

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May 26, 2026**

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Special Use Permit, Salon/Spa Establishment (Faded Creations), 18332 Kedzie Avenue

## **PURPOSE**

The applicant has proposed a *salon/spa establishment* (barber shop) at 18332 Kedzie Avenue. The barber shop will be called Faded Creations, and will relocate an existing barber shop business from Harvey into Homewood. The applicant has proposed to locate the business within an existing business center with six (6) other tenant spaces.

The tenant space at 18332 Kedzie Avenue was previously occupied by a barber shop called “The Duke’s Yesterday’s Jazz Barbershop.” The previous barber shop was not required to receive a special use permit for operation. The barber shop has been out of operation for more than 180 days, which is the maximum length of time that a non-conforming use may be out of operation before the use must receive approvals as required by the current zoning ordinance.



*Location of Proposed Business at 18332 Kedzie Avenue*

The proposed salon is planned to be staffed with barbers who will rent individual chairs from the applicant. The applicant is a practicing barber, but does not intend to always be present at this location. Barbers will provide a variety of common types of appointments, including haircuts, facial hair trims and treatments, and other services. The applicant anticipates barbers only being present when appointments are available, and that it is very unlikely that all eight (8) barbers will be present at any given time.

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The barber shop will primarily provide service by appointment only. The applicant has stated that walk-in appointments could be accepted but will not be encouraged. The applicant does not intend to provide any retail or other services at this location.

The proposed barber shop is planned to have the following hours:

- **Tuesday – Saturday:** 8:00 a.m. – 8:00 p.m.
- **Sunday/Monday:** Appointments only (no walk-in customer traffic) from 8:00 a.m. – 8:00 p.m.

### PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and site circulation. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval by staff.

At the regular meeting of the Planning and Zoning Commission on May 14, 2026, the Commission considered the request for a special use permit to allow the proposed salon use.

### 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 proposed use is to be located at 18332 Kedzie Avenue, a tenant space within a larger building located at 18320-18336 Kedzie Avenue, within property identified with Cook County PIN 31-02-201-025.
2. The subject property is located within the B-3 General Business zoning district.
3. The subject property is currently owned by Intercontinental Homewood LLC of Oak Brook, IL.
4. The proposed use is classified as a salon/spa establishment, which is a special use within the B-3 General Business zoning district.
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed salon/spa establishment is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

### FINANCIAL IMPACT

None

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## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-3 General Business zoning district at 18332 Kedzie Avenue to Faded Creations.

## **ATTACHMENT(S)**

Ordinance