



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18215 Dixie Highway Homewood, IL 60430

Property Index Number(s): 29314090730000

Lot Size: 5359 sq. ft. less than .25 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Skincare Wellness Services

Gross Floor Area: 2500 sq. ft. **Parking Provided:** yes

Existing Use: Cleaners/Coin Laundry

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: yes

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

complete build out to accommodate treatment rooms for skincare services

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>2500</u>	<u>2500</u>
Parking Spaces	<u>10</u>	<u>10</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?

yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

(This section is crossed out with a large X)

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

Sign request application

APPLICANT

Name Tracy Bond Lance
 Company Facially Skin Bar
 Address 2915 Main Street
Highland, IN 46322
 Phone 219-732-2425
 Email fuelyourface@faciallyskinbar.com
 Role Owner

PROPERTY OWNER

Name _____
 Company _____
 Address _____
 Phone _____
 Email _____
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Tracy Lance

Applicant Name



Applicant Signature

09/06/2024

Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
 Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

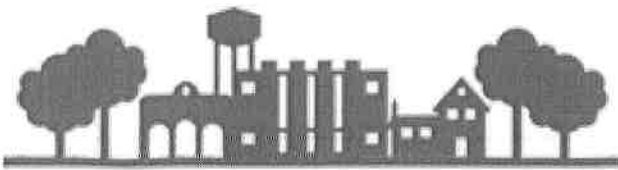
Comments/
 Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/
 Conditions: Approved Approved with Conditions Denied Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18215 Dixie Highway _____ Homewood, IL 60430	
Requested Use: Salon/Spa _____	Area: _____ 2,500 sq. ft.
Business Name: Pique by Facially Skin Bar _____	
Applicant Name: Tracy Lance _____	Date: 09/06/2024 _____

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?
Describe why this location is best-suited for your business to serve the community

See attached.

2. Is the special use detrimental to the economic welfare of the community?
Will the business have a negative impact on other businesses?

See attached.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
Describe how your business fits with the goals and policies summarized on the attached sheet.

See attached.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
Describe any negative impacts, external to your business, that may result from it operating at this location.

See attached.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?
Describe why your business is best-suited for your this property.

See attached.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

See attached.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

See attached.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

See attached.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

See attached.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

See attached.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

See attached.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

See attached.

1. Is the special use deemed necessary for the public convenience at this location?
Describe why this location is best-suited for your business to serve the community.

Yes, the special use of Piqué in Homewood, is deemed necessary for the public convenience because it fills a significant gap in the local market for high-quality, holistic self-care experiences. Homewood is a vibrant and growing community with residents who value wellness and community engagement but currently have limited access to elevated luxury wellness destinations. While there are several hair salon "spas", and other personal services businesses in Homewood, this location will provide an elevated self-care destination that features a unique spa concept that takes the client experience to new heights with its luxury service offerings.

This location is easily accessible to a broader audience because of the highly visible storefront exposure as well as its convenience of reaching the business and having a place to park. This will encourage more frequent visits and foster loyalty among clients. The 2,500 sq. ft. space is the ideal size for Piqué as it perfectly balances luxury, intimacy, and functionality. This property size allows us to offer a full range of premium skincare and wellness services, including private treatment rooms, a multifunctional social space, a dedicated product mixing room, and an indulgent wet room with a Vichy shower, sauna, and Jacuzzi. The layout promotes a personalized and exclusive experience while providing ample space for relaxation and social connection. It's large enough to accommodate high-end services without sacrificing the intimate, boutique feel that makes our luxury skincare business unique.

2. Is the special use detrimental to the economic welfare of the community?
Will the business have a negative impact on other businesses?

No, the special use will not be detrimental to the economic welfare of the community. In fact, Piqué will positively contribute by supporting and enhancing local economic growth by generating jobs, supporting local artisans and small businesses through product sourcing and collaborative events.

The business is designed with the community's health, safety, and welfare in mind, offering holistic wellness services that complement the area's focus on well-being. There are no external negative impacts expected, as the business aligns with the neighborhood's character and values, promoting a welcoming, community-focused atmosphere. Piqué is complementary to the community and its neighboring businesses. Its focus on self-care and wellness fills a niche that enhances the local economy without directly competing with other businesses.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes, the special use of Piqué will be consistent with the goals and policies of the Comprehensive Plan for the Village of Homewood. Piqué promotes sound and orderly commercial development by introducing a wellness-focused business that aligns with the community's values. It enhances the local economy by supporting both residential and commercial engagement through personalized self-care services, community-building initiatives, and collaboration with local artisans. Furthermore, the business adds value to the Future Land Use Map by fostering growth and encouraging wellness in the neighborhood, without disrupting residential or industrial development plans.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No significant negative impacts are anticipated. Piqué is designed to integrate seamlessly into the local landscape, supporting the community's wellness goals without causing disruption.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

Yes, the property is well-suited for this business, and its value will be enhanced rather than diminished. Without this special use, the property may not reach its full potential in serving the community's wellness needs. Piqué is best-suited for this property due to its central location in a wellness-conscious community. The space allows for the creation of a serene, elevated self-care environment while supporting local businesses and artisans.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No, the business will likely increase surrounding property values due to the positive community impact and the draw of a wellness-focused, community-enhancing business.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes, Piqué is entirely consistent with the neighborhood's character, which values wellness, local business support, and community engagement. The business complements these values and enhances the local atmosphere.

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?
Describe any negative impacts, external to your business, that may result from it operating at this location.

No, the special use will not be injurious. Piqué's operations will harmonize with the neighborhood's atmosphere and other businesses, enhancing enjoyment and promoting a sense of well-being.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
Describe any negative impacts, external to your business, that may result from it operating at this location.

No, Piqué will not impede development or improvement in the area. Its presence will likely encourage further wellness-oriented developments and business growth.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
Describe how will customers get to and from your business.

Yes, the business will be located in an existing development with sufficient infrastructure for ingress and egress, ensuring that traffic congestion is minimized and clients can easily access the business. Homewood's 18215 Dixie Highway location is conveniently accessed, with its proximity to public transit and centrality within the South Suburb of Chicago.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
A new business going into an existing development, may answer 'no.'

Yes, the business will operate in a well-serviced location that already provides adequate utilities, road access, drainage, and public safety measures.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
A new business going into an existing development, may answer 'no.'

No, Piqué will not adversely affect any historical, archaeological, cultural, natural, or scenic resources as the business will be located within an existing commercial development.

CLEANERS
BLDG (Dixie)
2,400 sq. ft.

