
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 23, 2025

Title:

Site Plan Review – Queen of Cleaning – W5006 Amy Avenue – Parcel 45302

Issue:

Should the Plan Commission recommend approval of the Queen of Cleaning site plan to the Village Board?

Background and Additional Information:

Queen of Cleaning has submitted a proposal for the development of a new multi-tenant facility located at W5006 Amy Avenue, Parcel 45302, being the northwest corner of Amy Avenue and Highline Road.

The proposed building will serve as headquarters of Queen of Cleaning with additional tenant spaces for lease. Queen of Cleaning specializes in residential cleaning services, including clutter removal and move-in/move-out cleaning. The business currently employs 35 staff members. Standard hours of operation are from 8:00 a.m. to 4:00 p.m. Monday through Friday. Minimal vehicles, which consist of standard-sized vans, will be stored outside.

The proposed building is 11,760 square feet and features brick or stone detailing along the east and south elevations that border street frontages. Access into the front parking lot is off Amy Avenue.

The proposed development aligns with the existing pattern of multi-tenant buildings to the north, west and south..

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Village staff recommends an exception to the 25-foot rear setback. This request is due to the unique site conditions: the rear of the property abuts a parking lot to the north, and as a corner lot, the site is subject to two 25-foot front yard setbacks, which already limits the buildable area.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan and Renderings