

LATHRUP VILLAGE – SITE DEVELOPMENT STATUS

Facade	ADDRESS	APPLICAN T NAME	NOTES
 	17600 Eleven Mile	Hillenbrand Enterprises	Dr. Ray Hillenbrand of Pro Chiropractic was awarded a Sign Grant by the Lathrup Village DDA at the August 21, 2026 regular meeting. The Sign Grant award is a 50/50 matching reimbursement with a maximum grant award of \$2,500. The DDA gave the maximum award amount to Dr. Hillenbrand to place a new sign on the building facing Eleven Mile. Grant funds are only distributed after project completion and verification.

	27300 Southfield Rd	Skylar Laundromat - Lush Nails - The Vapor Shoppe - Modern Suits and Clothing	Planning Commission previously reviewed the proposed laundromat use and issued a zoning interpretation confirming that it is a permitted use in the Mixed-use District. The site plan was formally approved on February 20, 2024. The approved site plan identified retail and personal care uses in the remaining tenant spaces. A nail salon and smoke shop have opened, while a men's clothing store is proposed for the fourth unit. The site plan has not been fully completed. The required barrier wall along the rear of the parcel, which is intended to separate the Mixed-Use zoning district from the adjacent Residential zoning district, has not been constructed. Nor has an application for an encroachment permit for parking in the alleyway been submitted. On May 21, 2026, the City issued a letter notifying the property owner that the February 2024 site plan approval has expired, along with the Temporary Certificate of Occupancy, which expired on September 8, 2025. The City has directed the property owner to submit a building permit application for the required barrier wall and make progress toward completing the outstanding site improvements. The property owner now has 35 days from September 15, 2026 to begin installing the barrier wall. Failure to address this outstanding item may result in further enforcement action.
	27411 Southfield Road	Jay Birds Bar & Grille	Administrative approval was granted for the installation of a canopy structure at 27411 Southfield Road to cover the existing paved patio area. The improvement is intended to provide shade and weather protection for outdoor seating and does not alter the existing building footprint. A revised building permit was approved and canopy structure is now complete.

	27700 Southfield Road	Surnow	The Lathrup Village Historic District Commission approved the project concept on February 19, 2025. Site plan approval was subsequently granted on April 15, 2025, for the historic preservation and adaptive reuse of the former Lathrup Village School into a mixed-use development that includes multi-family residential units, co-working space, and activity/event space. Due to the extended financing review timeline, the applicant requested a twelve-month extension of the site plan approval originally granted on April 15, 2025. The Planning Commission recommended approval of the extension at its February 2026 meeting, and City Council subsequently approved the request at its February 23, 2026 meeting, granting the applicant a twelve-month extension of the site plan approval. The applicant has received a response from the Michigan State Housing Development Authority recently regarding project financing and it was determined that MSHDA had changes they wanted to see in the City of Lathrup Village PILOT verbiage. This will be at the September City Council meeting to review the suggested ordinance amendments.
	28919 Southfield Road	Mahmood Mohamed	Site plan approval was requested for a change of use at 28919 Southfield Road to allow a café serving coffee and pastries to occupy an existing tenant space. The proposed use does not include any expansion of the building footprint or changes to site circulation and represents the reuse of an existing commercial space within the multi-tenant plaza. The applicant received site plan approval at the Planning Commission's February 17th meeting, with approval contingent upon receiving a variance from the Zoning Board of Appeals related to the off-street parking requirements established in the Zoning Ordinance. The ZBA approved the requested parking variance at its February 23 meeting, allowing the project to proceed. Engineering plans have been approved and building permits have been awarded. Work had begun on the building.