



VIPIQUE
Luxury Wellness Social Club

REDEVELOPMENT PROPOSAL

Acquisition & Redevelopment of
18157 Dixie Highway
Homewood, IL

Submitted to
Village of Homewood

Submitted by
Tracy D. Lance
Founder & Visionary

Executive Summary

PROJECT OVERVIEW

VIPiqué respectfully submits this proposal to acquire and redevelop the Village-owned property located at 18157 Dixie Highway into a first-of-its-kind luxury holistic wellness destination in Downtown Homewood.

Our proposal includes a \$15,000 cash purchase offer and a planned private investment of approximately \$400,000 - \$475,000 to transform the existing 2,600-square-foot commercial building into a vibrant wellness destination that will attract residents and visitors from throughout the south suburbs.

VIPiqué is envisioned as more than a spa. It will be a community-centered wellness club that combines advanced skincare, holistic therapies, recovery experiences, wellness education, boutique retail, and entrepreneurial opportunities under one roof.

As an existing Homewood business owner, my goal is to make a permanent investment in the Village by creating a destination business that complements Downtown Homewood's continued revitalization while supporting surrounding restaurants, retailers, and community events.

A Destination for Wellness. A Commitment to Homewood

WHY HOMEWOOD?

Homewood is more than the location of my business—it is the community where I have chosen to invest my future.

After successfully operating my award-winning skincare business for seven years in Northwest Indiana, I intentionally relocated Facially Skin Bar to Homewood because I recognized the Village's commitment to thoughtful redevelopment, entrepreneurship, and community investment.

Since arriving, I have experienced firsthand the excitement surrounding Downtown Homewood's continued growth. The redevelopment occurring throughout the downtown district presents an opportunity to establish a destination business that complements the Village's long-term vision while providing an amenity that currently does not exist within the community.

Rather than viewing this property as simply another commercial building, I see it as an opportunity to create a landmark wellness destination that serves residents, attracts visitors, and contributes to Homewood's reputation as one of the South Suburbs' most vibrant downtown districts.

Proposed Use of the Property

The approximately 2,600-square-foot building will be transformed into VIPiqué, featuring thoughtfully designed spaces that promote health, wellness, beauty, education, and community engagement.

The redevelopment will include:

- Luxury facial treatment suites
- Holistic massage and body therapy rooms
- Infrared sauna
- Cold plunge therapy
- Contrast wellness experiences
- Relaxation lounge
- Retail boutique featuring private-label skincare products developed in-house
- Wellness classroom for educational workshops and community programming
- Flexible treatment space for independent wellness professionals
- Reception and concierge area designed to create a luxury client experience

VIPiqué will become a modern wellness social club focused on preventive health, self-care, education, and community connection. Every aspect of the design will emphasize comfort, accessibility, and an elevated customer experience while maintaining compatibility with the character and aesthetic of Downtown Homewood.



COMMUNITY IMPACT

VIPiqué is designed to be more than a wellness business. It will become a community asset that contributes to the economic, social, and cultural vitality of Downtown Homewood.

The project will:

- Increase pedestrian activity throughout the downtown business district.
- Encourage visitors to spend additional time shopping and dining at neighboring businesses.
- Create new employment opportunities.
- Support independent beauty and wellness professionals by providing premium workspace.
- Host community wellness events, educational seminars, and local partnerships.
- Feature products from local artisans and entrepreneurs.
- Promote preventive health and wellness education for residents of all ages.

VIPiqué will complement—not compete with—the existing downtown business community by attracting a regional clientele that will also patronize surrounding restaurants, boutiques, and entertainment venues.

JOB CREATION

Initial employment includes:

- Club Director
- Front Desk Concierge
- Membership Coordinator
- Licensed Estheticians
- Licensed Massage Therapists
- Wellness Instructors

Total employment impact:

- 5-7 direct employees
- 2-5 independent professionals
- Additional local contractor opportunities during renovation

ECONOMIC INVESTMENT

The proposed acquisition represents the beginning of a substantial private investment into Downtown Homewood.

While the purchase offer for the property is \$15,000 cash, the redevelopment is anticipated to represent a total private investment of approximately \$450,000, including:

- Building renovation
- Mechanical, electrical, and plumbing upgrades
- Interior construction
- Equipment
- Luxury finishes
- Furniture
- Retail fixtures
- Technology
- Business startup expenses

This investment demonstrates my long-term commitment to Homewood and confidence in its continued growth.

REDEVELOPMENT BUDGET

Building Purchase	\$15000
Architectural Design	\$7000
Demolition	\$20000
Equipment	\$75000
Build Out	\$150000
Plumbing/Electrical	\$50000
Luxury Interior Finish	\$80000
Retail Fixtures	\$20000

REDEVELOPMENT BUDGET

Marketing/Launch	\$20000
Contingency	\$30000
Total Estimated Investment	Approximately \$467,000

This aligns well with the Village's request for a preliminary redevelopment budget and funding plan.

FUNDING SOURCES

Funding will consist of:

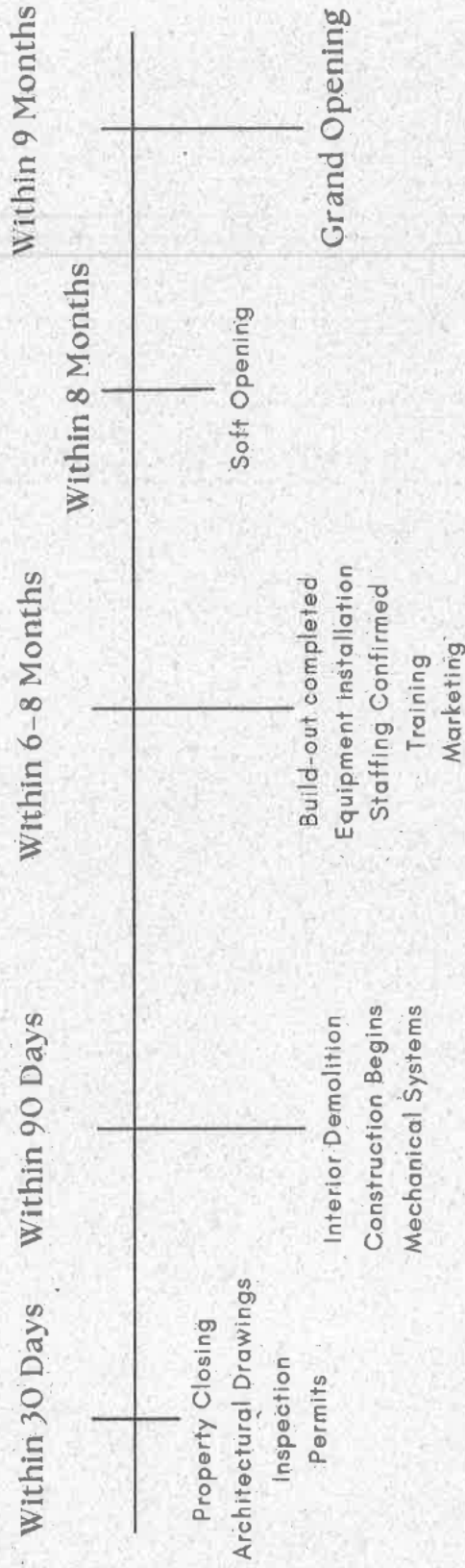
- Personal investment
- G-IV Properties LLC
- Commercial financing
- Potential Cook County and State incentive programs
- Available economic development assistance

***Supporting documentation attached separately.**

Since the property is not located within a TIF district, I would request consideration for other available assistance such as:

- Cook County incentive programs
- Building permit assistance
- Façade improvement grants (if available)
- Economic development incentives
- Expedited permitting and plan review

TIMELINE



BUSINESS EXPERIENCE

I bring over thirty years of professional business experience and nearly nine years of success as a licensed esthetician and business owner.

My qualifications include:

- Founder of award-winning skincare business, Facially Skin Bar
- Licensed Esthetician in Illinois and Indiana
- Bachelor's Degree with Honors in Business Organization and Management
- Master's Degree with Honors in Jurisprudence
- Author of award-winning memoir, *SHOTS Fired: A Heroine's Memoir*
- Proven record of building a loyal client base and delivering exceptional 5-star client experiences

My husband, Edward Lance, is an experienced corporate attorney who will provide legal guidance throughout the acquisition and redevelopment process.

Together, we possess the professional experience, financial resources, and long-term commitment necessary to successfully complete this project.

PLAN OVERVIEW/PROPOSAL

Reception Lounge

Luxury concierge desk
Retail boutique/displays
Waiting lounge
Coffee & tea bar

Recovery Lounge

Infrared Sauna
Cold Plunge
Relaxation seating
Recovery therapies

Skin Bar/Facial Suites

Open treatment area
HydraFacial
Dermaplaning
Chemical Peels
LED Therapy
Massage
Body treatments
Waxing

Mixing Suite

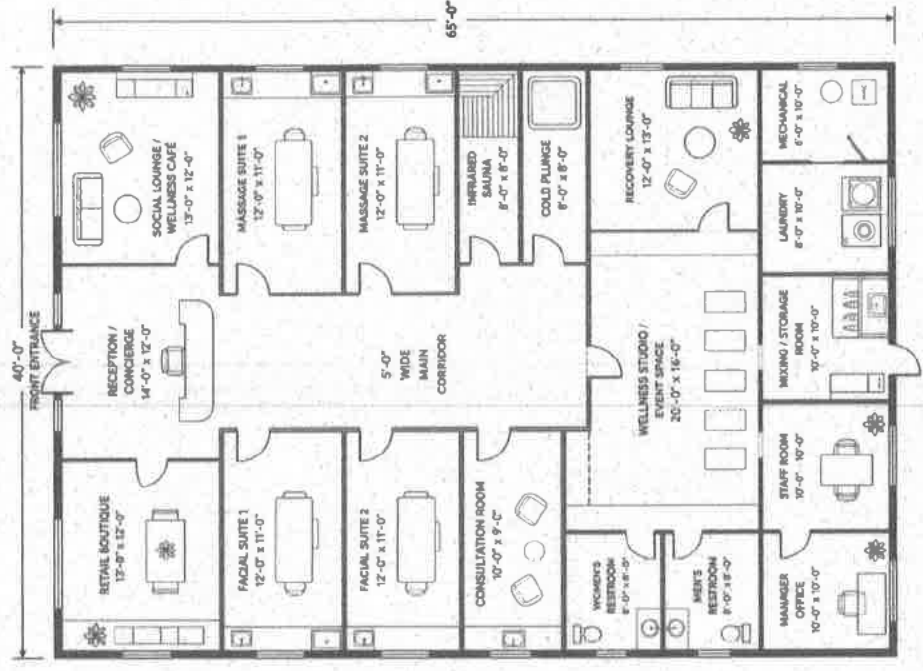
Private-label skincare
Wellness products
Storage

Community Wellness Studio

Stretch classes
Breathwork
Meditation
Nutrition talks
Author events
Women's networking

VIPIQUÉ LUXURY WELLNESS SOCIAL CLUB

CONCEPTUAL FLOOR PLAN
18157 DIXIE HIGHWAY, HOMERWOOD, IL



TOTAL APPROXIMATE AREA:
2,600 SQ. FT.

NOTE: THIS IS A CONCEPTUAL PLAN FOR DEVELOPMENT PURPOSES ONLY. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION AND ARCHITECTURAL REVIEW.

COMMITMENT TO REDEVELOPMENT

Should my proposal be accepted, I am prepared to begin planning and permitting immediately following closing.

My goal is to complete the renovation efficiently while maintaining the highest standards of construction, design, and quality.

VIPiqué is intended to become a permanent investment in Downtown Homewood that will continue serving the community for many years.

CLOSING STATEMENT

I respectfully submit this proposal and my \$15,000 cash offer to purchase 18157 Dixie Highway.

This proposal represents far more than the acquisition of commercial real estate. It represents an investment in the future of Downtown Homewood and a commitment to creating a destination that reflects the Village's vision of innovation, entrepreneurship, and community.

VIPiqué will provide residents with a first-of-its-kind luxury wellness experience while generating economic activity, creating jobs, supporting neighboring businesses, and contributing to the continued success of Downtown Homewood.

I appreciate the Village's consideration and welcome the opportunity to discuss this proposal further.

Respectfully,

Tracy D. Lance

Founder and Visionary

CONTACT DETAILS

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