



APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 3003-29 w. 183rd street Homewood, IL 60430

Property Index Number(s): 31-01-115-001-0000

Lot Size: _____ sq. ft. 1.22 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:

Beauty

Gross Floor Area: _____ sq. ft. **Parking Provided:** _____

Existing Use: Parking

The requested use is:

- ☐ Permitted
☐ Limited
☐ Special
☒ Other:

SITE OR BUILDING CHANGES

Existing

Development: Business

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☒ Site Alterations ☐ Exterior Building Alterations

Conversion of 3 parking spaces to planting space.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	<u>11,973</u>	<u>11,973</u>
Parking Spaces	<u>73</u>	<u>70</u>
Lot Coverage		
Impervious Area (sq. ft.)	<u>48,377</u>	<u>47,951</u>
Impervious Coverage (%)	<u>90.9%</u>	<u>90.2%</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.

None

The applicant requests:

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

APPLICANT

Name Michael Myszkowski
 Company Arbeen Landscaping
 Address [REDACTED]
 Phone 630-926-3326
 Email mike@arbeenlandscaping.com
 Role Architect for Landscape Design

PROPERTY OWNER

Name PWP Homewood LLC
 Company Caton Properties
 Address [REDACTED]
 Phone _____
 Email bill@catoncommercial.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.

Michael Myszkowski
 Applicant Name

Michael Myszkowski
 Applicant Signature

9/29/25
 Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____