
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

March 24, 2026

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:

The Village Board approved a site plan for an 11,760 square foot building at this location on September 30, 2025. Since that time, the site plan and building design have been revised.

Queen of Cleaning has submitted a new proposal for the development of an office and storage 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. 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 6,120 square feet and will feature brick façade below paneling along all elevations. Access into the front parking lot is off Amy Avenue. The interior will include office space, a supply room, storage areas, and a parking garage.

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, allowing the building to encroach 3-feet into the rear yard setback due to site constraints, including parking stall depth and the corner lot configuration.
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