

VILLAGE OF HOMEWOOD



SITE PLAN REVIEW

DATE: November 27, 2023

Project: 810 Maple Avenue - Fill-A-Pita Restaurant

Attendees:

Village of Homewood

Joshua Burman	Assistant Public Works Director
Bob Grabowski	Fire Chief
Dennis Johnson	Building Inspector
Max Massi	Village Engineer
Angela Mesaros	Director of Economic and Community Development
Denise McGrath	Police Chief
John Schaefer	Director of Public Works
Noah Schumerth	Assistant Director of Economic and Community Development
Applicant	
Ed Abed	Business Owner
Mohammad Majid	Building Owner

PROJECT DESCRIPTION:

The owner proposes to build out a carry-out restaurant in 1,800 square feet within the existing multi-tenant building at 810 Maple Avenue that was previously Discount Tire. The building is currently divided into two units - a beauty supply store and a tobacco store. Fill-A-Pita currently has two locations – Bolingbrook and Downers Grove. This would be the third location.

They are adding four parking spaces and eliminating one space at the north end of the lot by re-orienting the trash enclosure. Two parking spaces on the west side of the building (closest to the restaurant entrance) will be dedicated as “carry-out” parking.

STAFF COMMENTS:

Engineering/Public Works

- Mr. Abed confirmed that the northwest parallel parking spaces would be reduced to accommodate the required 24-foot two-way traffic aisle.
- The applicant is required to install an exterior grease trap and a permit from Thorn Creek Sanitary Basin District. The requirement is 1,000 gallons minimum – they can provide a smaller hydro mechanical.
- Mr. Massi confirmed that the entrances will be ADA accessible.
- Mr. Schaefer asked if they had an exterior CO2 machine. Mr. Abed stated that this is currently indoors.

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Building Department & Fire Department

- Must submit a full set of building plans for permitting.
- Adjustments to sprinkler heads are required for fire suppression.
- The beauty supply store inquired about shutters on the windows. The Village has a specific code for the type that is allowed. The Police have to be able to see inside.

Police Department

- Provide plans indicating the proposed security cameras, interior and exterior.

Planning

- A parking variance is required.
- Mr. Abed stated that they had contacted Kohl's (directly to the north) about leasing parking spaces – Kohl's would charge \$150 per parking space per month, which would be cost-prohibitive to the applicant.
- Mr. Schumert asked how the 90-degree trash enclosure would work. Mr. Abed stated that the dumpsters could be rolled out of the enclosure. The size of the enclosure would not change; only the orientation.
- Staff will review the parking data for the current site as it exists.
- The next step for approval is a public hearing with the Planning & Zoning Commission. They meet on the second and fourth Thursdays of the month at 7:00 PM. Publication of a legal notice and mailings to adjacent properties is required for the hearing.