



# VILLAGE OF HOMEWOOD

## APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

### PROPERTY INFORMATION

**Street Address:** 1131 175th Street, Unit A Homewood, IL 60430

**Property Index Number(s):** 29-32-200-029-0000

**Lot Size:** 60,000 sq. ft. 1.38 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:** Special Use Permit for Massage Therapy

**Gross Floor Area:** 1,120 sq. ft. **Parking Provided:** 63

**Existing Use:** vacant

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 (%)	<u>0.0%</u>	<u>0.0%</u>

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 Wang Jing  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_  
 Role \_\_\_\_\_

**PROPERTY OWNER**

Name Mitch Simborg  
 Company Simborg  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

Check box if the applicant is the property owner

With this application, I am requesting:

**Use Type:**

Permitted    Limited Use Permit    Special Use Permit    Temporary Use Permit

**New Construction, Addition, Alterations:**

None    Planned Development    Site Plan Review    Appearance Review

**Zoning Relief or Change:**

None    Administrative Exception    Variance    Text Amendment    Map Amendment

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.

Jing Wang  
 Applicant Name

[Signature]  
 Applicant Signature

2.6.2023  
 Date

**Staff Notes**

*Do not write below this line.*

CASE NO: \_\_\_\_\_ Fee: \_\_\_\_\_  Paid Date Received: \_\_\_\_\_

**Request:** \_\_\_\_\_ **Action:** \_\_\_\_\_ **Comments/Conditions:** \_\_\_\_\_ **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> 1131 175Th St,	Homewood, IL 60430	<b>Area:</b> 1,280 <del>00,000</del> sq. ft.
<b>Requested Use:</b> <u>Massage Therapy</u>		
<b>Business Name:</b> <u>Veelii Spa LLC</u>		
<b>Applicant Name:</b> <u>Wang Jing</u>		<b>Date:</b> <u>February 1, 2023</u>

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.*

Location is suitable for our business as it is accessible to larger number of people and it is in commercial business area. Lot of people are having very busy & hectic lifestyle & also going through tensions and body pain. Those who want to have relaxation and pain relief around the area can use our services like body massage, cupping, hot stone massage etc..

2. Is the special use detrimental to the economic welfare of the community?

*Will the business have a negative impact on other businesses?*

No our business will not have negative impact on other business. Increase foot fall for our neighbour may happen hence increasing their business.

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.*

It will be retail development in accordance to objective 1.1

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.*

No there wont be negative impacts by running our business in this area. Public health, safety and welfare will be protected

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.*

Our business will be ground floor and easily accessible to customers. Good parking facility is available.

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?*

Our services may help in getting more foot fall to other businesses in the area. So value of other properties will increase as their business prospects

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.*

No other business in the area is similar to our service business so it is compatible with the other business

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.*

No there wont be any damage or noise that will incur by running our spa. So Neighborhood will be enjoying their stay and our business will cause no negative impacts.

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.*

No, there would not be negative impact to any surrounding or external businesses.

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.*

Business center has entry and exit for the building and dedicated parking is available in front of the shop. As our business mainly works on prior appointment basis, costumer wont come at the same time to the spa. It wont cause any traffic congestion.

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.'*

No

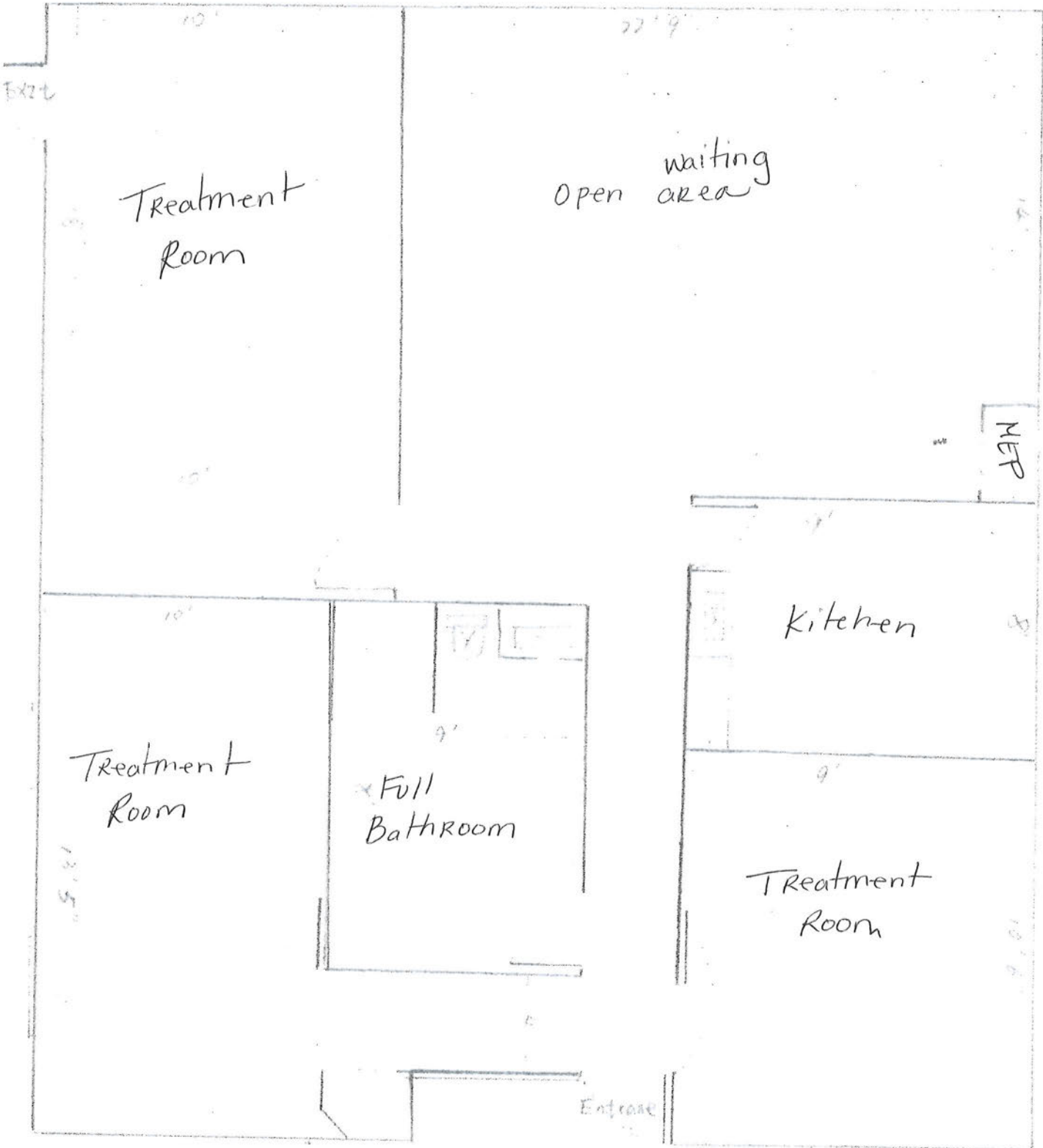
12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

*A new business going into an existing development, may answer 'no.'*

No, it's an existing development.

10'-0"

22'-9"



1131A 175th Homewood IL 60430