

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 14, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-32: Special Use Permit for Salon/Spa Establishment at 18332 Kedzie Avenue

## APPLICATION INFORMATION

APPLICANT	Stanley Nevels
ACTION REQUESTED	Special Use Permit
ADDRESS	18332 Kedzie Avenue, Homewood, IL 60430
PIN	31-02-201-025

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Mixed-Use (ground floor commercial, residential above ground floor)
SURROUNDING	N: B-3 General Business	Bank/Financial Institution (U.S. Bank)
	E: B-3 General Business	Retail (Jewel-Osco)
	S: B-3 General Business	Motor Vehicle Repair (Dobbs Tire/Auto)
	W: B-3 General Business	Motor Vehicle Sales (Homewood Ford)

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on April 22, 2026. Mailed notice was sent to property owners and residents within 250' on May 8, 2026.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Stanley Nevels, Applicant	04/15/2026
Special Use Standards	2	Stanley Nevels, Applicant	04/07/2026
Floor Plan and Business Information	1	Stanley Nevels, Applicant	04/15/2026
Property Information (from realtor)	8	Frontline Real Estate Partners, Realtor	Undated
Staff Exhibits	2	Noah Schumerth, Interim Dir. ECD	05/08/2026

## BACKGROUND

The applicant has proposed a salon/spa establishment at 18332 Kedzie Avenue. The applicant has proposed to locate the business within an existing business center with six (6) other tenant spaces. The business center is currently occupied by a restaurant, a dry cleaning facility, and two (2) other salons. The center currently has two (2) other vacant tenant spaces.

## HISTORY

The business center at this location was constructed in 1979.

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 was out of operation for greater 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.

## DISCUSSION

### Site/Tenant Space Layout

The proposed salon use will occupy a 1,100 square foot tenant space within the existing business center. The salon will be arranged as a single room with eight (8) barber stations. The applicant plans to utilize existing improvements within the tenant space from the previous barber shop tenant. The applicant anticipates that the only changes will be the installation of new barber chairs and cosmetic interior changes. The tenant space has two points of ingress/egress (one in the front of the business, one in the rear) and an existing restroom.

### Parking

The subject site has forty-four (44) parking spaces located in front of the building. The parking area in the rear of the building is utilized for additional parking and service access for the adjacent Homewood Ford.

The building is classified as a *multi-tenant commercial center*, which has a parking requirement of 1 space per 300 square feet of gross floor area. The 12,675 square-foot building requires a minimum of 42 parking spaces ( $12,675 \text{ s.f.} \times 1/300 = 42.25$  parking spaces, rounded down to 42 parking spaces). The building meets current parking requirements. The current uses in the building is not known to cause impacts on any neighboring property or Village streets.

### Business Operation Details

The proposed salon is planned to be staffed with independent contractors who will rent individual chairs from the applicant. The applicant is a practicing barber, but does not intend to be regularly 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.

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:** 8:00am – 8:00pm
- **Sunday/Monday:** Appointments only (no walk-in customer traffic) from 8:00am – 8:00pm

### SPECIAL USE STANDARDS

The Village Zoning Ordinance defines a salon/spa establishment as a *special use* in the B-2 Downtown Transition zoning district. Any application for a special use permit must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) Is the special use deemed necessary for the public convenience at that location? There are other salon/spa establishments in the vicinity of the proposed use, including a nail salon in the same business center as the proposed use. There are also two (2) salons located within 1/8 mile in a nearby business center in Hazel Crest (NW corner of Kedzie and 183<sup>rd</sup>). The location of the proposed use was previously a barbershop for several years.
- 2) Will the special use be detrimental to the economic welfare of the community? The proposed business will not generate any sales taxes, places of eating taxes, or other locally collected taxes. The use will occupy a location which has been vacant for several years.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The 1999 Comprehensive Plan identifies this property as commercial. The Comprehensive Plan recommends the support of economic development and encouraging the growth of service-based businesses within designated commercial areas, including the “gateway area” near the intersection of 183<sup>rd</sup> Street and Kedzie Avenue.
- 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 proposed use is unlikely to generate appointment traffic which may impact surrounding properties or Village streets. The use is not proposed in a manner which is anticipated to impede public health and safety. The use will be subject to required inspections and compliance with health and safety codes adopted by the Village.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The tenant space within which the use is proposed to be located has been vacant for several years. The business center within which the use is proposed to be located has struggled with vacancy and poor overall condition for several years. The business center may be harmed if high vacancy continues in the space. The space has not generated significant interest from retail users or other higher-traffic commercial users.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is unlikely to generate impacts on existing businesses within the business center, or on surrounding properties in the neighborhood. The area is a medium-intensity commercial area with numerous businesses with similar hours, including a grocer, multiple restaurants and salons in the nearby area.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The area is a medium-intensity commercial area with numerous businesses with similar hours, including a grocer, multiple restaurants and salons in the nearby area. The salon is likely to operate in a manner which is consistent with this land use pattern.
- 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 impacts of the proposed use on surrounding property are anticipated to be minimal. Similar businesses, such as a nail salon within the same business center, operate with comparable levels of customer traffic without injury or significant impact on surrounding property.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The proposed use is not anticipated to impact the improvement or development of surrounding property. The business is proposed to rent an existing tenant space and is not proposing any improvements or details of operation which may impact the development of nearby properties.
- 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 site has two (2) points of access to Kedzie Avenue and access to the public sidewalk on the west side of Kedzie Avenue, providing sufficient access for vehicles and pedestrians which are unlikely to cause congestion on public streets. The northern driveway of the existing business center is within the required driveway spacing with the eastern driveway of the U.S. Bank building to the north; this arrangement is legal non-conforming and is not required to be reconstructed for the approval of this use.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The business has all facilities required to support the use, including a restroom. The tenant space was previously operated as a barber shop, and the applicant is not required to upgrade the restroom or other facilities from their current condition. The Village will confirm that the space meets building and health/safety codes when the applicant applies for a business operation certificate.
- 12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact on these resources are anticipated from the operation of the proposed use.

**FINDINGS OF FACT**

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered 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; and
7. The proposed salon/spa establishment is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

**Recommend approval** of Case 26-32: Special Use Permit for salon/spa establishment at 18332 Kedzie Avenue;

AND

Incorporate the Findings of Fact into the record.