

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: **October 10, 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 24-40: Special Use Permit for Salon/Spa Establishment, 18215 Dixie Highway

## APPLICATION INFORMATION

APPLICANT	Tracy Lance
ACTION REQUESTED	Special Use Permit
ADDRESS	18215 Dixie Highway
PIN	29-31-409-073

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant
PROPOSED	B-2 Downtown Transition	Salon/Spa Establishment
SURROUNDING	N: B-2 Downtown Transition	Medical Office
	E: B-2 Downtown Transition	Parking (for Homewood Brewing)
	S: B-2 Downtown Transition	Vacant
	W: B-2 Downtown Transition	Utility Use

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 26, 2024; letters were sent to 30 property owners located within 250'.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Tracy Lance, Applicant	09/06/2024
Standards for Special Use	6	Tracy Lance, Applicant	09/06/2024
Floor Plan	1	Tracy Lance, Applicant	09/06/2024
Site Photos	1	Shandi Phillips, Realtor	09/27/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/30/2024

**BACKGROUND**

The applicant, Tracy Lance of Pique by Facially Skin Bar, has proposed a salon/spa establishment in a vacant commercial building at 18215 Dixie Highway. The business will be approximately 2,500 square feet in area. The proposed business will provide a range of salon, spa, and personal wellness services. Salon/spa establishments in the B-2 Downtown Transition zoning district require a Special Use Permit.

**DISCUSSION**

The proposed business will be in a commercial storefront formerly occupied by Care Cleaners (dry cleaners/personal services). The building sits at the front of the site with a parking lot in the rear. The total area of the site is 0.12 acres.

The business is proposed to operate Tuesday through Sunday from 9 am – 8 pm. The applicant stated in their business operation certificate application that peak hours of operation are anticipated to be early evening hours from 3 pm to 8 pm.

The building shares a parking lot with two neighboring businesses (The Dental Specialists - Homewood and Wake n’ Bakery). An easement was established in 2004 with access agreements recorded in 2007 between the parcels where the parking area is located. There are 23 spaces within the parking lot available for tenants of the three buildings. The property owner has stated that two spaces are reserved for use by the tenant at 18215 Dixie Highway.

<u>Business/Tenant Name</u>	<u>Spaces Required</u>
Wake ‘n’ Bakery (18211 Dixie)	10 spaces (1,935 s.f., 1 space per 200 s.f.)
The Dental Specialists - Homewood (18213 Dixie)	10 spaces (1,876 s.f., 1 space per 200 s.f.)
<i>Pique by Facially Skin Bar (18215 Dixie)</i>	13 spaces (2,500 s.f., 1 space per 200 s.f.)
<b>Total Spaces</b>	<b>33 spaces (23 spaces available in shared lot)</b>

Ten (10) additional parking spaces are needed to meet current parking requirements for the proposed use. The proposed change in use of the site from a personal services use (dry cleaning facility) to a salon/spa use requires the new use to meet parking requirements in the current zoning ordinance.

Section 44-05-01.(j).4 of the Village Zoning Ordinance permits off-site parking spaces within 300’ to meet parking requirements within the B-1 Downtown Core and B-2 Downtown Transition zoning districts. On-street parking may serve as off-site parking spaces. There are 29 on-street parking spaces available within 300’ of the subject property. No uses currently utilize these spaces to meet their parking requirements.

Any off-site parking used to meet parking requirements in the B-2 zoning districts must be reviewed by the Director of Economic and Community Development to assess safety standards, sound traffic design and the suitability of the spaces for the proposed use. The Director has reviewed the location and finds

that use of such spaces will not violate safety standards nor inhibit sound traffic design, and is suitable to support the proposed use. Customers are likely to park on-street due to lack of direct building access from the rear parking lot (access will be for employees only), and it is appropriate to anticipate demand for on-street spaces from this use as part of the required parking calculation for the site. Employee parking shall occur in the rear of the site within the off-street parking area.

The subject property received a letter of No Further Remediation (NFR) in 2013 from the Illinois Environmental Protection Agency (EPA) Site Remediation Program. The site is restricted to commercial and industrial uses only. The proposed use is permitted without further environmental action.

The applicant has proposed the distribution of alcohol at the site during normal business operations. No alcohol may be served or sold without the approval of a Liquor License by the Village Board of Trustees.

#### Special Use Standards Review

Salon/spa establishments in the B-2 Downtown Transition zoning district are subject to review using Special Use Standards to ensure that negative external impacts are mitigated and the site is suitable for the proposed use. The applicant responded to the standards of Section 44-07-11 of the Homewood Zoning Ordinance. No special use shall be granted by the Village Board determines that it conforms to the following Special Use Standards:

*(1) Is the special use deemed necessary for the public convenience at that location?* Currently, 13 active salon/spa establishments are within a ½ mile radius of the proposed location. The applicant has stated that the use will provide a unique salon/spa service in Homewood. The proposed business would offer unique wellness and spa services that are not offered by existing nearby salon/spa establishments.

*(2) Will the special use be detrimental to the economic welfare of the community?* The business is located in an area with a high concentration of salon/spa establishments (see #1). However, the use will add unique services not currently available in downtown Homewood which may provide additional economic benefit. The business will add six employees to the downtown. The business will occupy a vacant commercial storefront in a high-visibility area and improve the economic welfare of an important commercial corridor. Retail sales will generate sales tax revenue.

*(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 in the 1999 Comprehensive Plan, including:

*“...expansion of commercial and related uses in the downtown southward to 183<sup>rd</sup> Street.”*

The proposed use is a customer-based business providing expanded commercial activity in the southern portion of Downtown Homewood. The proposed business is consistent with the stated intent and purpose of the B-2 Downtown Transition zoning district, and other applicable plans and policies in Homewood.

*(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?* All business operations will be interior to the existing commercial building, and the business is designed, located and proposed in a manner which will not hinder public health, safety, and welfare.

(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 proposed use is appropriate in scale and intensity for the subject property. The property could be occupied by another use not requiring a special use permit, and the property value is unlikely to be diminished should the proposed use not be approved.

(6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on local property values are anticipated due to this development.

(7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use is consistent with other uses in the surrounding area. The use will provide retail and personal services in an area with similar uses. This use is appropriate along the high-visibility commercial corridor. Several salon/spa uses exist in the surrounding area.

(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 has stated that the proposed business will provide unique services that are not offered at other approved salon/spa establishments in the area. There is a risk of competition with other businesses which may be injurious to the enjoyment of other properties with similar approved uses.

(9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? No impacts are anticipated that affect the normal or orderly development of the area.

(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? Pedestrian access to the site exists at the front along the sidewalk at Dixie Highway. Vehicular ingress/egress is provided in the rear of the site accessible through the parking lot constructed for Homewood Brewing (to the south). An access easement is in place across the Homewood Brewing site to permit access to this parking area in the rear of the subject site. This access arrangement minimizes traffic congestion along Dixie Highway.

(11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The subject property is serviced by existing utility connections appropriate for the proposed use. Access for vehicles and pedestrians is appropriate for the proposed use.

(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? N/A.

**The staff has reviewed the applicant's responses to the Standards of Special Use and finds that the standards for approval have been met.**

## FINDINGS OF FACT

The staff has prepared the following *draft* Findings of Fact following the standards outlined in Section 44-07-11(b) of the Homewood Zoning Ordinance. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the public record:

1. The subject property is located at 18215 Dixie Highway.
2. The property is located in the B-2 Downtown Transition zoning district.
3. The applicant has proposed a salon/spa establishment within the existing 2,500-square foot commercial structure on the subject property.
4. A Special Use Permit is required for the operation of a salon/spa establishment use in the B-2 Downtown Transition zoning district. The use must comply with Special Use Standards found in Section 44-07-11 of the Homewood Zoning Ordinance.
5. There are no additional use-specific standards required for salon/spa establishments, per Section 44-04 of the Homewood Zoning Ordinance.
6. The proposed business meets all requirements in the Homewood Zoning Ordinance and other applicable standards in the Village Code of Ordinances.
7. The business shall be permitted to provide ten (10) parking spaces off-site using on-street parking within 300' of the site, as permitted for new uses within the B-2 Downtown Transition zoning district.
8. The proposed use meets the Standards for Special Use required for all Special Use applications in the Village of Homewood.

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend **approval** of Case 24-40 to grant a Special Use Permit for a Salon/Spa Establishment in the B-2 Downtown Transition zoning district for "Pique by Facially Skin Bar," at 18215 Dixie Highway, subject to the following conditions:

1. Employee parking shall occur only within off-street parking areas where parking is permitted for the proposed use;

**AND**

Incorporate the Findings of Fact into the record.