

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: January 4, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Existing Salon/Spa Establishments in the Central Business District

BACKGROUND

In 2012, the Village of Homewood amended the Zoning Ordinance to require a special use permit to operate a salon or spa establishment in the B1 and B2 business districts. The amendment was adopted in response to a concern over the proliferation of certain personal services within the B-1 and B-2 districts that impact the desired economic diversity of these commercial areas. The amendment to the zoning ordinance also provides the opportunity for the Village to consider the impact the proposed use may have upon neighboring lands and upon the public need for the proposed use at the subject location. It provides the village the opportunity to impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the Zoning Ordinance.

PROCESS

In response to inquiries from the Planning and Zoning Commission members, Staff conducted a review of the business in the downtown area (as defined by the 2009 Downtown Master Plan) to determine the quantity of existing salon and spa establishments. The method of compiling the list of businesses included:

- an analysis of Staff's database of Planning and Zoning cases;
- cross-reference with business license or operations certificates in Village files
- a walking tour of the downtown to identify businesses that may be in operation predating the 2012 amendment or operating without the required approvals, and to eliminate businesses no longer in operations;
- and internet searches to verify business operations and services.

SUMMARY

The downtown area is approximately 83 acres, or 0.13 sq. mi, and contains +/- 22 establishments providing hair, nails/beauty, or massage services. Below is a catalog of the current salon and spa establishments, identified by Staff on December 8, 2022.

VILLAGE OF HOMEWOOD

No.	Address	Business Name	Services	Notes
1	1818 Ridge Road, Ste 104	Sacred Therapy Spa	Massage	Case 14-32, Massage
2	1918 Ridge Road	Evan John Salon	Hair	Est. 2010
3	1940 Ridge Road	Edward Douglas Salon	Hair	Operating as a salon since 2011
4	2048 Ridge Road	Posh Salon	Hair	Est. 2001
5	2021 Ridge Road	Shear Eminence Salon	Hair	Formerly Le's Salon
6	2022 Ridge Road	Mary's Health Hut	Massage	Case 14-04 Massage as accessory to retail
7	2023 Ridge Road	Entirely Essential Suites	Massage, Beauty	Formerly Goddess Spa, case 20-34
8	2051 Ridge Road	Artistix Salon	Hair	Case 14-03
9	18065 Harwood Ave	Jonathon Kane Salon	Hair	Case 14-48
10	18150 Harwood Ave	Just Between Trends	Hair, Massage	Est. circa 2006
11	18118 Dixie Highway	A to Z Nails	Nails, Beauty	Est. 2003
12	18120 Dixie Highway	Comfort Massage	Massage	Case 15-01
13	18121 Dixie Highway	Shear Envy	Hair	Operating as a salon since 2007
14	18129 Dixie Highway	Be Beautiful Salon	Hair	Est. circa 2013
15	18159 Dixie Highway	Barbershop Suites	Hair	Case 22-13
16	18104 Martin Ave	Nail Savvy	Nails/Beauty	Est. 1992
17	18116 Martin Ave	Strictly Hair Salon	Hair	Case 19-48
18	18120 Martin Ave	Samuel's Hairstyling	Hair	Est. 1995
19	18122 Martin Ave	Exclusively Yours Salon	Hair	Est. circa 2013
20	18122 1/2 Martin Ave	Brazilian Blowout	Hair	No records
21	1950 Hickory	X-Scape Salon	Hair	Case 16-22
22	18036 Gottschalk Ave	Simply Massage	Massage	Case 22-21 Relocated from 18154 Harwood (case 13-10)