

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 23, 2024

To: Planning and Zoning Commission

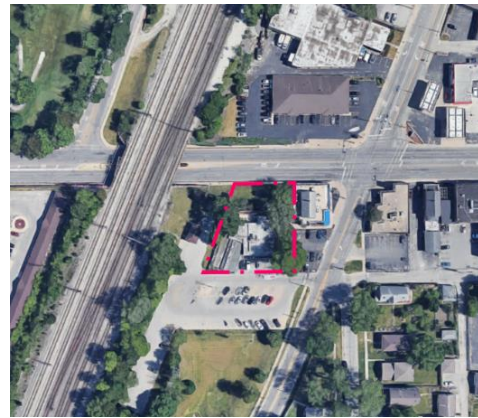
From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-05/Case 24-09: Special Use Permit for Salon/Spa Use, Variance for Parking

APPLICATION INFORMATION

APPLICANT	Elsayed Elbanna
ACTION	Special Use Permit for Salon/Spa Facility;
REQUESTED	Variance for Parking Requirements
ADDRESS	2207 W 183 rd 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'. Motions for continuance for case approved April 25, 2024, and May 9, 2024; future hearing continuance dates do not require additional legal notice.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Previous Hearing Packet – 5/9/24	11	Noah Schumerth, Asst. Dir. of Econ./Comm. Development	05/09/2024
Application – Non-Residential Zoning	2	Elsayed Elbanna, Applicant	04/19/2024
Response to Standards for Special Use	2	Elsayed Elbanna, Applicant	03/11/2024
Response to Standards for Variance	2	Elsayed Elbanna, Applicant	04/19/2024
Project Narrative	1	Elsayed Elbanna, Applicant	03/11/2024
Revised Floor Plan	1	Elsayed Elbanna, Applicant	03/15/2024

Parcel Map	1	Elsayed Elbanna, Applicant	03/11/2024
Chicago Heights Location Plans	4	BAU Design and Development	08/18/2023
Staff Exhibits	2	Noah Schumerth, Asst. Director Econ./Comm Dev.	05/02/2024

BACKGROUND

The applicant, Elsayed Elbanna, has proposed the creation of Cloud Salon Suites, a salon/spa establishment at 2207 W 183rd Street. Cloud Salon Suites will create up to 16 salon suites for individual proprietors to provide a range of salon services. Each suite will 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 use is proposed within space previously occupied by the South Suburban Humane Society.

The proposed salon suites require the following approvals to operate:

Variance (Case 24-09): The subject site currently has 8 parking spaces located on the property. The proposed use requires 19 parking spaces, per Table 44-05-01(c) of the Village Zoning Ordinance. A variance is required to vary the parking requirement for the site by 11 parking spaces.

Special Use Permit (Case 24-05): The subject site is located within the B-2 Downtown Transition zoning district. A salon/spa establishment proposed in the B-2 zoning district requires a Special Use Permit.

A full background, including the history of the site and a discussion of case facts, is included in the previous hearing packet item included as an attachment with this memo.

CONTINUANCE OF CASE

After consideration of the Parking Variance and Special Use Permit applications for Cloud Salon Suites at the May 9, 2024, meeting of the Planning and Zoning Commission, the Commission approved a motion to continue the hearing for the applications to May 23, 2024.

At the meeting, Commissioners had questions and asked for additional information regarding the following topics:

- Provide cost estimates of alternative development actions, including but not limited to removal of the kennel building to add 4-7 parking spaces, reconfiguring the trash pickup and parking row on the site to add 1-2 spaces, and provide details about the financial feasibility of these options for the proposed use.
- Explore the total number of salon suites that fit into the space, and provide an estimate of the minimum number of suites needed to ensure the financial feasibility of the project.

- Finalize the hours of operation for the business to meet the needs of tenants/business competitiveness and to evaluate the potential demand on the shared public parking facilities

Since that meeting, Staff has contacted the applicant to request the additional information regarding questions and concerns brought forward by the Planning and Zoning Commission. At the time of publication of this memo, no additional information regarding this case has been received from the applicant. Members of the Planning and Zoning Commission may refer to the previous staff memorandum and attachments from the May 9, 2024 hearing for current information on the proposed use.

FINDINGS OF FACT

Staff previously prepared the following findings of fact for the May 9, 2024 hearing, in accordance with the standards outlined in Section 44-07-12 of the Zoning Ordinance. These findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 2207 W 183rd Street.
2. The subject property is located in the B-2 Downtown Transition zoning district.
3. The subject property is occupied by a single 3,850-square-foot structure previously operated as an animal kennel and shelter use.
4. The applicant proposes to operate a salon suites business with sixteen (16) leased suite spaces within the building on the site.
5. Access to the site is provided via the driveway of a public parking lot owned by the Village of Homewood.
6. The site has eight (8) off-street parking spaces located on-site.
7. The proposed salon/spa establishment, requires a Special Use Permit in the B-2 Downtown Transition zoning district.
8. The applicant has proposed a Variance of eleven (11) parking spaces from the required number of spaces for the site.
9. The individual businesses leased within the salon/spa establishment will be operated by appointment only.
10. The business will be operated with an access management system that will allow access to tenants and approved clients only.
11. The proposed variance will not alter the character of the neighborhood, injure or diminish the value of adjacent properties, nor impair public health, safety, or welfare.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend **approval** of Case 24-05 to the Village Board of Trustees, to grant a Special Use Permit to permit the operation of *salon/spa establishment* in the B-2 Downtown Transition zoning district for “Cloud Salon Suites” at 2207 W 183rd Street, subject to the following conditions:

1. No business operation shall be conducted between the hours of 7:00 am and 11:00 pm; and
2. Building shall be equipped with an access management system; and
3. Business operation shall be conducted by appointment only; and
4. The business operator, and any contractor, lessee or partner shall be prohibited from operating a business providing tattoo artistry services; and
5. The business operator, and any contractor, lessee or partner shall be prohibited from operating a business providing massage services; and
6. The business operator shall not execute more than sixteen (16) leases to individual contractors, lessees, or partners required for the operation of individual salon suites; and
7. The salon suites business shall be operated under a single business operations certificate approved by the Village of Homewood with leases administered by the property owner for the operation of individual salon suites.

And

Recommend **approval** of Case 24-09, a Variance to Table 44-05-01(c) of the Village Zoning Ordinance to permit the reduction of off-street parking requirements from 19 parking spaces to 8 parking spaces;

And

Incorporate the Findings of Fact into the Record.