



APPLICATION:
**NON-RESIDENTIAL
 ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18154 Harwood Avenue Suite 202 Homewood, IL 60430

Property Index Number(s): N/A

Lot Size: 400 sq. ft. 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 use, nails

Gross Floor Area: 400 sq. ft. Parking Provided: Yes

Existing Use:

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: N/A

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):	<u>400 sq/ft 12 by 12</u>	<u> </u>
Parking Spaces	<u>3-4 each tenant</u>	<u> </u>
Lot Coverage	<u> </u>	<u> </u>
Impervious Area (sq. ft.)	<u> </u>	<u> </u>
Impervious Coverage (%)	<u> </u>	<u> </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.*
N/A

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name	Destiny Wheatley
Company	Des Beauty Galore
Address	18154 Harwood Ave Suite 202
Phone	+1 (773) 269-7688
Email	destinywheatley@yahoo.com
Role	Tenant

PROPERTY OWNER

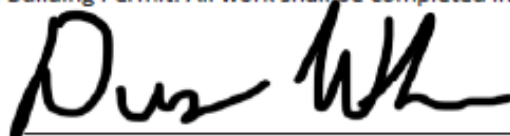
Name	Tawauna Walker
Company	Phoenix Investment Enterprise LLC
Address	15441 Center Ave Unit 1682
Phone	773-966-9586
Email	18154harwood@gmail.com

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.

Destiny Wheatley
Applicant Name


Applicant Signature

07/22/2024
Date

Staff Notes

Do not write below this line.

Fee: _____	<input type="checkbox"/> Paid	Date Received: _____
CASE NO: _____	REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____
CASE NO: _____	REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____
CASE NO: _____	REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> 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

Street Address:	18154 Harwood Avenue Suite 202	Homewood, IL 60430	Area:	400	sq. ft.
Requested Use:	Salon				
Business Name:	Des Beauty Galore				
Applicant Name:	Destiny Wheatley		Date:	07/22/2024	

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.

The location is in a perfect area and the rooms in the building are very spacious. A good location can attract more customers, especially in a high traffic area with a lot of foot traffic. As well as a prime location also help improve the professional image of your business.

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

Will the business have a negative impact on other businesses?

No it will not have a negative impact on other businesses. It will increase commercial growth to provide more goods and services for residents and visitors.

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.

Increase commercial development to enhance Village's economic base, provide more goods and services, expand housing options, and improve street furniture and pedestrian tunnels.

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.

It will not have any negative impacts.

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.

It is bringing more economic and community development VIA my clients.

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?

No, I'm bringing more economic and community support VIA my clients.

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.

My business can support the local environment, share knowledge with others, and will always help with a hand when needed.

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.

It will not have any 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.

It will not have any negative impacts.

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.

My clients predominantly use vehicles as a method of transport to commute to their service appointments. The location provides a parking lot that allows for efficient ingress and egress. Moreover, I do have clients who utilize public transportation (e.g., Metra and ride share), which aligns with the objectives outlined in the master plan; including improving pedestrian and vehicular access.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

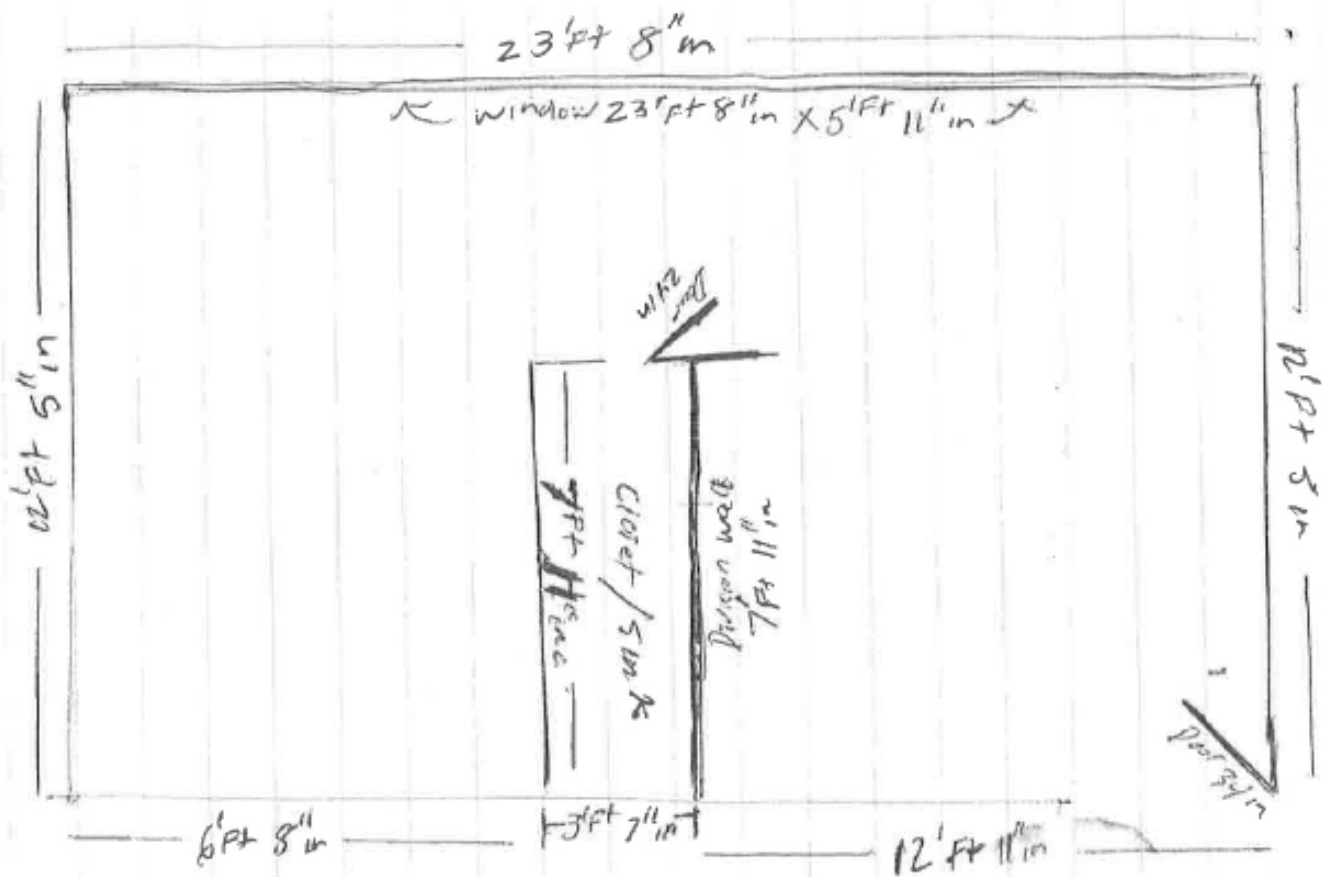
A new business going into an existing development, may answer 'no.'

No

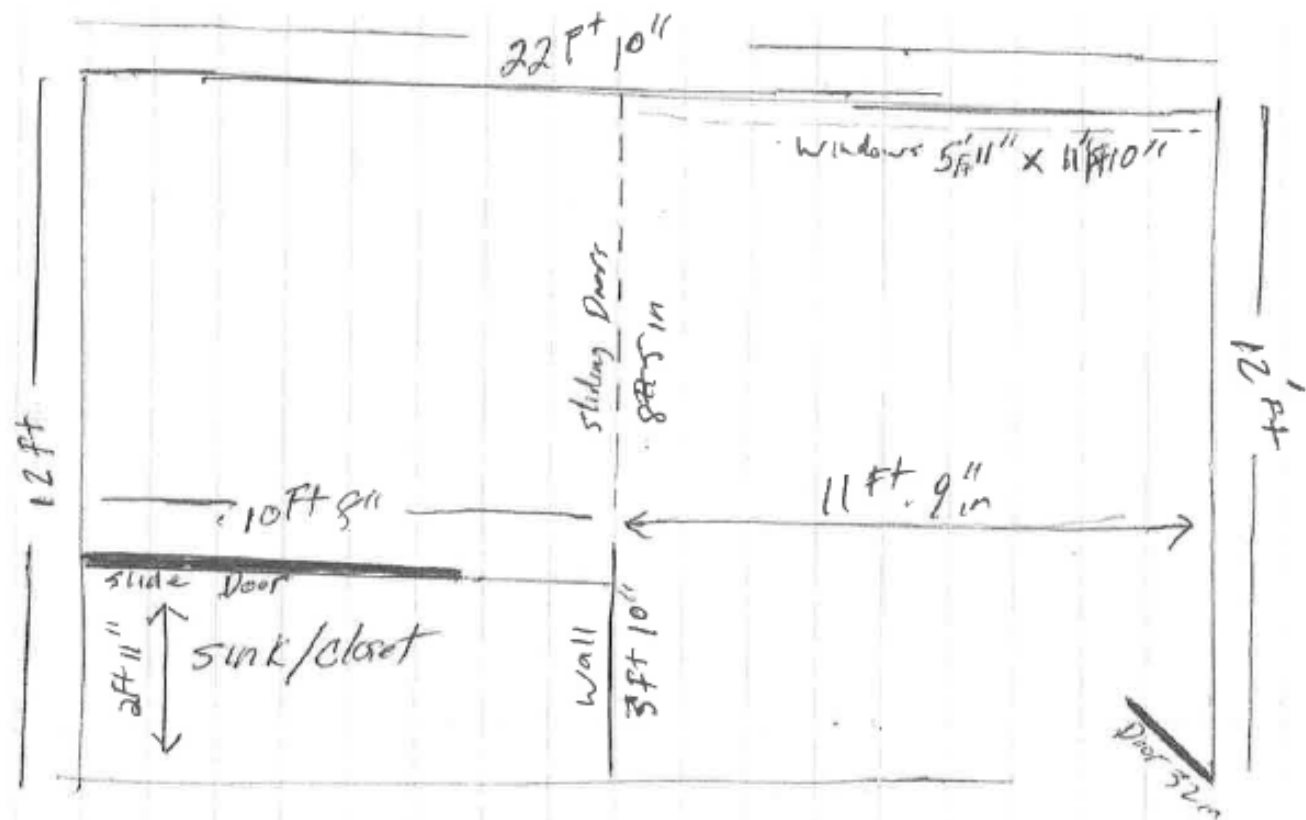
12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

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

No



Room 201



Room 202