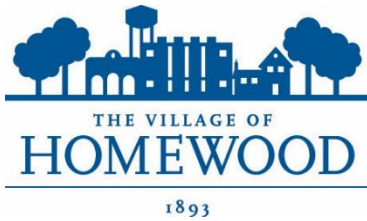


## MEETING AGENDA



### Planning and Zoning Commission

Village of Homewood

May 23, 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 May 9, 2024 hearing of the Planning and Zoning Commission

4. Public Comments

5. Regular Business:

A. Public Hearing for 24-12: Resubdivision, Washington Park Commercial Subdivision, 17750 Halsted Street - Preliminary Plan/Final Plat at 17750 Halsted Street

B. Public Hearing for Case 24-05 and Case 24-09: Special Use Permit for Salon/Spa Use, Variance for Parking Requirements at 2207 W 183rd Street

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=UkU5TjBQc0QXkxektpaGRYdz09>

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:

May 9, 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 7:08 p.m.

### ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Chair Sierzega arrived at approximately 7:15 pm and was not present for the initial roll call vote. 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 four 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'Brien requested that language in the previous packet regarding a salon use on the "west side of Dixie Highway" be corrected to "east side of Dixie Highway," as there are no businesses of that use located on the west side of Dixie Highway at the given location.

Member Castaneda noted that an incomplete sentence beginning with "Member O" should be removed from the first line of the minutes.

Member Castaneda noted that the member of the audience "Bill Mott" should be corrected to "Brian Moss" in all instances of the April 25, 2024 minutes.

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

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

NAYS: None

ABSTENTIONS: Members Alfonso, Cap

ABSENT: Member Johnson

### REGULAR BUSINESS:

#### CASE 24-05/24-09: Special Use Permit for Salon/Spa Establishment, Variance for Parking Requirements



Chair Sierzega introduced the case and called the applicants, Elsayed Elbanna and Shareef Farhoud, to come forward to be sworn in. Chair Sierzega swore in the two applicants and introduced the details of the project.

Applicant Elbanna explained the plans for the project, describing the proposed salon suites and the business model associated with the project. The applicant offered a summary of the variance request, citing the desire to use the adjacent public parking area to accommodate demand.

Chair Sierzega asked for clarification about the “salon suite” concept. Applicant Elbanna stated that there will be up to 16 suites within the building with a size of 10’ x 10’ to 10’ x 12’ for the operation of various stylist businesses. Sierzega asked for clarification about what a “smile expert” is, as cited by the applicant. Applicant Elbanna noted that it described someone working with teeth whitening or other cosmetic oral work.

Chair Sierzega asked how the peak capacity of the site was calculated by the applicant, citing the applicant’s claim of a peak demand of 32 people. The applicant mentioned that it included one specialist leasing space in the salon suite building and one customer at a time. Sierzega asked if building managers or proprietors would be present on the site and raise demand further. Elbanna stated that they would be the building proprietors and would not be regularly on site.

Chair Sierzega asked what the proposed hours of operation would be. Applicant Elbanna noted that the hours of operation were worked out with Village staff. Assistant Director Schumerth stated that the hours of operation were restricted from 7:00 am to 11:00 pm with building access by customers restricted to an appointment-only basis. Schumerth also noted that the proposed condition with the Special Use Permit in the staff memo was written incorrectly and should be changed to “no business operation between 11:00 pm to 7:00 am.”

Chair Sierzega asked if hours of operation would vary throughout the week. Applicant Elbanna noted that the hours are variable due to the nature of the business with individuals renting suites, but that the overall hours of operation for the salon suites would not change throughout the week.

Chair Sierzega asked for clarification about the number of parking spaces on the property owner’s site. Applicant Elbanna stated that there are eight parking spaces on the site.

Chair Sierzega referenced additional questions but opened the topic for discussion by other members of the Commission.

Member Castaneda asked if the Chicago Heights location of the proposed business is in operation. Applicant Elbanna said no.

Member Castaneda asked if staff or the applicant suggested the demolition of the kennel building to add parking area, as alluded to in the staff memo. Assistant Director Schumerth noted that the idea of demolishing the kennel came up as a potential solution for adding parking spaces on the site, but that it was an expensive suggestion and must be considered by the Planning and Zoning Commission as to whether the proposed demolition would cause undue burden on the property owner in order to meet the zoning ordinance requirements.



Member O'Brien asked the applicant who the owner of the property was. Jennifer Sjoblom, the real estate broker representing South Suburban Humane Society (current building owner) and the applicant, stated that the property is under contract for sale to the applicant and from the South Suburban Humane Society. Member O'Brien asked that the member of the audience be sworn in. Chair Sierzega swore in Jennifer Sjoblom.

Member O'Brien asked about a statement in the memo claiming the building has "structural issues which create challenges for redevelopment to accommodate any use," and also noted that the memo claims that the "building will require significant renovation work to meet code requirements, and is in poor condition and may deteriorate further without a new user." O'Brien asked how the Special Use Permit can be evaluated if such structural issues are apparent, and suggested that the item be tabled.

Assistant Director Schumerth noted that the building must meet local building code requirements regardless of the use proposed and that the condition of the building is addressed through building permit reviews. Schumerth noted that even in the event of a complete building reconstruction, the code requirements would still need to be met, and the amount of investment required to meet the code is a matter of private project financing which does not pertain to the case being considered by the Commission.

O'Brien asked for further clarification. Schumerth noted that the statements in the memo regarding the building's condition were "broad statements" which state the level of investment which may be required to meet Village codes.

Staff Liaison Mesaros asked if it is certain that the building needs structural work. Jennifer Sjoblom said that engineers had been out to the site and that she was unsure where the information was coming from. Applicant Elbanna asked if the statements were referring to the kennel area or the building as a whole. Sjoblom noted that the roof and HVAC systems will require work, and the entire building will need some work to meet modern code requirements. Schumerth noted that the roof and HVAC work were the primary concerns being raised in the memo and that the terms used in the memo may have been blunt and more precise language could have been used. Sjoblom noted that she was not aware of larger structural issues on the site.

O'Brien said that the statement in the memo was "quite a statement," and that if there are structural issues with the site, it will substantially increase project costs. O'Brien asked if any quotes or estimates have been made to measure the cost of the work that will need to be done on the site. Schumerth stated that the statement referencing "structural issues which create challenges for redevelopment to accommodate any use" is referring to a foundational issue of parking shortages on the site which will prohibit any redevelopment under its current zoning classification. The other statements in the memo referencing the condition of the building and substantial building renovations required for the site are the statements which are referring to the roofing, HVAC, and overall building rehabilitation projects which will need to be undertaken to support the business. Schumerth also noted that the kennel buildings are in poor condition and will require rehabilitation or demolition to be used for another use. Schumerth apologized for the poor use of language and lack of clarity, and suggested a replacement of the word "structural" on page 12 of the memo with "foundational."

Staff Liaison Mesaros noted that one of the only ways forward to provide parking on the site would be to remove the kennels and that there are constraints on the site due to its size and location to provide parking on-site without a variance. Mesaros noted this makes development more difficult on the site.

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Member O'Brien asked if there statement that "there are structural issues which create challenges for redevelopment to accommodate any use" was accurate, and even if the word "structural" is removed, if the building could accommodate any use without extensive repair. Mesaros noted that the statement in question is referring to parking on the site and that the amount of parking on the site is deficient for any use that could go into this building as it is now.

Member O'Brien asked for clarification about what was meant by staff on page 17 of the agenda packet regarding the condition of the building. Schumerth stated that it is a reference to the building's need for substantial renovation work to meet modern code. Schumerth noted that on page 13 of the agenda packet, significant site work would need to be done to allow the site to be developed without a variance due to the lack of parking on the site.

Member O'Brien asked for clarification about the correct PIN on the site, citing different property ID number (PIN) references on page 22 and page 11 of the agenda packet. Assistant Director Schumerth noted that the subject site consists of three properties, with PINs ending in 001, 002, and 003. Schumerth clarified that the reference made in the Special Use Permit application on page 22 refers to the consolidated property record assigned by Cook County ending in -000 since the three properties are owned by one property owner for a single use.

Staff Liaison Mesaros asked if the property with a PIN ending in 004 was included in the subject site, as the staff exhibits at the end of the agenda packet include 004 in the list of properties included in the subject site. Schumerth said that the property with a PIN ending in 004 belonged to Blueberry Hill Pancake House and was not included in the site and that this would be corrected.

Member O'Brien asked why the packet references a peak demand of 34 people early in the packet and cited that the peak demand number should be 32. Schumerth noted that the number 34 was a mistake and should have read 32. Applicant Farhoud noted that this number is an absolute peak demand and does not reference the total number of people who will likely be on the site at any given time.

Member O'Brien asked if the applicant had worked in the local real estate market previously. Applicant Elbanna stated that they are in the local restaurant business.

Member O'Brien said that the Findings of Fact are not correct, and that the square footage in Finding #3 does not align with the area numbers referenced in the packet, noting that the packet referred to the building and the kennel structure separately. Jennifer Sjoblom said that the buildings were connected as a single structure. O'Brien asked how the building was used previously. Sjoblom said that the room was used as an animal hospital with indoor dog kennels with outdoor areas. O'Brien said that the Finding of Fact claiming that the subject site was previously used as an animal shelter and kennel use was incorrect. Staff Liaison Mesaros noted that this was correct based on the zoning ordinance, even as the building was used as an adoption center. Sjoblom clarified that the use was used both as a shelter and an animal hospital.

Member O'Brien noted a need for clarification about why the application claims that the total area of the building is 3,200 square feet, but is referenced elsewhere in the memo as 3,850 square feet. O'Brien also asked why the applicant stated that circulation was not affected on the site when the parking variance was being applied for, and checked "no" on the checkbox asking for this information from the applicant. Assistant Director Schumerth stated that because they are not modifying the parking area on



the site as the project is proposed, the applicant can note that they are not affecting circulation and parking on the site with their development plans.

Member O'Brien said that if staff is suggesting modifications to the subject site to add parking, then the applicant should state that they are modifying site circulation and parking on the site with the appropriate checkbox on the application form. Schumeth said that the proposed parking additions are recommended by staff as options to add parking to the site, but are not proposed by the applicant. O'Brien asked why the staff does not deem the proposed options to be modifications to site circulation and parking. Schumeth said that the applicant has not proposed such changes and has not opted to amend the site circulation or parking on the subject site.

Member O'Brien noted that on the application form, the applicant did not select "Variance" from the application type checklist. Assistant Director Schumeth said that the application for the proposed project was originally only made for a Special Use Permit, and it was determined in the project review that a Variance would be required to move forward with the site as proposed. Schumeth stated that staff generally allow other zoning reviews to be filed with the same zoning review application originally filed. Schumeth noted that this situation is why the case has two project numbers, as the variance project number was assigned after the original special use permit project number was

Member O'Brien expressed concerns to staff about the ability of the building to be accessed at all times, as mentioned in the narrative material submitted by the applicant. Applicant Elbanna said that since the suites are being leased in the building, lessees using space in the building should have access to their spaces and belongings inside the building. Applicant Farhoud further clarified that this access would be for lessees renting space in the building, and would not be for general customers to come in at any time of the day. Staff Liaison Mesaros asked how hours of operations will be restricted at the building. Applicant Elbanna noted that most uses allow for the owners or lessees operating a business in a building to access a building after hours of operation are over. Elbanna said that the hours of operation will be a restriction put into building leases and that security cameras will be used to confirm potential violations of the terms of leases in the building.

Member O'Brien stated that the peak demand of 32 parking spaces for the building is very high and asked for clarification about why the number deviates from other references to the number of additional parking spaces needed for the operation of the use. Assistant Director Schumeth stated that the zoning ordinance requires 19 total spaces on the site.

Member O'Brien noted additional errors in the parking table provided to measure business demand in the public parking area near the intersection of 183<sup>rd</sup> Street and Harwood Avenue. Assistant Director Schumeth identified the error and corrected it, stating that the public parking need for the proposed use should be reduced by 3. Member O'Brien noted that the new total of 25 spaces out of 68 spaces reserved for various uses near the lot is an extremely high number of spaces. O'Brien referenced that this is the first development project reviewed in the downtown area following the approval of the Downtown Transit-Oriented Development Master Plan, and that there are problems with taking away 11 spaces from public parking lots which are designed to support traffic in the downtown.

Member Bransky asked for clarification on the total square footage of the building and if the kennel is considered part of the building. Assistant Director Schumeth said that the total square footage of the building is 3,850 square feet, and that number includes the kennel because the applicant has included it in their development plans.

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Member Cap said that salons are the most common use considered by the Planning and Zoning Commission. Member Cap noted that parking is the primary concern with salon uses. Cap stated that salon demand is highest on weekday mornings, but that conversation must continue around when peak hours for salon uses are experienced. Member Cap noted that many people are concerned about the availability of parking in the downtown area.

Member Alfonso contested Member Cap's statement, claiming that the general public is less interested in the issue of parking than is generally understood from the Planning and Zoning Commission business. Member Cap maintained that he receives many comments about parking from members of the general public. Cap noted that the Village encourages creative parking solutions but that peak-hour conflicts can create real problems for the ability of businesses to operate and that the Village needs to be factual and deliberate in measuring potential peak demand conflicts from users.

Cap mentioned that 37% of parking in the lot is proposed to be used for other uses to meet parking demand. Cap stated that he was surprised by the applicant's statement about peak hours, and asked how peak hours can be controlled. Applicant Elbanna stated that the peak hours will be 9 am to 12 pm or 12:30 pm and that it is hard to control the peak hours of a business. Cap asked how the applicant determined peak hours. Elbanna noted that he has worked with salons previously and this has been his general experience of busier hours for salon users.

Member Cap asked how the applicant would respond to further restrictions on hours of operations. Applicant Elbanna stated that restrictions could make it difficult to recruit tenants into the proposed salon suites. Cap discussed the need to balance parking demand with the immediately adjacent business at Blueberry Hill. Cap noted that many people are likely to get their hair done on a Saturday or Sunday morning, contrary to the expected peak hours mentioned by the applicant. Cap asked for consideration of how to control demand for parking when the Blueberry Hill restaurant adjacent to the public parking area in question has issues with parking on Saturday and Sunday mornings.

Member Cap asked how we collectively control peak hours for other businesses sharing a public parking lot if surrounding uses already have issues accommodating parking at peak hours, even when utilizing adjacent public parking areas.

Member Cap also noted that the building will serve as a multi-tenant commercial building, creating the potential for 16 new spa uses. Member Cap stated that the Special Use Permit should be considered as a multi-tenant shopping center with 16 tenants.

Cap noted that the number of salons and spas has dramatically increased in the downtown area, and asked whether supply may soon exceed demand. Cap noted a need to keep a balanced business mix in the downtown area. Jennifer Sjoblom noted that demand patterns vary with salons, with salon customers generally loyal to specialists and traveling with them as their location changes. Jennifer Sjoblom noted that the move to create more salons is likely bringing in existing demand from other Chicagoland locations, rather than competing for existing demand in the Homewood area.

Applicant Elbanna also noted that the salon suites use proposed is significantly smaller than many other similar uses. Elbanna referenced locations in Hazel Crest and Orland Park which have 30-40 salon suites, significantly larger than the 16 proposed at the Homewood location.



Jennifer Sjoblom noted that there is parking available regularly in the public lot adjacent to the South Suburban Animal Hospital. Member Cap suggested that the parking availability is at night and that Homewood residents enjoy having lots of parking available for businesses. Cap summarized parking concerns throughout the downtown area. Cap reiterated that the use of too much public parking for a single use could cause detriment to other businesses. Cap noted that there is an opportunity cost to allowing parking variances if a business can dominate public parking resources in a given area, restricting the possibilities of current or future businesses to grow and attract customers. Cap stressed the importance of weighing “benefits and disadvantages” for each business potentially affecting a large number of new parking resources.

Member Bransky asked how the Planning and Zoning Commission can decide on a Special Use Permit if the success of the project and details about the operation of the project are largely based on speculation. Assistant Director Schumerth stated that the conditions placed on the Special Use Permit are the primary vehicle for determining how use will operate and that specific uses are restricted in the conditions placed on the proposed special use. Schumerth noted that a salon suites use creates challenges in how to restrict uses, but that a wide range of conditions can be placed on the use which must be enforced by the applicant. Schumerth noted that conditions such as the requirements for hours of operation and business access management allow for more clarity about how the use will be used. Schumerth noted that any lessee in the building will be able to perform any use permitted in a “salon/spa establishment” as identified in the Zoning Ordinance.

Member Bransky requested clarification about the condition language for building access management to ensure that it is specifically commercial operation of businesses which is restricted at some hours of the day, since business lessees will still benefit from accessing the business space. Bransky said that concerns about 24-hour access can be alleviated with the adjustments to condition language in the final recommendation to the Village Board.

Member Alfonso asked if laundry facilities would be included in the building. Applicant Elbanna said there would be laundry facilities. Member Alfonso asked for the applicant to identify the location of such facilities. Applicant Elbanna noted that the utility room is to include laundry facilities, but the final placement and size of such a room will be determined when architectural plans are made.

Member Alfonso asked how large the suites will be for tenants. Applicant Elbanna stated that the spaces range from 100-113 square feet at the Chicago Heights location, and will be around 110 square feet at the Homewood location. Member Alfonso praised the privacy afforded by the suites in this type of building. Member Alfonso suggested that existing parking demand may influence the behavior of potential clients at the salon, and people may modify their appointment times to times when they know that parking demand will be lower. Alfonso states that she has concerns about comparing the demand caused by salons to demand from other uses.

Chair Sierzega said that the applicant was not correct in their assessment of peak hours for salon uses, citing that peak hours for salons are in the early to mid-afternoon based on previous experience with a neighboring tenant of his own business.

Chair Sierzega asked for clarification about the attachments which showed only 12 spaces on an architectural plan. Applicant Elbanna noted that the plans are from the Chicago Heights location, and that the Homewood location could have up to 16 spaces.



Chair Sierzega expressed concerns about competing for parking with the Blueberry Hill Pancake House and Lassen's Tap restaurants. Sierzega said that he believes that the proposed use will create far too much traffic to exist alongside surrounding businesses and that a future business at the former Citgo site at 2124 W 183<sup>rd</sup> Street will require additional spaces to support a restaurant. Sierzega said that he believes that there will be a big parking problem in the area.

Applicant Farhoud said that they will continue to look at options to accommodate parking on the site, including removing the kennel building attached to the main building on the subject site. Sierzega asked how many spaces would be created if the kennel was removed. Assistant Director Schumerth noted that 4-7 spaces could be removed depending on the parking configuration.

Applicant Elbanna said that the building was unlikely to be fully rented out at any given time, which could reduce the total demand for parking at any given time. Elbanna also noted that many salon proprietors do not work every day of the week and that demand will vary throughout the week depending on when lessees are operating their businesses. Elbanna stated that the proposed peak demand of 32 spaces is an absolute worst-case scenario for the business. Chair Sierzega said that the Village must plan for the "worst case scenario" and that the Village has an interest in the business being fully occupied.

Member Cap asked how the current salon suites business on Halsted Street is operated. Staff Liaison Mesaros stated that the existing salon suites used in Homewood are operated 24 hours a day in a zoning district where the business is allowed to operate by right. Mesaros noted that the Special Use Permit is the only method for regulating the hours of operation of most businesses.

Assistant Director Schumerth stated that the proposed restriction on the hours of operation was agreed upon between staff and the applicant, based on concerns about the operation of a business adjacent to residential uses across Harwood Avenue.

Member Cap asked where overflow parking goes after the public parking lot near the subject site is filled. Member Bransky and Staff Liaison Mesaros noted that parking generally overflows onto street parking. Mesaros also noted that Lassen's Tap also is permitted to overflow into the Goodspeed Cycles parking lot because of an existing agreement with the business. Member Cap noted that parking will be pushed onto residential streets, which will upset residents of the nearby area. Member Bransky noted that the parking must be considered based on the potential maximum parking demand generated by a given site. Cap noted that the competition will be greatest around late-afternoon into the evenings when nearby restaurants are busy.

Member Cap stated that the demolition of the kennel could mitigate the variance and both reduce total overall parking requirements on the site while increasing parking supply. Member Bransky noted that there is a "cost/benefit analysis" for this decision that must be considered.

Assistant Director Schumerth stated that the number of suites is limited to 16 spaces and that the Commission may further restrict the number of tenant spaces that the applicant can provide in the space to further restrict demand, which can be controlled through the total number of leases which can be provided by the applicant to business operators as lessees. Member Cap suggested that there needs to be more analysis done on what might be feasible from a business perspective.



Applicant Elbanna noted that a variance would still be required if the kennel were removed and parking spaces were added. Member Cap noted that the variance would be mitigated and the effect on neighboring businesses would be reduced. A discussion occurred about the costs of various measures to mitigate the variance on the site.

Chair Sierzega recommended that the case be continued to allow time to assess the cost of removing the kennel and to assess the number of suites. Member Castaneda suggested that the addition of parking spaces on the east side of the existing parking area might be feasible if the dumpster were moved. Assistant Director Schumerth identified that the addition of each parking space absorbs 5-6% of the total parking requirement on the site, and has a significant impact on the variance being requested.

Chair Sierzega asked when the case could be continued for discussion. Staff Liaison Mesaros stated that the discussion of the hearing item could be continued without additional legal notice on May 23, 2024. Chair Sierzega stated that if more time is required to discuss project details, the applicant should reach out to Village staff to ensure another continuation of the case and further staff meetings are arranged.

Member Cap made a motion to continue Case 24-05/24-09 to May 23, 2024; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Johnson

#### **OLD BUSINESS:**

None

#### **NEW BUSINESS:**

None

#### **ADJOURN:**

Member Cap moved to adjourn the meeting; seconded by Member O'Brien; all members present voted in favor. The meeting adjourned at 8:48 p.m.

Respectfully submitted,

**Noah Schumerth**

Assistant Director of Economic and Community Development



# VILLAGE OF HOMEWOOD



## MEMORANDUM

**DATE OF MEETING:** May 23, 2024

**To:** Planning and Zoning Commission

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

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

**Topic:** Case 24-12: Washington Park Commercial Subdivision – Preliminary Plan and Final Plat

## APPLICATION INFORMATION

APPLICANT	Ben Beitel, Washington Park Plaza LLC
SUBJECT OF REQUEST	Plat of Washington Park Commercial Subdivision
ADDRESS	17750 Halsted Street, Homewood, IL 60430
PIN	29-32-200-095, 29-32-200-059

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Parking Area
PROPOSED	B-4 Shopping Center	Commercial/Retail
SURROUNDING	N: B-4 Shopping Center	Commercial/Retail
	E: B-4 Shopping Center	Commercial/Retail
	S: B-4 Shopping Center	Commercial/Retail
	W: B-4 Shopping Center	Commercial/Retail

**LEGAL NOTICE** Legal notice is not required for a resubdivision plat per Section 36, Article II of the Village Code of Ordinances.

## DOCUMENTS FOR REVIEW

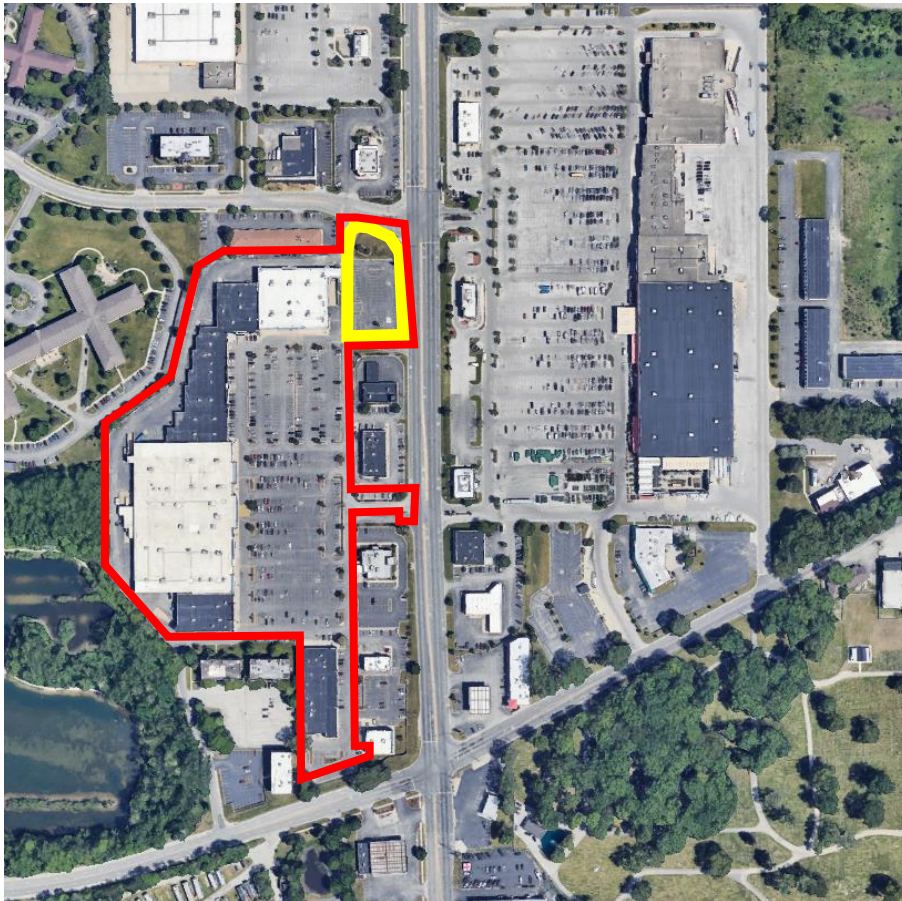
Title	Pages	Prepared by	Date
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	05/13/2024
Application for Resubdivision	2	Ben Beitel, Owner/Applicant	05/09/2024
Final Resubdivision Plat Drawing	5	Manhard Consulting Inc.	05/06/2024
Site Plan Concept Drawing	1	Manhard Consulting Inc.	05/06/2024



## BACKGROUND

The subject property is a 15.72-acre commercial center, referred to as the Washington Park Plaza, located on the west side of Halsted Street north of Ridge Road. The application is for resubdivision of the northeast corner that is currently used as a parking area for the surrounding retail businesses. The parking area is immediately adjacent to the Best Buy store within the Washington Park Plaza commercial center.

The applicant has proposed the Washington Park Commercial Subdivision to allow for the development of a single outlot near the intersection of Halsted Street and Maple Avenue. This resubdivision will create a 37,266 square feet (0.85-acre) outlot ("Lot 2") from a primary lot of this subdivision ("Lot 1"). Lot 1 includes the Washington Park Plaza shopping center. The proposed new outlot ("Lot 2") also includes "Parcel 2" which is a part of "Richard Hoffman's Consolidation" at the corner of Halsted and Maple. The applicant plans to construct a quick-service restaurant on the new proposed outlot, Lot 2.



**Figure 1.** Proposed Resubdivision (outline in yellow). The new lot will be located at the northeast corner of the existing subdivision (outlined in red) near the intersection of Maple Avenue and Halsted Street.



## DISCUSSION

The resubdivision will result in the creation of two lots within the Washington Park Commercial Subdivision from a single existing lot. The new lots will have the following measurements:

Lot Number	Lot Area (Existing)	Lot Area (New)	Approx. Lot Dimension
Lot 1	684,909 sq. ft. (15.4 acres)	643,050 sq. ft. (14.76 acres)	1450' x 775'
Proposed Lot 2 (Outlot)	N/A	37,266 sq. ft. (0.86 acres)	278' x 144'

Source: Manhard Consulting (Applicant), Village of Homewood

In addition, the application has proposed that an area of 4,593 square feet (0.1 acres), along Halsted Street and Maple Avenue be dedicated to the Village of Homewood for public improvements. The Village has not agreed to any land being dedicated to us. **Staff recommends that the final plat of subdivision be revised to eliminate the dedication to the Village of Homewood.**

Village staff, including Community Development, Public Works, and the Village Engineer have reviewed the plat of subdivision to determine compliance with standards outlined in the Village Code of Ordinances and the Homewood Zoning Ordinance. We expect to provide comments from the Village Engineer before the meeting on May 23, 2024.

### Planning Comments

#### Land Use/Zoning

The underlying zoning for the subject site is B-4 Shopping Center, designed to support a wide range of more intensive commercial and retail uses. There are no proposed zoning changes for the site.

The current land uses of the subject site are a range of commercial/retail uses. The new outlot ("Lot 2") created from the subdivision is designed to provide space for quick-service restaurant use which is in harmony with surrounding land uses. The proposed land subdivision is appropriate for accommodating this type of proposed development.

#### Utilities/Easements

Numerous utility easements bisect the proposed outlot ("Lot 2") within the subdivision. These easements include:

- Four overlapping utility easements, including:
  - **Utility Easement (ComEd, Illinois Bell Telephone, Gas and Sanitary Sewer):** 25' easement running west to east through the proposed outlot ("Lot 2") and neighboring property, terminating at Village of Homewood right-of-way.



- **Utility Easement (ComEd Electrical):** 10' easement running west to east through the proposed outlot ("Lot 2") and neighboring property, terminating at Village of Homewood right-of-way.
- **Utility Easement (ComEd Utility):** 15' easement running south for approximately 120' from the boundaries of the aforementioned 10' ComEd electrical easement, terminating in the middle of the proposed outlot ("Lot 2").
- **Public Utility Easement (Public Utilities, Drainage and C.A.T.V.):** 20' easement running west to east through the proposed outlot ("Lot 2") and neighboring property, continuing as a 10' easement on the eastern boundary of the proposed outlot ("Lot 2") until the continuing into land dedicated to the Village of Homewood.

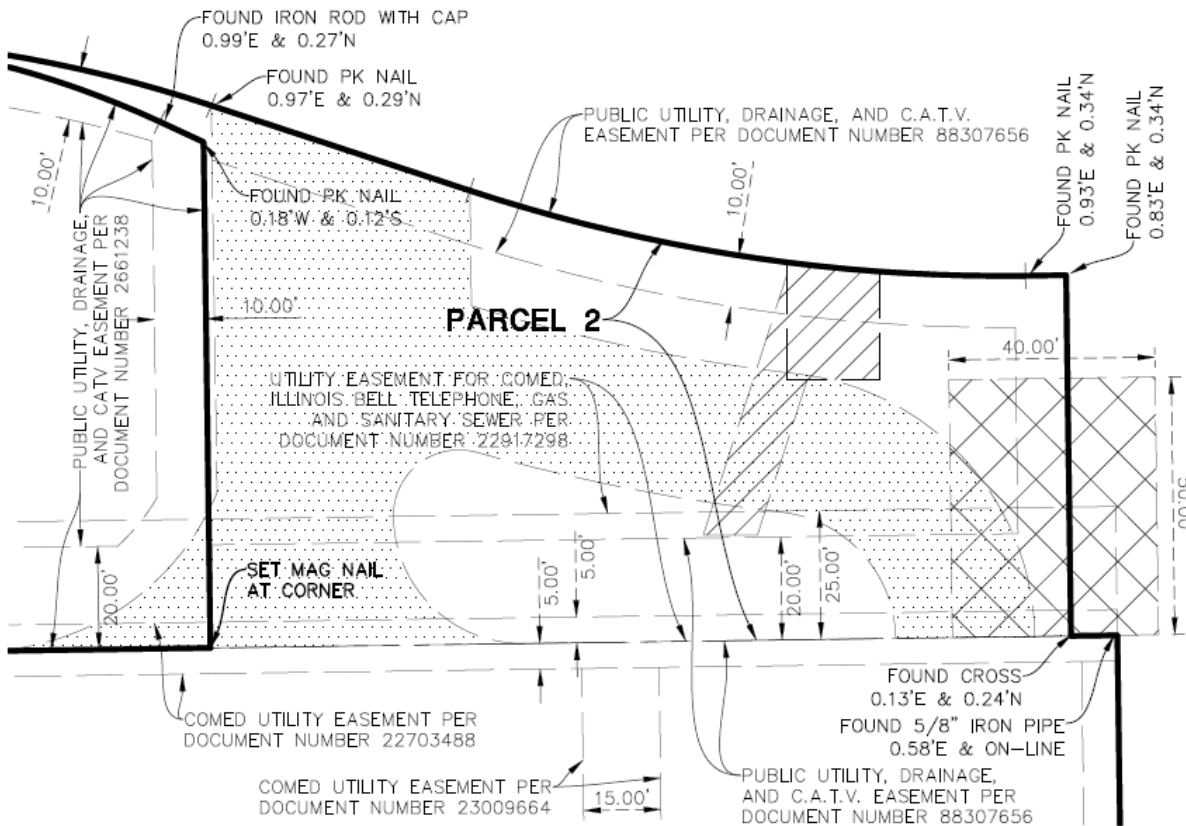
These easements accommodate overhead electrical wires which cross the site, in addition to underground sanitary sewer and cable television lines. Additionally, several other easements have minor overlaps with the proposed outlot ("Lot 2"):

- **Monument Easement:** The applicant has provided an easement for the existing historical monument in recognition of the Washington Park Raceway. This easement overlaps with the proposed outlot. The sign easement area is approximately 22' x 20', or 440 square feet, in area. The Village plans to move this monument and will no longer need the easement. ***Staff recommends a condition that the easement be removed as a condition of final plat approval.***
- **Ingress and Egress Easement:** An ingress/egress easement for site access to the existing shopping center ("Lot 1"). The revised preliminary site plan for the site shows drive aisles that are not within these easement areas; however, this easement provides required easement access for the shopping center and other outlots.
- **Vehicle Ingress and Egress Easement:** An existing ingress/egress easement exists along Halsted Street at the northeastern corner of the proposed outlot. This 50' x 40' (2,000 square feet) easement was originally intended to provide space for an additional driveway into the Washington Park Plaza shopping center. This easement will not be utilized for an additional driveway, as a driveway placed at this location would not meet the spacing requirements required by the Village of Homewood.

The easements are detailed in **Figure 2**. While there are a large number of easements proposed on the site, the easements are generally concentrated on the northern portion of the proposed outlot ("Lot 2"), and the site may be designed in a manner that maintains the usefulness for a variety of commercial uses without interference with the existing easements.

**Figure 3** overlays the proposed site plan with existing easements, demonstrating the lack of conflicts between the easements and the development being considered for the property.








## ***EASEMENT DETAIL***

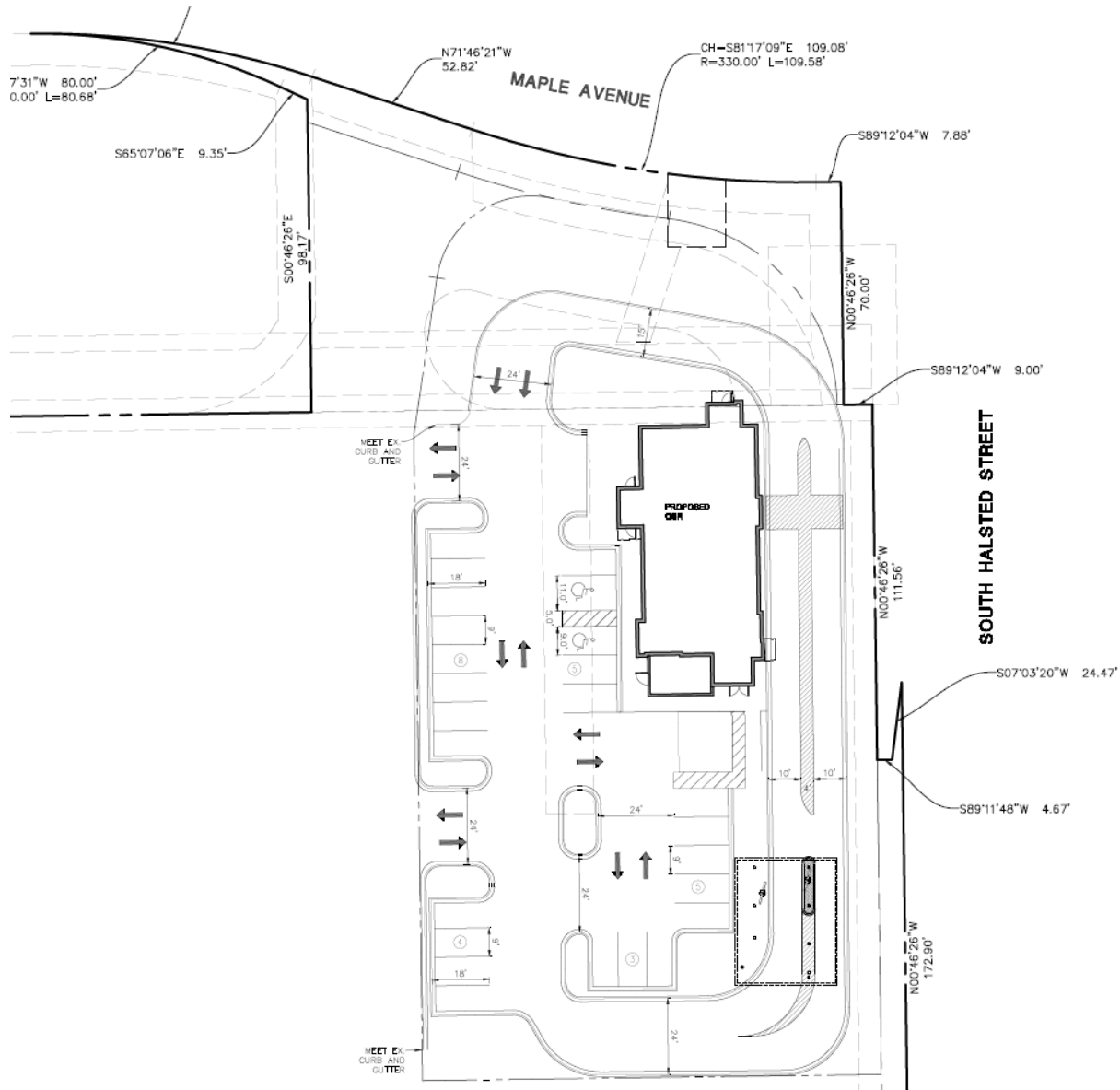
SCALE 1"=30'

## ***EASEMENT LEGEND***

-  = SIGN EASEMENT PER DOCUMENT NUMBER 9598945
-  = INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 26580500
-  = VEHICLE INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 22592742

**Figure 2.** Easement Details from the proposed final plat drawing prepared by the applicant. All easements affecting the development of the proposed outlot, including utility easements, sign easements, and access easements, are included in this drawing.





**Figure 3.** Conceptual site plan drawing submitted by the applicant, showing a potential scenario for a quick-service restaurant (QSR).

### STAFF COMMENTS

This agenda item reviewing a preliminary plan of a subdivision is not subject to public hearing. The preliminary plan must be brought forward to the Planning and Zoning Commission to review whether the proposed plat is acceptable for its location and adequately designed. Per Section 36-35(b) of the Village Code of Ordinances, the approval of the preliminary plan by the Planning and Zoning Commission is tentative and is only considering the general acceptability of the layout as submitted; the final plat must be reviewed at a public hearing within six months of the decision.



The following items are the areas of authority for the Planning and Zoning Commission when reviewing preliminary plans:

**a)** Propose changes as deemed necessary in the interest of the Village within specific areas of review discretion. The following areas of review are relevant to this resubdivision application:

- Water supply or distribution
- Easement dedication for storm water or sanitary sewer facilities
- Gas, telephone, or electric utility services
- Soil surveying and analysis

**b)** Require soil and grade survey work be prepared by a licensed engineer, as is deemed necessary

Any change or matter in dispute regarding the preliminary plan must be reviewed by the Village Board of Trustees, who will submit a formal recommendation for settlement of the concern or dispute. Should a recommendation for the change be made by the Village Board of Trustees, the changes must be made following approval of the preliminary plan and before the filing and noticing for the approval of the final plat.

Additional improvements, including but not limited to specific facilities for storm water retention and detention, parking facilities, access for pedestrians and vehicles, building design and layout, landscaping, screening, or other matters subject to zoning requirements, will be reviewed by the Planning and Zoning Commission and/or the Appearance Commission upon the time of submittal of a Site Plan Review application.

If there are no issues that require the discretion of the Village Board of Trustees, the final plat may be reviewed at the same public meeting as the preliminary plan. The final plat must be reviewed by the Planning and Zoning Commission for completeness and suitability for the site. Any recommendation for approval will be reviewed by the Village Board of Trustees for formal approval. Upon approval, the final plat must complete the recording process with the Village of Homewood Public Works Department and the Cook County Recorder's Office.

## FINDINGS OF FACT

Staff has prepared the following *draft* Findings of Fact in accordance with the standards set forth in Section 2 of the Village Code of Ordinances. After consideration of the opinion of the Planning and Zoning Commission regarding the acceptability of the preliminary plan, the following Findings of Fact may be entered into the record:

1. The subject property is located at the southwest corner of Halsted Street and Maple Avenue;
2. The subject property is owned by the applicant Ben Beitel of Washington Park Plaza LLC;



3. The subject property is currently comprised of a single parcel within the Washington Park Commercial Subdivision;
4. The subject property is comprised of a single lot identified as having two parcel areas, with a total area of 670,978 sq. ft., or 15.4 acres;
5. The underlying zoning district is B-4 Shopping Center;
6. The Homewood Zoning Ordinance and Village Code of Ordinances do not establish a minimum lot area requirement in the B-4 zoning district which would be applied to this property;
7. The applicant, Ben Beitel of Washington Park Plaza LLC, is proposing the resubdivision of the subject property to accommodate a new outlot within the subject property;
8. The proposed resubdivision of the Washington Park Commercial Subdivision would create two lots;
9. Lot 1 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 643,050 square feet, or approximately 14.76 acres;
10. Lot 2 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 37,266 square feet, or approximately 0.86 acres;
11. Proposed Lot 1 and Lot 2 comply with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Village Code of Ordinances.

#### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to make the following motions:

(1) *Affirm the acceptability of the preliminary plan to be considered as a final plat;*

And

If no concerns or disputes require resolution by the Village Board of Trustees, the Planning and Zoning Commission may wish to make the following motion:

(2) Recommend **approval** of the final resubdivision plat for Washington Park Commercial Subdivision, located at 17750 Halsted Street, resubdividing the property into two lots with the following conditions:

1. Revise the final plat to remove all areas dedicated to the Village of Homewood;
2. Release Sign Easement for the existing monument sign (Document 9598945);

And

Incorporate the Findings of Fact into the record.









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# NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



## APPLICATION CHECKLIST

For all applications, provide the following:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Completed application form            | <input type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input type="checkbox"/> Materials, as listed below |
| <input checked="" type="checkbox"/> Plat of survey with legal description |  | <input type="checkbox"/> Payment of fee             |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

### Special Use, Limited Use, Temporary Use

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Completed worksheet responding to applicable standards or review criteria
- ☐ Narrative describing the proposed use, including:
  - ☐ services provided
  - ☐ hours of operations
  - ☐ anticipated average and peak capacity

### Variance

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Completed worksheet responding to standards
- ☐ Letters of support from neighbors, optional

### Site Plan Review

- ☐ Site plan or survey of existing conditions
- ☐ Site plan of proposed development
- ☐ Conceptual floor plan(s)
- ☐ Landscape plan, existing and proposed, if impacted by changes

### Text or Map Amendment

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Narrative describing the proposed land use requiring the amendment to the zoning text or map
- ☐ Completed worksheet responding to applicable standards

### Planned Development

- ☐ Proposed plat of record for lot consolidation or subdivision
- ☐ Directory of all development team members/consultants with contact information
- ☐ Site plan or survey of existing conditions
- ☐ Site plan of proposed development
- ☐ Conceptual floor plan(s)
- ☐ Transportation Impact Study
- ☐ Village Impact Study
- ☐ Studies or reports by outside agencies

## APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- |  |  |
|--|--|
| <input type="checkbox"/> Completed Appearance Commission application form  | <input type="checkbox"/> Material palette board (digital), showing, as applicable: |
| <input type="checkbox"/> Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage | <input type="checkbox"/> building materials  |
| <input type="checkbox"/> Elevation and/or plan drawings showing the existing and proposed conditions                           | <input type="checkbox"/> plants and landscape materials                            |
| <input type="checkbox"/> Photometric plan for new or changes to exterior lighting  | <input type="checkbox"/> cut sheets for lighting fixture                           |
|  | <input type="checkbox"/> cut sheets for site furnishings                           |

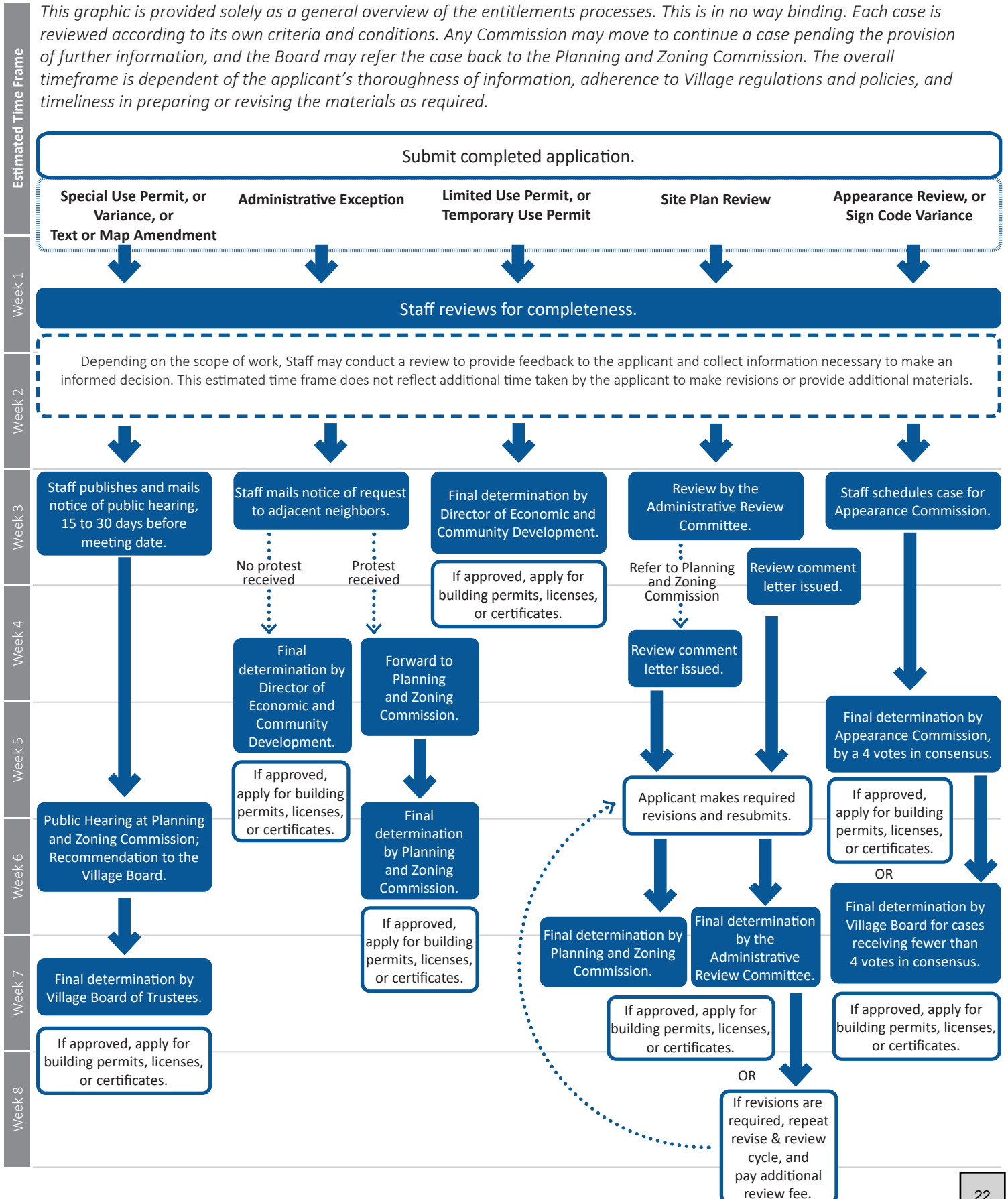


PROCESS

Legend:

Action by applicant

Action by Village





PROCESS - PLANNED DEVELOPMENT

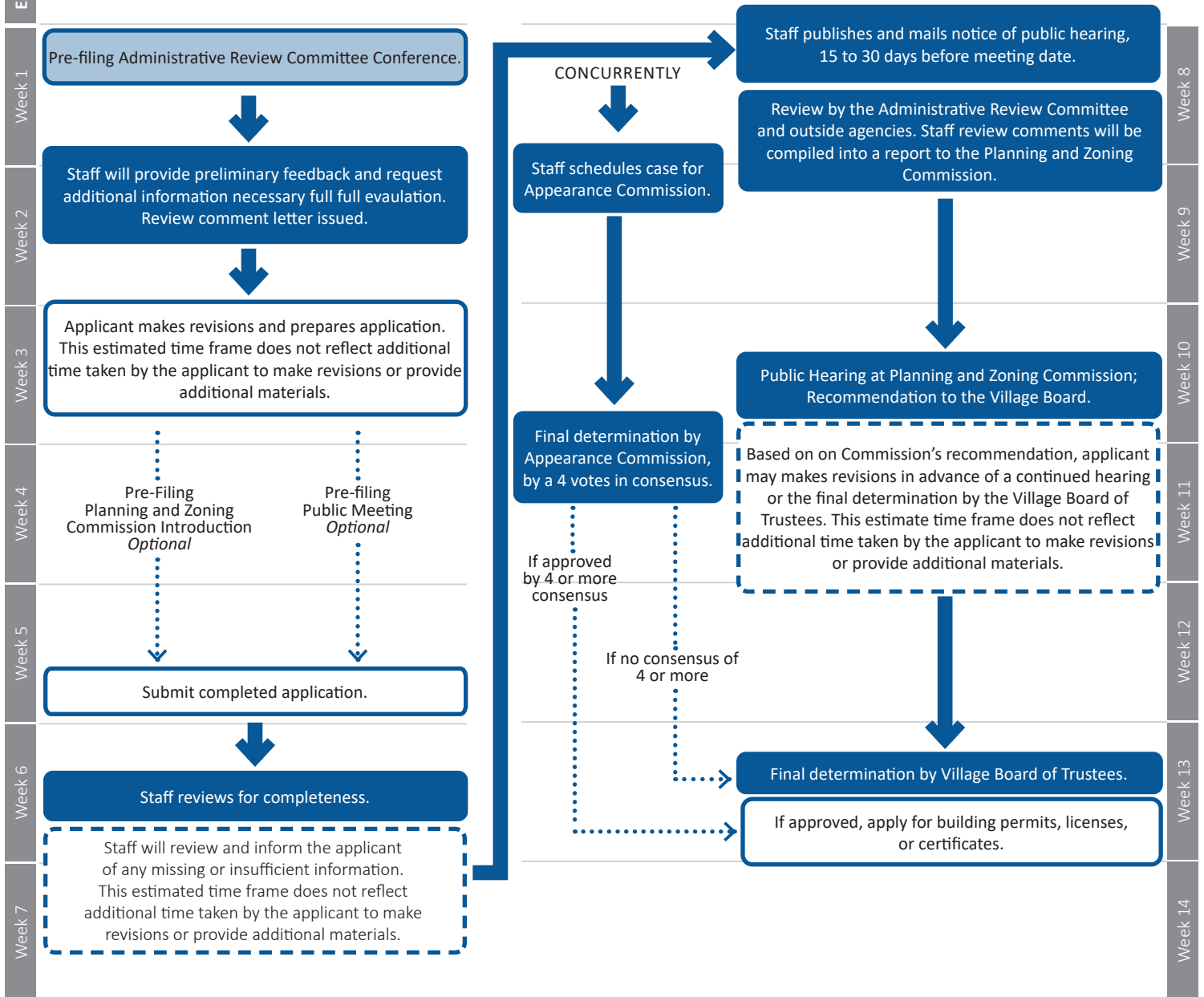
Legend:

Action by applicant

Joint action

Action by Village

This graphic is provided solely as a general overview of the Planned Development entitlement process. This is in no way binding. Each case is reviewed and judged according to its own merits. Any Commission may move to continue a case pending the provision of further information, and the Board may refer the case back to the Planning and Zoning Commission. The overall timeframe is dependent of the applicant's thoroughness of information, adherence to Village regulations and policies, and timeliness in preparing or revising the materials as required.







# NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

**Street Address:** 17800 Halsted Street Homewood, IL 60430

**Property Index Number(s):** 29-32-200-095, 29-32-200-059

**Lot Size:** 37266 sq. ft. 0.856 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:** Proposed QSR Retail development

**Gross Floor Area:** 3066 sq. ft. **Parking Provided:** 25

**Existing Use:** Parking lot for nearby Best Buy

The requested use is:

- ☐ Permitted  
☐ Limited  
☒ Special  
☐ Other:

## SITE OR BUILDING CHANGES

**Existing Development:** Parking lot

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

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

New construction of a QSR with drive-thru, associated parking, grading, and utility improvements.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):		
Parking Spaces		
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)		

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 REVIEW

APPLICANT

Name Ben Beitel  
 Company Washington Park Plaza LLC  
 Address 1021 38th Street  
Brooklyn, NY  
 Phone 718-977-5666  
 Email mcharles@beitel.com  
 Role \_\_\_\_\_

PROPERTY OWNER

Name Ben Beitel  
 Company Washington Park Plaza LLC  
 Address 1021 38th Street  
Brooklyn, NY  
 Phone 718-977-5666  
 Email mcharles@beitel.com

☒ 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.

Ben Beitel

Applicant Name

Applicant Signature

05/09/2024

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: \_\_\_\_\_

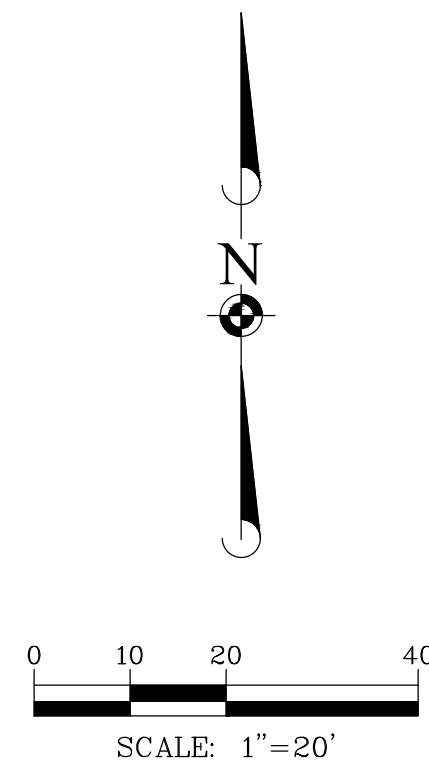
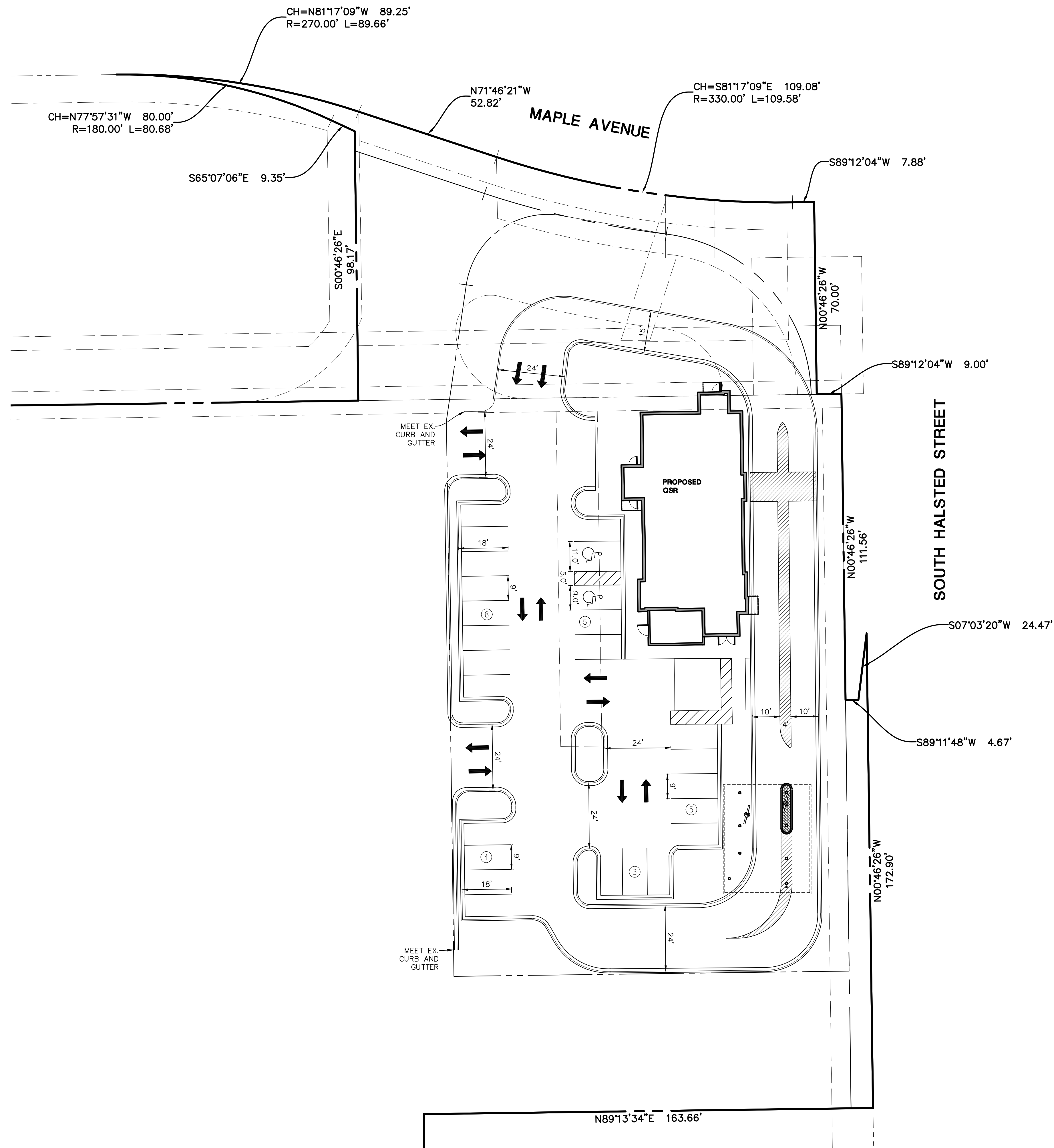
CASE NO: \_\_\_\_\_ REQUEST: \_\_\_\_\_

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: \_\_\_\_\_







BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PRAIRIE LAKE BUSINESS CENTER  
 PART OF LOT 1  
 RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96020710

PART OF LOT 3  
 VILLAGE OF HOMEWOOD  
 RECORDED SEPTEMBER 28 1966 AS  
 DOCUMENT NUMBER 1995544

PART OF LOT 2      PART OF LOT 2

WASHINGTON SUBDIVISION  
RECORDED AUGUST 28, 1976  
AS DOCUMENT NUMBER 2-3612574

WALTON LANE

LOT

RIDGE ROAD

MAPLE AVENUE

HEREBY DEDICATED

**LOT 2**

HEREBY DEDICATED

LOT 3 LOT 2  
WASHINGTON PARK PLAZA

LOT 3

LOT 3 LOT 2 LOT 1  
RESUBDIVISION OF LOT 4  
OF WASHINGTON PARK PLAZA  
RECORDED JULY 18, 2006 AS DOCUMENT NUMBER 0619945052

3DIVISION OF LOT 4  
HINGTON PARK PLAZA

RESUBDIVISION OF WASHINGTON F

**HALSTED STREET**

**LOT 1**



1. ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CHAIN OF TITLE SURVEY, EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
4. SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDED OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
5. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR SURVEYING. SURVEY MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

<i><b>SHEET INDEX</b></i>	
SHEET 1	LOCATION MAP & SURVEYOR'S NOTES
SHEET 2-3	EXISTING LOT AND EASEMENT DETAILS
SHEET 4	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5	CERTIFICATES



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

ALTO REAL ESTATE FUNDS  
5956 SHERRY LANE, SUITE 1000  
DALLAS, TX 75225

WASHINGTON PARK PLAZA, LLC  
1449 37TH STREET, SUITE 216  
BROOKLYN, NEW YORK 11218

VILLAGE CLERK  
VILLAGE OF HOMEWOOD  
2020 CHESTNUT ROAD  
HOMEWOOD, IL 60430

PARCEL 1 =	670,978 SQ. FT.	(15.403 ACRES)
PARCEL 2 =	13,931 SQ. FT.	(0.320 ACRES)
TOTAL AREA =		684,909 SQ. FT. (15.723 ACRES)

LOT 1 =	643,050 SQ. FT.	(14.762 ACRES)
LOT 2 =	37,266 SQ. FT.	(0.856 ACRES)
ROW DEDICATION =	4,593 SQ. FT.	(0.105 ACRES)
<hr/>		
TOTAL AREA =	684,909 SQ. FT.	(15.723 ACRES)

29-32-200-059  
29-32-200-061  
29-32-200-095

[illegible]

**Manhard**  
CONSULTING

383 East Butterfield Road, Suite 600, Lombard, IL 60148  
PH: 630.681.2600 FAX: 630.681.2636  
manhard.com

**Civil Engineers & Surveyors • Water Resource Engineers • Water & Wastewater Engineers**

WASHINGTON PARK COMMERCIAL SUBDIVISION

**HOMEWOOD, ILLINOIS**

# FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: ARM  
DRAWN BY: NAL  
DATE: 05/06/24  
SCALE: 1"=100'

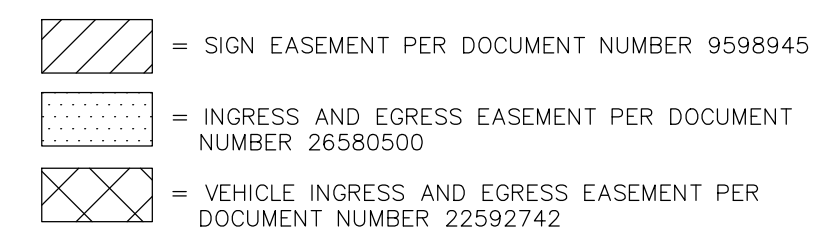
**SHEET**

**1 OF 5**

**ARFHMIL01**



BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

[illegible]

**Manhard**  
**CONSULTING**

303 East Sutherland Road, Suite 400 • Lombard, IL 60148  
630.650.0000  
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WASHINGTON PARK COMMERCIAL SUBDIVISION  
HOMEWOOD, ILLINOIS  
FINAL PLAT OF SUBDIVISION

ROJ. MGR.: ARM  
ROJ. ASSOC.: ARM  
DRAWN BY: NAL  
DATE: 05/06/24  
SCALE: 1"=50'

SHEET

**2** OF **5**

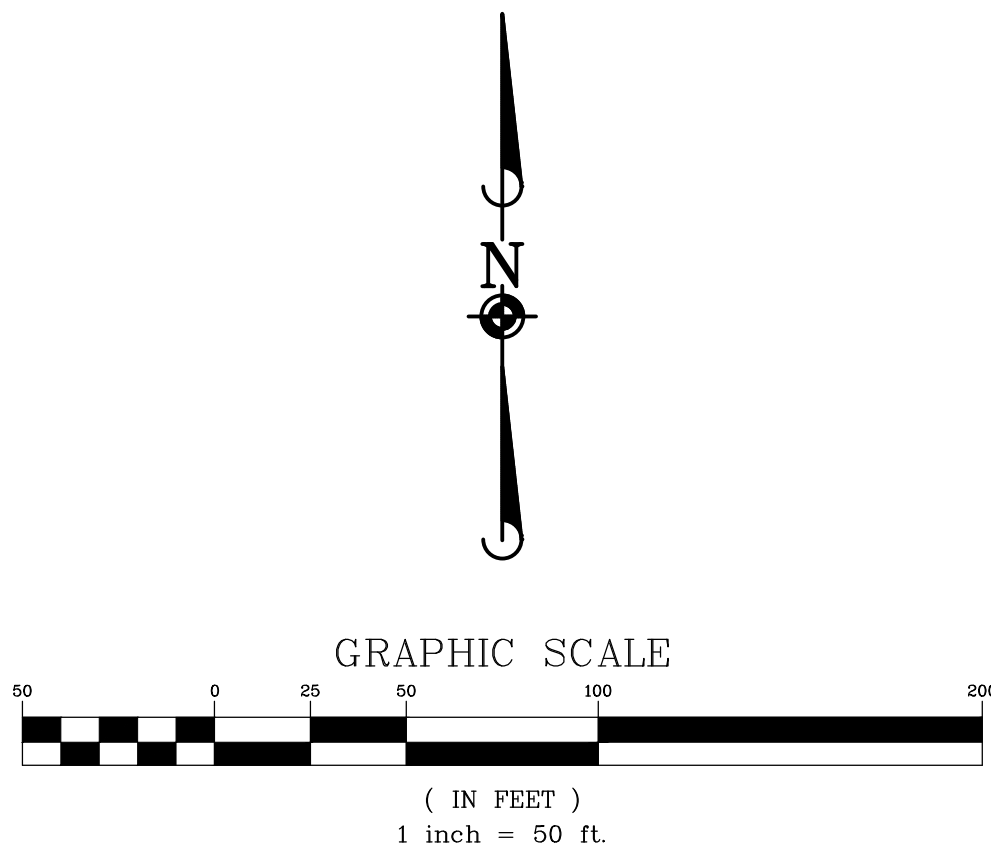
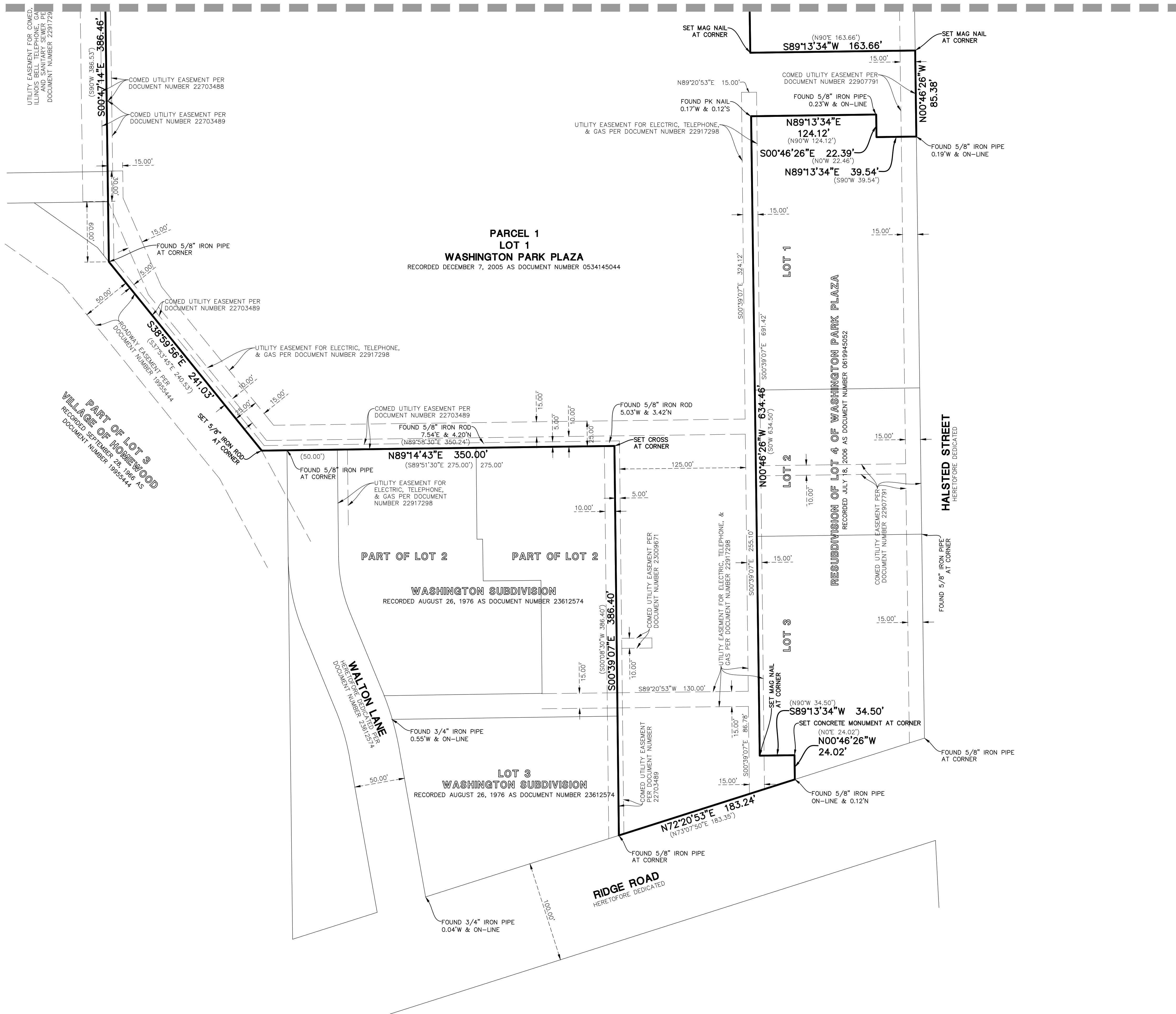
ARFHMIL01



FINAL PLAT  
OF  
WASHINGTON PARK COMMERCIAL SUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE SHEET 2



**LEGEND**

—	= EX. PROPERTY LINE
—	= EX. LOT LINE
- - -	= EX. EASEMENT LINE

Item 5. A.

DRAWN BY	
REVISIONS	
DATE	

Manhard

CONSULTING

183 East Randolph Street, Suite 400, Chicago, IL 60601

630.467.8888

www.manhardconsulting.com

Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland & Wetland Engineers

Construction Managers • Environmental Scientists • Landscape Architects • Planners

WASHINGTON PARK COMMERCIAL SUBDIVISION

HOMERWOOD, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM

PROJ. ASSOC.: ARM

DRAWN BY: NAL

DATE: 05/06/24

SCALE: 1"=50'

SHEET

3 OF 5

ARFHMIL01



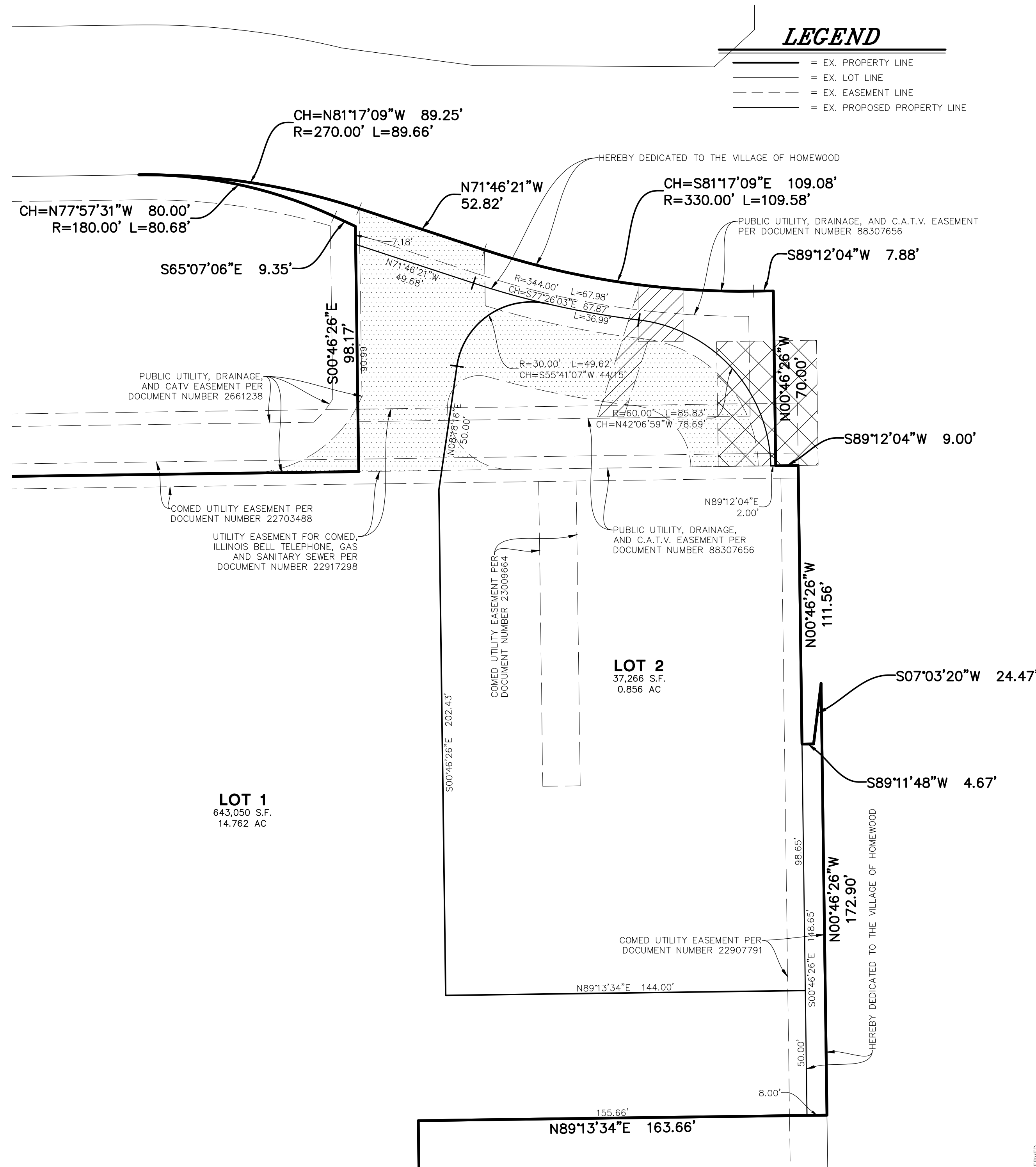
BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.




LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°46'26"W	111.56'
L2	S89°11'48"W	4.67'
L3	S07°03'20"W	24.47'
L4	N00°46'26"W	172.90'
L5	N89°13'34"E	163.66'
L6	N00°46'26"W	388.84'
L7	S89°13'34"W	163.66'
L8	N00°46'26"W	85.38'
L9	N89°13'34"E	39.54'
L10	S00°46'26"E	22.39'
L11	N89°13'34"E	124.12'
L12	N00°46'26"W	634.46'
L13	S89°13'34"W	34.50'
L14	N00°46'26"W	24.02'
L15	N72°20'53"E	183.24'
L16	S00°39'07"E	386.40'
L17	N89°14'43"E	350.00'
L18	S38°59'56"E	241.03'
L19	S00°47'14"E	386.46'
L20	S51°51'53"W	216.07'


LINE TABLE		
LINE	BEARING	LENGTH
L21	S13°48'03"W	298.38'
L22	S52°29'04"W	69.04'
L23	S89°12'04"W	316.77'
L24	S00°46'26"E	98.17'
L25	N71°46'21"W	52.82'
L26	S89°12'04"W	7.88'
L27	N00°46'26"W	70.00'
L28	S89°12'04"W	9.00'


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°40'50"	180.00'	80.68'	N77°57'31"W	80.00'
C2	19°01'35"	270.00'	89.66'	N81°17'09"W	89.25'
C3	19°01'35"	330.00'	109.58'	S81°17'09"E	109.08'



SCALE 1"=30'

 = SIGN EASEMENT PER DOCUMENT NUMBER 959894

 = INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 26580500

 = VEHICLE INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 22592742



BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS TO CERTIFY THAT WASHINGTON PARK PLAZA, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

\_\_\_\_\_ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO  
THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

PRINTED NAME AND TITLE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

NOTARY PUBLIC

## BY: \_\_\_\_\_

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

I, \_\_\_\_\_, CLERK OF THE VILLAGE OF HOMEWOOD IN THE COUNTY AND STATE AFORESAID HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS AGAINST THE LANDS PLATTED HEREIN.

VILLAGE CLERK

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH VILLAGE OF HOMEWOOD STANDARDS AND REQUIREMENTS AND WORKING DRAWINGS AND SPECIFICATION FOR PUBLIC IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH VILLAGE OF HOMEWOOD STANDARDS AND REQUIREMENTS.

VILLAGE ENGINEER

THIS IS TO CERTIFY THAT PROVISIONS HAVE BEEN MADE IN ACCORDANCE WITH THE VILLAGE OF  
HOMWOOD SUBDIVISION REGULATIONS FOR GUARANTEE OF PERFORMANCE IN CONSTRUCTION OF  
THE PUBLIC LAND IMPROVEMENTS.

\_\_\_\_\_, VILLAGE MANAGER

APPROVED BY THE HOMEWOOD PLAN COMMISSION IN ACCORDANCE WITH THE VILLAGE OF  
HOMEWOOD SUBDIVISION REGULATIONS.

\_\_\_\_\_, CHAIRMAN

APPROVED BY ACTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD IN  
ACCORDANCE WITH THE VILLAGE SUBDIVISION REGULATIONS AT A MEETING HELD THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

ATTEST: \_\_\_\_\_  
\_\_\_\_\_, VILLAGE CLERK

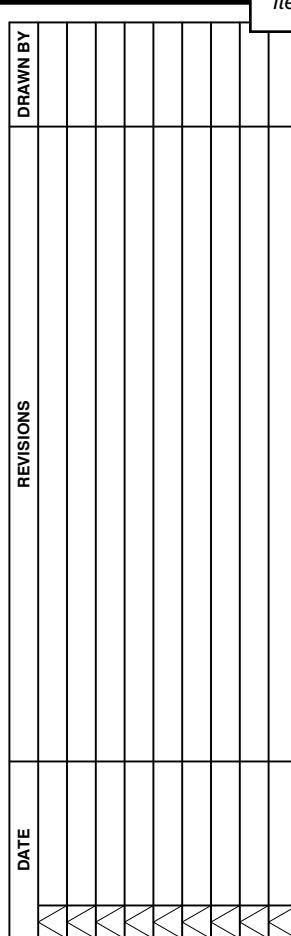
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATE \_\_\_\_\_

1. THERE SHALL BE TWO (2) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO HALSTED STREET FROM LOT 1 SHOWN HEREON.
2. THERE SHALL BE ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO RIDGE ROAD FROM LOT 1 SHOWN HEREON.
3. THERE SHALL BE NO DIRECT ACCESS TO HALSTED STREET FROM LOT 2.
4. ACCESS TO AND FROM LOT 2 AND THE ADJOINING LOTS SHALL BE VIA INTERNAL CIRCULATION.

I, ADAM R. MERRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE

***FOR REVIEW ONLY***  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074  
LICENSE EXPIRES NOVEMBER 30, 2024



**Manhard**  
CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148  
PH: 630.687.1800 FAX: 630.687.1836  
manhard.com

**Civil Engineers • Surveyors • Water Resources Engineers •**  
**Water & Wastewater Engineers**

STATE OF ILLINOIS     )  
                             )SS  
COUNTY OF DUPAGE     )

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 1 IN WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044, IN COOK COUNTY, ILLINOIS,

THAT PART OF LOT 1 IN CHARD HOFFMAN'S CONSOLIDATION, BEING A CONSOLIDATION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER N SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST N THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1984 AS PLAT 70-17-17, BEING 17 ACRES AND 17 SQUARE FEET, MORE OR LESS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 167.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF CONCAVE TO THE SOUTH, RADII 180.00 CENTRAL ANGLE 25 DEGREES 40 MINUTES 50 SECONDS, 80.68 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 10 SECONDS EAST ALONG TANGENT .917 FEET TO A POINT OF BEGINNING; THENCE SOUTH 64 DEGREES 19 MINUTES 10 SECONDS WEST ALONG PARALLEL LINE, 98.25 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 167.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 17.00 FEET TO THE CORNER OF LOT 1; THENCE WESTERLY ALONG THE NORTH AND NORTHERLY LINE OF LOT 1 (BEING ALSO THE SOUTH AND SOUTHERLY LINE OF MAPLE AVENUE AS DEDICATED BY DOCUMENT NO. 266612-27), THE FOLLOWING 4 COURSES: COURSE 1: NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG TANGENT 1.00 FEET TO A POINT OF BEGINNING; COURSE 2: NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG PARALLEL LINE, 100.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, 109.59 FEET; THENCE NORTH 70 DEGREES 55' 55" MINUTES 28 SECONDS WEST ALONG TANGENT 52.84 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE, RADIUS 100.00 FEET, CENTRAL ANGLE 100 DEGREES 00 MINUTES 00 SECONDS, 89.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.320 ACRES OF LAND.

SUBDIVIDED PROPERTY CONTAINS 15.723 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF HOMEWOOD, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0734J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF MAY, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074  
EMAIL ADDRESS: AMERRY@MANHARD.COM  
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



WASHINGTON PARK COMMERCIAL SUBDIVISION

**HOMewood, ILLINOIS**

# FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: ARM  
DRAWN BY: NAL  
DATE: 05/06/24  
SCALE: N.T.S.

**SHEET**

**5 OF 5**

**ARFHMIL01**



# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 23, 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'. Motions for continuance for case approved April 25, 2024, and May 9, 2024; future hearing continuance dates do not require additional legal notice.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Previous Hearing Packet – 5/9/24	11	Noah Schumerth, Asst. Dir. of Econ./Comm. Development	05/09/2024
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 up to 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 use is proposed within space previously occupied by the South Suburban Humane Society.

The proposed salon suites require 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.

A full background, including the history of the site and a discussion of case facts, is included in the previous hearing packet item included as an attachment with this memo.

## CONTINUANCE OF CASE

After consideration of the Parking Variance and Special Use Permit applications for Cloud Salon Suites at the May 9, 2024, meeting of the Planning and Zoning Commission, the Commission approved a motion to continue the hearing for the applications to May 23, 2024.

At the meeting, Commissioners had questions and asked for additional information regarding the following topics:

- Provide cost estimates of alternative development actions, including but not limited to removal of the kennel building to add 4-7 parking spaces, reconfiguring the trash pickup and parking row on the site to add 1-2 spaces, and provide details about the financial feasibility of these options for the proposed use.
- Explore the total number of salon suites that fit into the space, and provide an estimate of the minimum number of suites needed to ensure the financial feasibility of the project.



- Finalize the hours of operation for the business to meet the needs of tenants/business competitiveness and to evaluate the potential demand on the shared public parking facilities

Since that meeting, Staff has contacted the applicant to request the additional information regarding questions and concerns brought forward by the Planning and Zoning Commission. At the time of publication of this memo, no additional information regarding this case has been received from the applicant. Members of the Planning and Zoning Commission may refer to the previous staff memorandum and attachments from the May 9, 2024 hearing for current information on the proposed use.

### FINDINGS OF FACT

Staff previously prepared the following findings of fact for the May 9, 2024 hearing, in accordance with the standards outlined in Section 44-07-12 of the Zoning Ordinance. These 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 salon/spa establishment, requires a Special Use Permit in the B-2 Downtown Transition zoning district.
8. The applicant has proposed a Variance of eleven (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:

1. No business operation shall be conducted between the hours of 7:00 am and 11:00 pm; 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.



# 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

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## 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 32 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. There are 64 spaces located in private parking areas across various properties, with three properties requiring a total of 21 spaces of additional public parking to meet parking requirements in the Village Zoning Ordinance. 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	8
2207	183rd	Salon	1/200 sq. ft.	3850	19	8	11
<b>TOTAL</b>					<b>97</b>	<b>72</b>	<b>32</b>

Source: Village of Homewood

**NOTE (5/17/2024):** Lassen's Tap has a parking agreement which allows for use of the 19 spaces on the Goodspeed Cycles property after 5pm.

In order to meet the number of spaces required by the Zoning Ordinance, with the proposed use included, a total of 32 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 44% 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.



Is the special use detrimental to the economic welfare of the community?	<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>	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.
Is the use consistent with the goals and policies of the Comprehensive Plan?	<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>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 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 11:00pm and 7:00am.*
- 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.

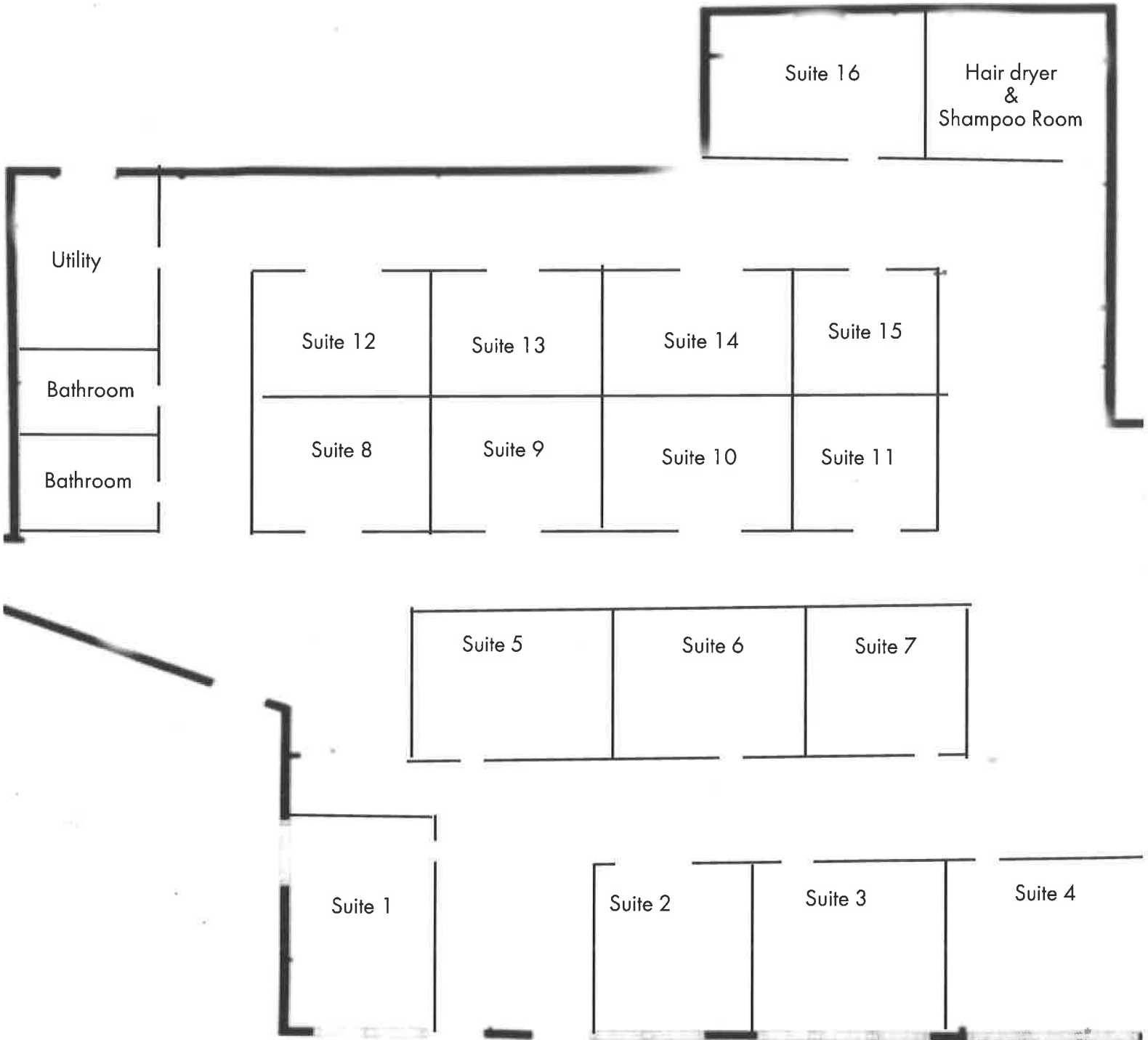


Cloud Salon Suites  
2207 183<sup>rd</sup> street, Homewood IL 60430

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

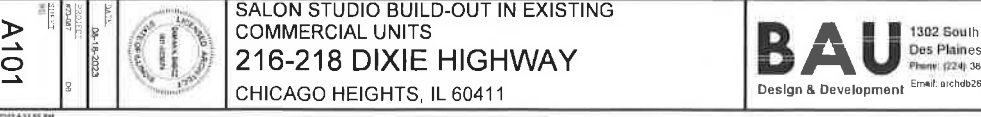






Aerial photos are approximate



[illegible]



# GENERAL DEMOLITION NOTES

1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND THE CHICAGO DEMOLITION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

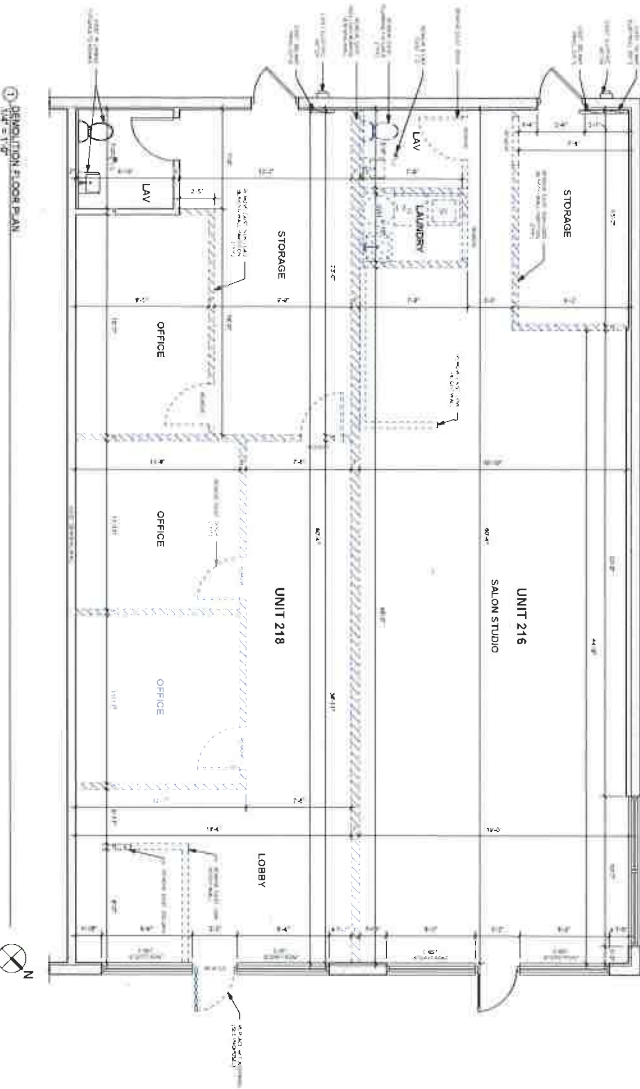
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**WALL LEGEND:**

	EXISTING WALL
	DEMOLITION WALL
	DEMOLITION WALL
	DEMOLITION WALL
	DEMOLITION WALL
	DEMOLITION WALL



## SALON STUDIO BUILD-OUT IN EXISTING COMMERCIAL UNITS

NOTES TO CONTRACTOR: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**ADOPTED BUILDING CODES**  
 2016 ILLINOIS PLUMBING CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE

**ENERGY CONSERVATION STATEMENT**  
 I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE FOLLOWING INFORMATION IS TRUE AND CORRECT:  
 (X) FULLY COMPLY ( ) NEED NOT COMPLY

**CERTIFICATION STATEMENT**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF CHICAGO HEALTH'S BUILDING AND ZONING CODE.

SIGNED: [Signature] DATE: 06-18-2023  
 Design Firm Number: 1640752  
 Illinois License Number: 001-022574 Exp: 11/2024

**DRAWING INDEX**

Cover	Sheet Number	Sheet Title
PROPOSED PLAN	A100	PROPOSED PLAN
MECHANICAL	A101	MECHANICAL
ELECTRICAL	A102	ELECTRICAL
PLUMBING	A103	PLUMBING

COVER

**BAU** Design & Development  
 1302 South 5th Avenue  
 Des Plaines, IL 60018  
 Phone: (224) 365-8914  
 Email: anubh26@gmail.com

**SALON STUDIO BUILD-OUT IN EXISTING COMMERCIAL UNITS**  
 216-218 DIXIE HIGHWAY  
 CHICAGO HEIGHTS, IL 60411

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 structures. The fan is constructed from high quality materials and is available in a variety of sizes and configurations.

**FEATURES**

- High efficiency motor
- Low noise operation
- Long life construction
- Available in a variety of sizes and configurations

Model	Capacity (CFM)	Power (HP)	Weight (lbs)
FLEX A80	8000	1/2	15
FLEX A110	11000	3/4	20

## ENGINEERING DATA

### Model FAD



**DESCRIPTION**

The Model FAD 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 structures. The fan is constructed from high quality materials and is available in a variety of sizes and configurations.

**FEATURES**

- High efficiency motor
- Low noise operation
- Long life construction
- Available in a variety of sizes and configurations

## ENGINEERING DATA

### Model P-Sensor

**DESCRIPTION**

The Model P-Sensor 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 structures. The fan is constructed from high quality materials and is available in a variety of sizes and configurations.

**FEATURES**

- High efficiency motor
- Low noise operation
- Long life construction
- Available in a variety of sizes and configurations



**DESCRIPTION**

The Model P-Sensor 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 structures. The fan is constructed from high quality materials and is available in a variety of sizes and configurations.

**FEATURES**

- High efficiency motor
- Low noise operation
- Long life construction
- Available in a variety of sizes and configurations

**DESCRIPTION**

The Model P-Sensor 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 structures. The fan is constructed from high quality materials and is available in a variety of sizes and configurations.

**FEATURES**

- High efficiency motor
- Low noise operation
- Long life construction
- Available in a variety of sizes and configurations

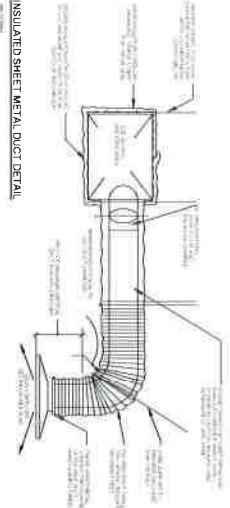
## MECHANICAL NOTES

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

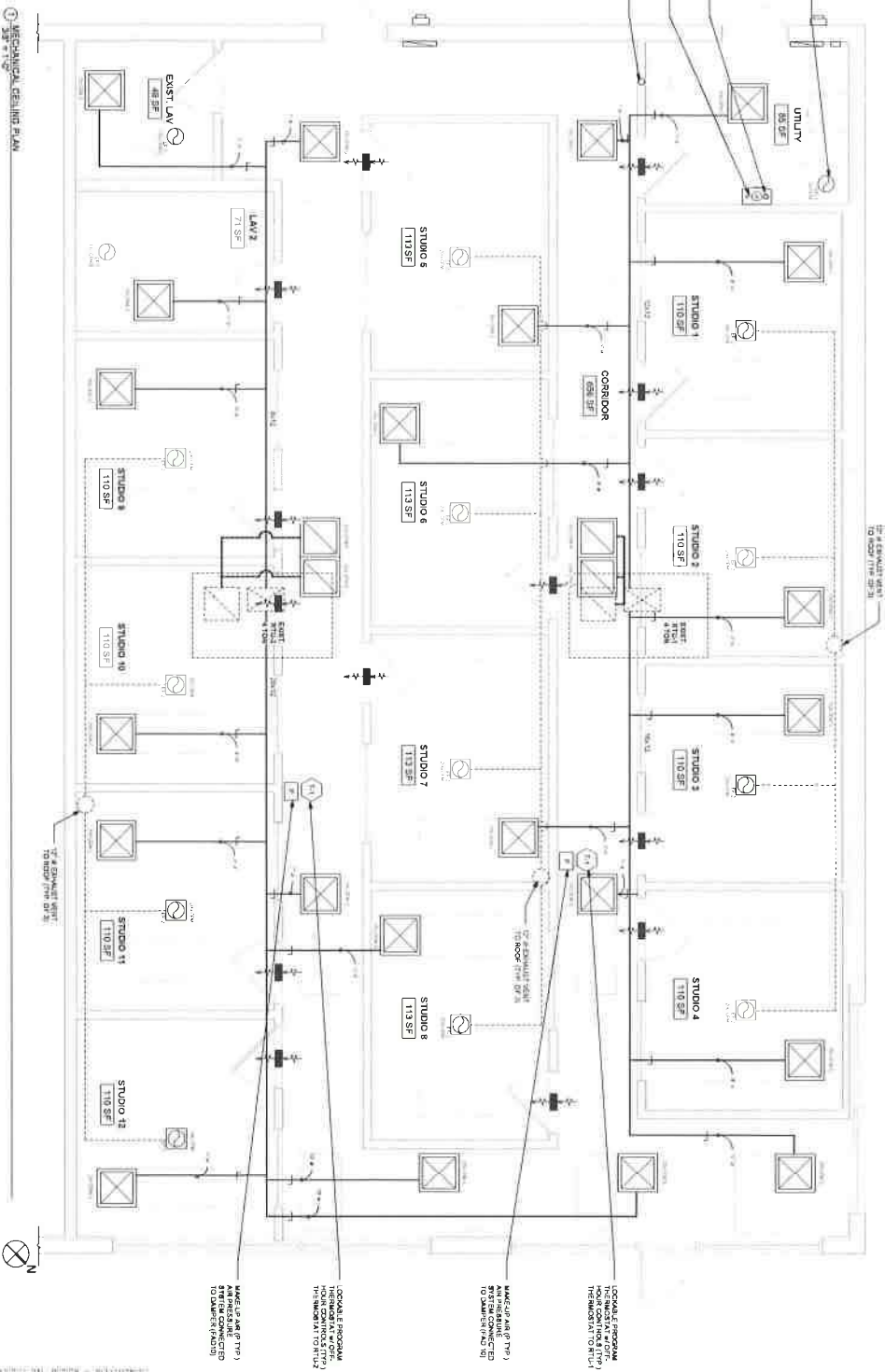
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## INSULATED SHEET METAL DUCT DETAIL



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

DATE: 08-18-2023  
 DRAWN BY: M101  
 CHECKED BY: M101  
 APPROVED BY: M101



**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. THREE-WAY SWITCH
3. DIMMER SWITCH
4. DIMMER SWITCH (15 AMP)
5. DIMMER SWITCH (15 AMP)
6. DIMMER SWITCH (15 AMP)
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19. DIMMER SWITCH (15 AMP)
20. DIMMER SWITCH (15 AMP)

ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS AMENDED BY THE CITY OF CHICAGO. ALL LIGHTS NOT CONTROLLED BY SWITCH SHALL BE OPERATED BY A TIME SWITCH.

**ELECTRICAL FLOOR PLAN**

