

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May 12, 2026**

**To:** Village President and Board of Trustees

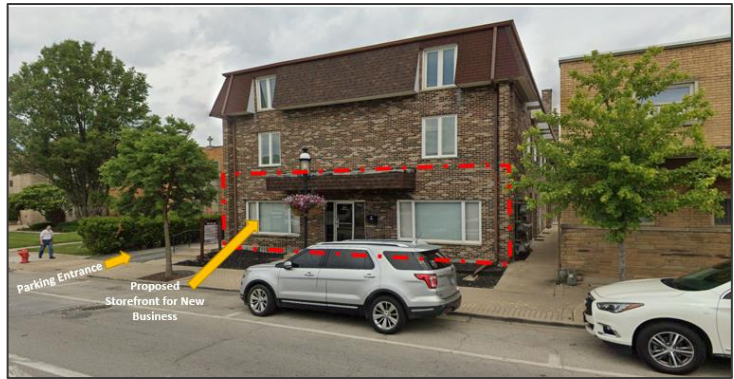
**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Topic:** Special Use Permit for Salon/Spa Establishment at 18019 Dixie Highway

## **PURPOSE**

The applicant has proposed a salon/spa establishment at 18019 Dixie Highway within Suite 1A, the street-facing commercial space on the first floor of the building on the property. The salon is proposed to be a “full-service beauty bar” called TranzForm Beauty Bar offering services such as lash extensions, brow services, makeup application and manicure/pedicure treatments.



*Figure 1: Tenant Space at 18019 Dixie Highway, Location of Proposed Use*

## History

The building is a three-story mixed-use building with five commercial tenant spaces on the ground floor and 10 residential units on the second and third floors. The building was constructed in 1974. Numerous professional offices, medical offices, salons, and other service uses have occupied the tenant spaces on the ground floor throughout the history of the property. The ground floor is currently occupied by a dental office and several other professional office uses. The tenant space where the new business is proposed was formerly occupied by Queen’s Lavish Scents, a retail store selling candles and personal care products. The business closed in early 2026.

## Site/Tenant Space Layout

The proposed business is proposed to be located in a 950 square foot tenant space in the building at 18019 Dixie Highway. The space has pedestrian access from the sidewalk in front of the building. The tenant space has a secondary ADA-accessible entry connected to the walkway on the north side of the building, which connects the tenant space to a rear parking area. The current space is a single room with a single ADA-accessible bathroom. The space will be organized to spread services throughout the tenant space. The applicant has proposed dedicated areas for pedicures and lash treatments, as well as three “beauty booths” which may be used to provide

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different types of services. The applicant will also create a small break room and a seating area for clients.

### Parking

The building has 26 parking spaces located in the rear of the property, accessed through the access drive to the north of the building. The residential units on the upper two floors of the building require 15 parking spaces (10 units \* 1.5 parking spaces/unit = 15 parking spaces). The remaining 11 parking spaces support the commercial businesses on the ground floor. The commercial space on the ground floor is classified as a multi-tenant commercial center. There is 5,000 square feet of commercial space on the ground floor, requiring 16 additional parking spaces.

The commercial use on the ground floor is classified as a multi-tenant shopping center, and the parking requirement or parking use category is not changing. The new use (salon/spa establishment) also has the parking requirement of the formerly approved use (retail). The building is not required to add additional parking to support the use.

The business is anticipated to rely on street parking in the front of the business due to the visibility of the business from Dixie Highway and proximity of the entrance to the front sidewalk versus the rear parking area. Peak hours for usage of these space is on weekend nights, especially Fridays and Saturdays, due to the proximity of the area to nearby restaurants and other businesses open at night.

### Business Operation Details

The applicant plans to operate the business for both appointment and walk-in appointments. The applicant has proposed hours of operation on 9:00 a.m. – 5:00 p.m. on Saturdays and Monday through Wednesday, 9:00 a.m. – 8:00 p.m. on Thursdays, and 8:00 a.m. – 8:00 p.m. on Fridays. The applicant plans to be open intermittently on Sundays or holidays when foot traffic in the downtown area may support additional business. The applicant does not plan to have any events or other business activity after 8:00 p.m. on any day.

The applicant has identified two employees who provide services for clients visiting the business. The applicants have expressed a desire to provide an environment that emphasizes safety and inclusivity, including offering services for individuals with diabetes.

## **PROCESS**

At the regular meeting of the Planning and Zoning Commission on April 23, 2026, the Commission considered the request for a special use permit to allow the proposed salon use. The Commission determined that the special use will be suitable for the proposed location, meet all applicable use-specific requirements, and will be located and operated in a standard consistent with the special use standards established in Section 44-07-11 of the Village Zoning Ordinance.

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Members of the Planning and Zoning Commission discussed demand for on-street parking in the immediate vicinity of the proposed salon as a concern to monitor with future development. The Commission also asked questions about the number of salon employees anticipated, as the number of employees proposed (up to 2) is significantly lower than the number of stations available in the business for services. The applicant hopes to allow for opportunities for part-time independent contractors to offer additional services in the future.

### **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 18019 Dixie Highway, and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 29-31-400-048 and 29-31-400-049.
2. The subject property is currently owned by 18019 Dixie Highway LLC of Chicago Heights, IL.
3. The proposed salon/spa establishment is a special use within the B-2 Downtown Transition zoning district.
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

The Commission voted unanimously by a 6-0 vote to recommend approval of a special use permit for the proposed salon use.

### **FINANCIAL IMPACT**

None

### **LEGAL REVIEW**

Completed

### **RECOMMENDED BOARD ACTION**

Pass an ordinance grant a special use permit for a salon/spa establishment in the B-2 Downtown Transition zoning district at 18019 Dixie Highway.

### **ATTACHMENT(S)**

Ordinance