BUILD-OUT IN EXISTING COMMERCIAL UNITS**  
**216-218 DIXIE HIGHWAY**  
**CHICAGO HEIGHTS, IL 60611**

**BAU**  
 Design & Development  
 1302 South 5th Avenue  
 Des Plaines, IL 60018  
 Phone: (224) 388-8814  
 Email: archb26@gmail.com

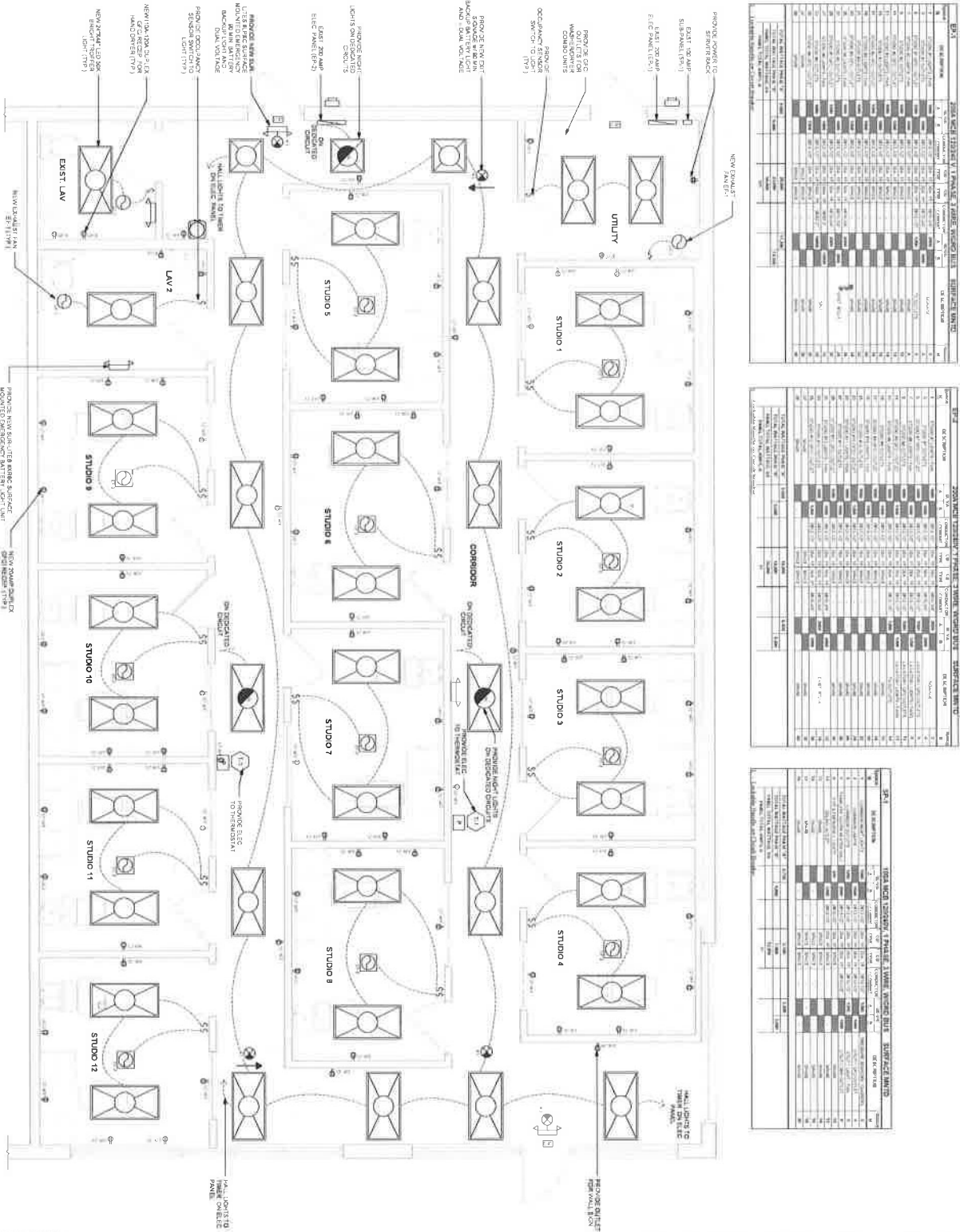
**M101**  
 DATE: 08-18-2023  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**ELECTRICAL NOTES:**

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORITY FROM THE CITY OF CHICAGO.
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**ELECTRICAL SCHEDULE**

1. SINGLE POLE SWITCH (15 AMP) AND
2. DOUBLE POLE SWITCH (20 AMP)
3. THREE-WAY SWITCH
4. DIMMER SWITCH
5. DIMMER SWITCH (15 AMP)
6. DIMMER SWITCH (20 AMP)
7. DIMMER SWITCH (30 AMP)
8. DIMMER SWITCH (40 AMP)
9. DIMMER SWITCH (50 AMP)
10. DIMMER SWITCH (60 AMP)
11. DIMMER SWITCH (70 AMP)
12. DIMMER SWITCH (80 AMP)
13. DIMMER SWITCH (90 AMP)
14. DIMMER SWITCH (100 AMP)
15. DIMMER SWITCH (110 AMP)
16. DIMMER SWITCH (120 AMP)
17. DIMMER SWITCH (130 AMP)
18. DIMMER SWITCH (140 AMP)
19. DIMMER SWITCH (150 AMP)
20. DIMMER SWITCH (160 AMP)



**ELECTRICAL FLOOR PLAN**

ELECTRICAL

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