

VILLAGE OF HOMEWOOD



MEMORANDUM

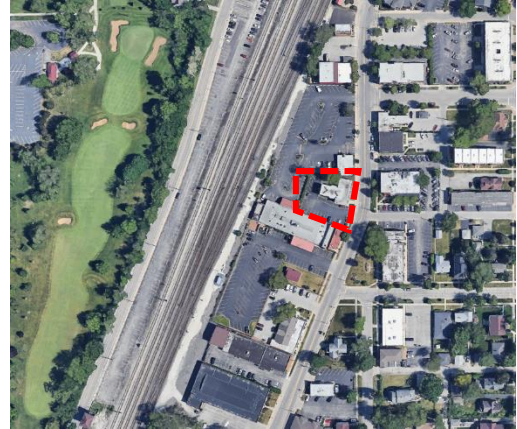
DATE OF MEETING: August 8, 2024

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-27 – Special Use Permit for Salon/Spa Establishment at 18154 Harwood Avenue



APPLICATION INFORMATION

APPLICANT	Destiny Wheatley
ACTION REQUESTED	Special Use Permit for Salon/Spa Establishment in B-2 Zoning District
ADDRESS	18154 Harwood Avenue, Homewood, IL 60430
PIN	29-31-409-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Professional Office
SURROUNDING	N: B-2 Downtown Transition	Salon/Spa Establishment
	E: B-2 Downtown Transition	Professional Office
	S: B-2 Downtown Transition	Restaurant
	W: B-2 Downtown Transition	Restaurant/Private Parking

LEGAL NOTICE

The legal notice was published in Daily Southtown on July 25, 2024. Letters were sent to property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Destiny Wheatley	07/18/2024
Special Use Standards Worksheet	2	Destiny Wheatley	07/18/2024
Floor Plan	1	Destiny Wheatley	07/18/2024
Staff Exhibits	2	Asst. Dir. Econ/Comm. Development	07/29/2024

BACKGROUND

The applicant, Destiny Wheatley of Des Beauty Galore Salon/Spa, has proposed the operation of a salon/spa at 18154 Harwood Avenue, Suite 202. The business will be located in an existing office building with a number of office suites. The new salon use will be approximately 276 square feet in area.

The salon is proposed to operate from 10 am to 6 pm for seven days a week. The business will operate on an appointment-only basis. The operator of the business has stated that they plan to serve one customer at a time, and the business will be served by one employee.

DISCUSSION

The proposed business will operate in an existing office suite on the second floor of the office building at 18154 Harwood Avenue. The office building is divided into nine tenant spaces. The total building is approximately 6,000 square feet. The office building has several suites which currently house a variety of different uses, including:

Suite #	Approved/Operating Land Use
Suite 101	Vacant
Suite 103	Professional Offices
Suite 105	Dental Office
Suite 107-109	Law Office
Suite 201	Vacant
Suite 202	Proposed Salon/Spa
Suite 203	Tax Office
Suite 204	Law Office

The building has previously approved salon/spa tenants operating in spaces with similar square footage.

The building has 23 parking spaces for common use by the tenants. There are no reserved spaces in the parking lot. The parking lot is not heavily used, due to limited customer and visitor traffic associated with each of the other uses in the office building. The building requires 20 parking spaces (1 space per 300 square feet required, 6000 square feet total gross floor area = 20 spaces). The lot is sufficient for the use classification for this building.

Special Use Standards Analysis

The Special Use Permit application must be considered against standards for Special Uses identified in Section 44-07-11 of the Village Zoning Ordinance. These standards are applied to all Special Use Permit applications. The applicant has provided a set of responses to each of the standards for Special Uses, which is attached as an appendix to this memo. A summary of staff findings is included below.

1. Is the special use deemed necessary for the public convenience at that location? The applicant has stated that the tenant space is suitable for a single-proprietor salon use, citing spacious tenant spaces

and accessibility to the high-traffic area in downtown Homewood. Staff finds that the use is in a suitable location which will provide convenient access to an appointment-based service.

2. Will the special use be detrimental to the economic welfare of the community? The applicant has cited a role in adding a service to the growing commercial activity around downtown Homewood. Staff confirms that this use provides a service in a vacant space and will not hinder economic welfare. However, a salon/spa use (“Just Between Trends,” 18150 Harwood Avenue) is located in a standalone building adjacent to the office center where the proposed use will be located. While staff finds some overlap, the neighboring business is a significantly larger operation, and salon/spa uses that operate at the scale of the proposed business generally provide services for a small existing client base.

3. Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The use is consistent with goals stated in the 1999 Comprehensive Plan, including increasing taxable services within Village limits and expanding the diversity of goods and services available. The use is also in alignment with the goals of the B-2 zoning district, including “supporting adaptive reuse of existing buildings” and “protecting areas for commercial development and the generation of property tax revenue,” as stated in Section 44-02-02(f) of the Homewood Zoning Ordinance.

4. Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The applicant has stated that the business will not cause negative impacts will be caused. Staff analysis finds minimal negative impacts produced by the proposed business.

5. Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The applicant has cited that the use will provide additional economic value to the community via additional clients visiting downtown Homewood. Staff finds that the building is suitable for this type of use and can handle additional appointment traffic generated by the business. The business will occupy a currently vacant tenant space, and is not projected to operate in a manner which disrupts other uses in the building or the economic value of the building as a whole.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The applicant states that the use will not cause injury to the value of other properties in the neighborhood in which it is located. Staff finds that the use will not cause undue impacts on surrounding properties in the neighborhood, as it will be contained within an existing office building with minimal impacts (noise, pollution, visual impacts, etc.) on other businesses. The use is unlikely to cause impacts on surrounding uses in the office center due to limited traffic and the design of the space (opaque door, end of hallway, new visual or auditory impacts possible from space).

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The applicant states that the business will support the local environment and allow her to make a positive contribution to downtown Homewood. Staff finds that the use will be largely consistent with similar service uses found in the vicinity, and will not negatively affect the growing commercial environment in downtown Homewood. The tenant will provide a new service in a previously vacant space and is likely to attract new visitors to downtown Homewood. The use operate within hours that align with surrounding land uses.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The applicant states that the business will have no negative impacts. Staff finds that the proposed business will create minimal impacts on the enjoyment of other spaces within the office center in which it is proposed.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? According to the applicant, the use will not cause impacts on surrounding development. Staff finds that there will be minimal disruption to orderly and normal development of surrounding properties due to the scale and location of the use.

10. Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The applicant states sufficient access to support the new client base for the business, who will primarily travel by vehicle. The applicant cites that some of her clients use ride share or Metra to reach appointments at their current location of business, and that this location is suitable for serving those clients. Staff finds that the proposed special use is suitably accessible and will not cause congestion on surrounding streets. There is sufficient parking to support the use with an average of one customer at a time and one employee, as there are few additional customer-generating uses in the building the use is proposed within. The site has sufficient ingress and egress into parking areas, and the use is readily accessible interior to the building. The use is of a scale that will not contribute to additional traffic congestion.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The applicant states that there are no new utilities, drainage, road access, etc. being supplied with the project. Staff finds the use has sufficient services for the business with proposed improvements. The use is designed in a manner that provides safety and privacy for clients of a personal services use such as a salon/spa. The building is fitted with adequate safety measures to protect employees and clients. The space has windows and sufficient fire egress in case of emergency. Staff has no concerns about the existing services available for use in the space.

12. Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? The applicant states there will be no impact on such resources, and staff finds that there will be no impacts on important cultural, scenic or natural resources on or near the property.

Staff finds that the use sufficiently meets the Standards for Special Uses, established in Section 44-07-11 of the Homewood Zoning Ordinance, and finds the proposed use appropriate for the site.

FINDINGS OF FACT

The staff has prepared the following draft Findings of Fact in accordance with the standards set forth in Section 2 of the Village Code of Ordinances. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is located at 18154 Harwood, in the B-2 Downtown Transition zoning district.
2. The use of the subject property is a professional office building with approximately 6,000 square feet of floor area.

3. The applicant, Destiny Wheatley, is the proposed tenant for Suite 202 in the existing building at 18154 Harwood.
4. The applicant has proposed a salon/spa establishment in a vacant tenant space at the subject site and has requested a Special Use Permit for the operation of the business.
5. A salon/spa establishment in the B-2 zoning district is subject to review by the Planning and Zoning Commission for adherence to the Standards for Special Use, as written in Section 44-07-11 of the Village Zoning Ordinance.
6. The proposed use will operate in an existing tenant space with a square footage of approximately 276 square feet.
7. The proposed special use will not harm the health, safety, or public welfare of the surrounding community.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend **approval** of Case 24-27 to the Village Board of Trustees, granting a Special Use Permit to permit the operation of a *salon/spa establishment* in the B-2 Downtown Transition zoning district by Destiny Wheatley of Des Beauty Galore Salon/Spa;

AND

Incorporate the Findings of Fact into the record.