

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: April 25, 2024

**To:** Planning and Zoning Commission

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

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

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

## APPLICATION INFORMATION

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



## ZONING & LAND USE

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

## LEGAL NOTICE

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

## DOCUMENTS FOR REVIEW

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

## BACKGROUND/PROJECT SUMMARY

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

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

## CONTINUATION

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

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

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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