



# Design & Development

1302 S. 5th Ave

cell: (224) 388-8914

Des Plaines, IL 60018

email: archdb26@gmail.com

September 2<sup>nd</sup>, 2022

Village of Homewood  
Building Department

Re:810-20 Maple Ave Homewood, IL 60430  
PARKING VARIANCE REVIEW  
PER COMMENTS OF 08-11-2022

## Parking Variance

### Staff Comments per 08-11-2022:

*"Staff will forward the Planning and Zoning Commissions recommendation to the Village Board for their consideration. In preparation for the Board's consideration, you need to demonstrate a good faith effort to contact Kohl's or the owner of the shopping center adjacent to the north in pursuit of a shared parking agreement. To demonstrate this, you can submit a letter attesting to your efforts and include any documentation of your contact efforts."*

### Our Response:

We corresponded with Kohls management regarding the possible 21 available parking stalls on their property at Homewood Kohls location: **17620 Halsted St, Homewood, IL 60430**

We provided them with a basic site plan with the 21 parking stalls in question on the Kohls property bubbled in red. (See below) The possible addition of the 21 parking stalls would increase our current proposed parking stalls from 26 to 47 total. Per our conversations with Lindsey Kimmel, the estimated cost per stall would be \$100 per month, thus \$2,100 total per month. This is just an estimate and could possibly increase, as Lindsey explains. (See our email conversations attached)

After consulting with our client, it is not economically feasible for them to engage in a lease agreement for the 21 parking stalls. The current amount of parking stalls provided in our proposal (26 stalls) is more than enough for our proposed business, this can simply be based on self-customer knowledge of how these business function, which was also brought up by members of the committee itself which agreed. This in conjunction with the many years of experience each business owner has in the industry, and through their knowledge of their own clientele.

To pay over \$2,100 per month for parking stalls that will not be used to our knowledge is not feasible and will create a hardship on the business owners.

Thank you for your time to review this letter and please don't hesitate to call if you shall have questions.

Sincerely,

Damian Babicz  
Architect

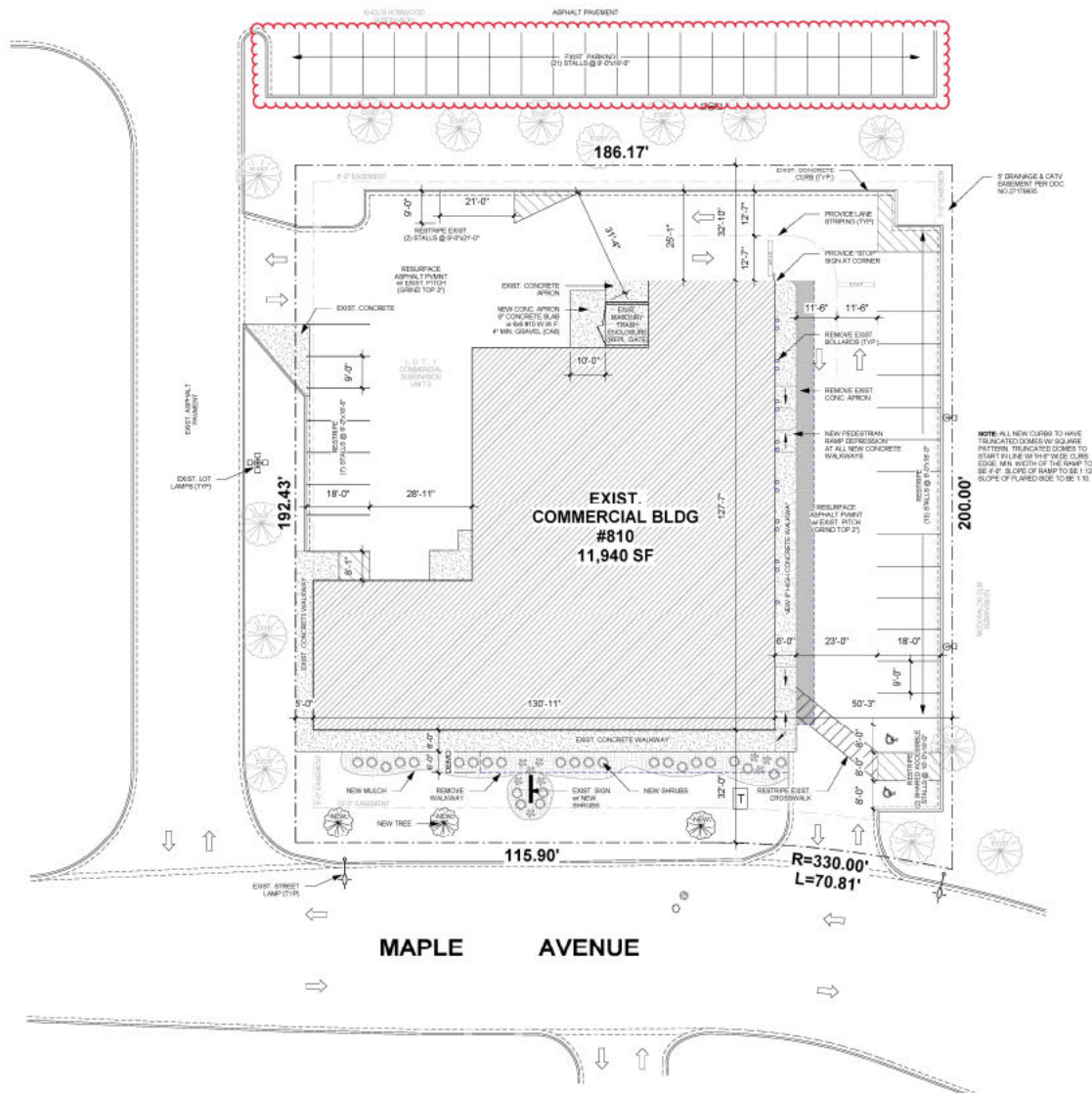


September 2<sup>nd</sup>, 2022

Village of Homewood  
Building Department

Re: 810-20 Maple Ave Homewood, IL 60430  
PARKING VARIANCE REVIEW  
PER COMMENTS OF 08-11-2022

## Parking Variance





Amrou Said 8

---

**Neighbor Abutting Kohls Homewood - 17620 Halsted Street**

4 messages

---

**Amrou Said** <8 > Mon, Aug 22, 2022 at 4:50 PM  
To: "michael.henningsen@kohls.com" <michael.henningsen@kohls.com>  
Cc: Vincenzo Colella <8 >

Hello Michael,

I am Amrou Said from BAU Design and Development. After multiple attempts were made in contacting the corporate office number (262) 703-7000 with no results; we were referred to you by Dan (manager of Homewood Kohls). We submitted plans to the Village of Homewood for a retail project we are working on at 810-20 Maple Ave (old Discount Tire building). The building will be split into two businesses, tobacco sales and beauty supply product sales. Neither retail store will affect Kohls business, but during our current review process we were asked by the Village review committee to reach out regarding the 21 existing parking stalls to the North of our lot. (see red bubbled area on site plan - attached) We believe this is directly in front (East) of the Saucy Crab. We do not foresee our proposed businesses actually ever needing these additional parking spaces due to their type of business, but we are required by the Village to reach out.

Would this even be possible or are these spaces part of Saucy Crab lease agreement? If these spaces are available, would there be any sort of agreement or fees associated with us proposing these spaces to the Village as viable spaces for the businesses to use.

We ask that you please advise at your earliest convenience

Thank you in advance,

**Amrou Said**

**BAU Design & Development**

*Lead Architectural Designer*

**M:** 708-8

**E:** 8

---

 **810-20 MAPLE AVE\_site plan.pdf**  
136K

---

**Michael Henningsen** <michael.henningsen@kohls.com> Wed, Aug 24, 2022 at 4:23 PM  
To: Amrou Said <8 >  
Cc: Vincenzo Colella 8 >

Hello,

I passed this information along, and someone from our team should have/ or will be reaching out to you. Let me know if you don't hear back and I can follow up.

[Quoted text hidden]

--

**Michael Henningsen**

Territory Facilities and Operations | Midwest

Store Operations & Experience

michael.henningsen@Kohls.com

8

4340 Fox Valley Center  
Aurora, IL 60504

**KOHL'S**  
Rewarding the Everyday

**CONFIDENTIALITY NOTICE:**

This is a transmission from Kohl's, Inc. and may contain information which is confidential and proprietary. If you are not the addressee, any disclosure, copying or distribution or use of the contents of this message is expressly prohibited. If you have received this transmission in error, please destroy it and notify us immediately at 262-703-7000.

**CAUTION:**

Internet and e-mail communications are Kohl's property and Kohl's reserves the right to retrieve and read any message created, sent and received. Kohl's reserves the right to monitor messages by authorized Kohl's Associates at any time without any further consent.

---

**Amrou Said 8** >  
To: Michael Henningsen <michael.henningsen@kohls.com>  
Cc: Vincenzo Colella <8 >

Wed, Aug 24, 2022 at 4:28 PM

Yes thank you, we have been in contact with Lindsey Kimmel.

Thanks,  
Amrou  
[Quoted text hidden]

---

**Michael Henningsen** <michael.henningsen@kohls.com>  
To: Amrou Said <amrousaid18@gmail.com>  
Cc: Vincenzo Colella <vcolella2@gmail.com>

Wed, Aug 24, 2022 at 5:25 PM

Perfect. Thanks  
[Quoted text hidden]





Amrou Said 8



---

**Fwd: Neighbor Abutting Kohls 180-Homewood - 17620 Halsted Street**

5 messages

**Lindsey Kimmel** <lindsey.kimmel@kohls.com>

Tue, Aug 23, 2022 at 12:18 PM

To: a8

Cc: Brett Uelner &lt;brett.uelner@kohls.com&gt;

Hello Amrou,

Thank you for reaching out. In looking at the site plan you provided, the spaces outlined in red do belong to Kohl's. I can take this to our next approval committee meeting if you wish to see if these spaces can be leased to you for a period of time, however that next meeting isn't until September 20th. If you are interested in pursuing this option, please let me know how long of a term you would like to potentially enter into a license agreement to lease those spaces from us so that I can provide that information to the committee.

Please let me know your thoughts at your earliest convenience.

Best,

Lindsey

**Lindsey Kimmel | Associate Portfolio Management Analyst | Kohl's, Inc.**▲ [N56 W17000 Ridgewood Drive | Menomonee Falls, WI 53051](#)✉ [Lindsey.Kimmel@Kohls.com](mailto:Lindsey.Kimmel@Kohls.com) | 📞 262-737-4661 (office)**KOHL'S**

Rewarding the Everyday

----- Forwarded message -----

From: **Amrou Said 8**

Date: Mon, Aug 22, 2022 at 4:50 PM

Subject: Neighbor Abutting Kohls [Homewood - 17620 Halsted Street](#)To: [michael.henningsen@kohls.com](mailto:michael.henningsen@kohls.com) <[michael.henningsen@kohls.com](mailto:michael.henningsen@kohls.com)>

Cc: Vincenzo Colella &lt;8

&gt;

Hello Michael,

I am Amrou Said from BAU Design and Development. After multiple attempts were made in contacting the corporate office number (262) 703-7000 with no results; we were referred to you by Dan (manager of Homewood Kohls). We submitted plans to the Village of Homewood for a retail project we are working on at 810-20 Maple Ave (old Discount Tire building). The building will be split into two businesses, tobacco sales and beauty supply product sales. Neither retail store will affect Kohls business, but during our current review process we were asked by the Village review committee to reach out regarding the 21 existing parking stalls to the North of our lot. (see red bubbled area on site plan - attached) We believe this is directly in front (East) of the Saucy Crab. We do not foresee our proposed businesses actually ever needing these additional parking spaces due to their type of business, but we are required by the Village to reach out.

Would this even be possible or are these spaces part of Saucy Crab lease agreement? If these spaces are available, would there be any sort of agreement or fees associated with us proposing these spaces to the Village as viable spaces for the businesses to use.

We ask that you please advise at your earliest convenience

Thank you in advance,

**Amrou Said**

**BAU Design & Development**

*Lead Architectural Designer*

**M:** 8

**E:** 8

--

**Michael Henningsen**

Territory Facilities and Operations | Midwest

Store Operations & Experience

michael.henningsen@Kohls.com

8

4340 Fox Valley Center

Aurora, IL 60504

**KOHL'S**

Rewarding the Everyday

CONFIDENTIALITY NOTICE:

This is a transmission from Kohl's, Inc. and may contain information which is confidential and proprietary.

If you are not the addressee, any disclosure, copying or distribution or use of the contents of this message is expressly prohibited.

If you have received this transmission in error, please destroy it and notify us immediately at 262-703-7000.

CAUTION:

Internet and e-mail communications are Kohl's property and Kohl's reserves the right to retrieve and read any message created, sent and received. Kohl's reserves the right to monitor messages by authorized Kohl's Associates at any time without any further consent.



**810-20 MAPLE AVE\_site plan.pdf**

136K

---

**Amrou Said** 8

To: Lindsey Kimmel <lindsey.kimmel@kohls.com>

Cc: Brett Uelner <brett.uelner@kohls.com>

Tue, Aug 23, 2022 at 2:15 PM

Lindsey,

Thank you for reaching out regarding this matter. As I explained to Michael Henningsen via email and Dan (store manager) our proposed business realistically won't need more spaces than we currently have. In fact, we probably have an abundance of spaces on our lot for the type of businesses we are proposing. That being said, if you could provide me with a ballpark monthly lease amount? That way I can notify my client and let them decide if it is something they would be able to budget for, keeping in mind that the spaces most likely will never be used by our customers. So if you could provide me with that information for now and we can go from there,

Thanks,  
Amrou

[Quoted text hidden]

---

**Lindsey Kimmel** <lindsey.kimmel@kohls.com>

Tue, Aug 23, 2022 at 2:25 PM

To: Amrou Said <8 >

Cc: Brett Uelner <brett.uelner@kohls.com>

Hello Amrou,

Generally, it's about \$100/per parking space per month, so for 21 parking spaces, you're looking at \$2,100/month. That amount could also change based on area, so I'd have to get the actual figures from our real estate team once you confirm if your tenant is interested in potentially moving this forward.

Best,  
Lindsey

**Lindsey Kimmel | Associate Portfolio Management Analyst | Kohl's, Inc.**

▲ [N56 W17000 Ridgewood Drive | Menomonee Falls, WI 53051](#)

✉ [Lindsey.Kimmel@Kohls.com](mailto:Lindsey.Kimmel@Kohls.com) | 📞 262-737-4661 (office)

**KOHL'S**  
Rewarding the Everyday

[Quoted text hidden]

---

**Amrou Said** <8 >  
To: Lindsey Kimmel <lindsey.kimmel@kohls.com>  
Cc: Brett Uelner <brett.uelner@kohls.com>

Tue, Aug 23, 2022 at 2:43 PM

Thank you, I will let you know.

[Quoted text hidden]

---

**Amrou Said** <a8  
To: Mj Majid <8

Tue, Aug 23, 2022 at 2:44 PM

See Kohls property manager team response below to the parking space inquiry.

Thanks,  
Amrou

[Quoted text hidden]