

ORIGINAL

ORDINANCE NO. CO-2014-42

**AN ORDINANCE APPROVING A SPECIAL USE FOR AN EDUCATIONAL FACILITY
- VOCATIONAL SCHOOL/TRAINING ACADEMY USE IN THE FORM OF A BEAUTY
SCHOOL IN THE C-2 PEDESTRIAN-ORIENTED COMMERCIAL ZONING DISTRICT
- 811 S. 5th AVENUE**

WHEREAS, a petition for the granting of a special use seeking to operate a beauty school at 811 South 5th Avenue (the "Subject Property") has been filed with the Village of Maywood by Petitioner Edmond Brooks ("Petitioner"); and

WHEREAS, the Petition has been referred to the Plan Commission/Zoning Board of Appeals (the "Plan Commission") of the Village and has been processed in accordance with the Village of Maywood Zoning Code ("Zoning Code"); and

WHEREAS, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the requested Special Use should be granted on October 28, 2014, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing; and

WHEREAS, on October 28, 2014, the Plan Commission voted to favorably recommend the requested Special Use to the Village President and Board of Trustees of the Village of Maywood, subject to certain conditions; and

WHEREAS, the Plan Commission of this Village has reported its findings and recommendations regarding the Special Use to this Village President and Board of Trustees, and this Village President and Board of Trustees has duly considered said report and findings and recommendations.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Maywood, Cook County, Illinois, as follows:

SECTION 1: The Village President and Board of Trustees of the Village of Maywood approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B**, and incorporate such findings and recommendation herein by reference as if they were fully set forth herein.

SECTION 2: The President and Board of Trustees, after considering and adopting the findings and recommendation of the Plan Commission and other matters properly before it, hereby grants the requested Special Use to operate an educational

facility, vocational school or training academy in the form of a beauty school at 811 S. 5th Avenue, subject to the following conditions:

1. The Petitioner shall meet all of the parking requirements of Section 13 of the Zoning Ordinance; and
2. A complete site plan shall be provided for the interior of the building prior to any building permits issuing; and
3. The site plan and site following construction shall meet the requirements of the Fire Department; and
4. The beauty school shall be approved, licensed and operated at all times in accordance with State of Illinois requirements.

SECTION 3: Before Petitioner can legally occupy the Subject Property for the proposed Special Use, Petitioner is required to execute the acknowledgment page attached to this Ordinance.

SECTION 4: Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the President and Board of Trustees of the approvals made in this Ordinance.

SECTION 5: This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

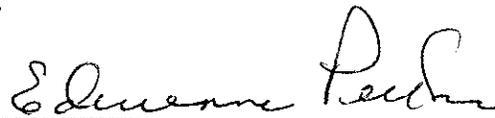
PASSED this 17th day of November, 2014, by the Corporate Authorities of the Village of Maywood on a roll call vote as follows:

AYES: Trustee(s) A. Jaycox, M. Rogers, M. Lightford, and R. Rivers.

NAYS: None

ABSENT: Mayor Perkins, Trustee(s) C. Ealey-Cross and A. Dorris

APPROVED by the Village President on the 20th day of November, 2014, and attested to by the Village Clerk this same day.



VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK Deputy Clerk

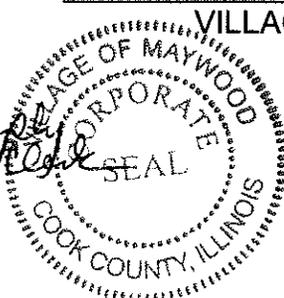


EXHIBIT A

The Property is legally described as follows:

LOT 6 IN BLOCK 115 IN MAYWOOD, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address: 811 S. 5th Ave; Maywood, Illinois
PIN: 15-11-352-003-0000**

EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN
COMMISSION**

(ATTACHED)



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE
OF MAYWOOD TO
THE PRESIDENT AND BOARD OF TRUSTEES**

November 12, 2014

Case #14-006

PC/ZBA Case # 14-006 the Village of Maywood received an application with supporting documentation and photos from Petition Edmond Brooks, owner of the property 811 S. 5th Ave for consideration of a Special Use Permit of Section 4.4 of the Village Zoning Ordinance. The request was to operate a Beauty Academy (Vocational School) in the C-2 (Pedestrian-Oriented Commercial) District. This request is for the location commonly known as **811 S. 5th Avenue** where a salon is currently operating.

The beauty academy would operate from 7a.m. to 9p.m. Monday through Saturday. The lot behind the building is impervious surface and is 1393 sq. ft., most of which will be used for parking spaces. 6 parking spaces are required for the beauty academy. The applicant plans to provide 3 parking spaces in the rear of the lot plus 2 parking spaces in front on 5th Avenue. Additional parking spaces may be used on School Street to the south.

The Petitioners application and submittals were accepted as meeting the minimum standards for a public hearing

PETITIONER: Edmond Brooks

APPLICATION: For a Special Use Permit to operate a Beauty Academy in the C-2 (Pedestrian-Oriented Commercial) District

RECOMMENDATION: Following a public hearing held on October 28, 2014, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of this Special Use Permit for Beauty Academy (Vocational School) in the C-2 (Pedestrian-Oriented) District.

BACKGROUND: This property is currently being used as a barber/beauty shop and has been used for this type of service facility for years.

PUBLIC HEARING: At the public hearing held on October 28, 2014 Staff presented a brief summary of the petition and related documents. The petitioner requests consideration on a Special Use Permit, as allowed by Section 4.4 (Special Use), to operate a Beauty School (Vocational School) at 811 S. 5th Ave in the C-2 Zoning District. A currently proposed text amendment would allow for a Vocational School (and Training Academies) use, such as a Beauty School, as a Special Use in this zoning district. Vo-

surrounding property. The project is in accordance with the 2008 Comprehensive Plan recommending Commercial for that area.

5. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided. **Adequate utilities and other necessary facilities are being provided. Adequate parking will be provided by the owner on 5th Avenue, the rear of the lot and School Street to the south.**
6. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Comprehensive Plan. **The Special Use is consistent with the Ordinance, contingent on text amendment approval, and the Comprehensive Plan. The establishment of a Vocational School in the pedestrian-oriented Commercial District is consistent with the intent of the Ordinance and Comprehensive Plan.**

Commissioner Lira motioned that the Commission recommends approval of the request for a Special Use to Petitioner Brooks for the operation of a Beauty Academy (Vocational School) at 811 S. 5th Avenue, motion seconded by Commission Stelnicki.. The motion carried on a vote unanimous vote of 7-0-0.

SUMMARY OF RECOMMENDATIONS: Based upon the foregoing Findings, the Plan Commission/Zoning Board of Appeals, by a vote of 7-0-0, recommends to the President and Board of Trustees that the requested Special Use Permit for Beauty Academy (Vocational School) at 811 S. 5th Avenue.

Signed: Clifford Christian, Chairman
Clifford Christian Chairman
Plan Commission/Zoning Board of Appeals
Village of Maywood

ACKNOWLEDGMENT BY PETITIONER

I, as the owner and Petitioner under the Petition for Special related to Property located at 811 S. 5th Avenue, Maywood, Illinois, certify that I have read and fully understand each and every term, provision and condition contained in the foregoing Ordinance granting the special use relative to site development and operation of a beauty school on the Property, as specifically set forth above in Section 2 above, and voluntarily accept and agree to be bound by same.

Edmond Brooks, Owner, Wild Hair Enterprises, Inc.

By: _____

Printed Name: _____

Date: _____, 2014.

