

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: January 23, 2025

**To:** Planning and Zoning Commission

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 25-03: Salon/Spa Establishment at 2139 W 183<sup>rd</sup> Street

### APPLICATION INFORMATION

APPLICANT	Diamond Rowels
ACTION REQUESTED	Special use for salon/spa establishment and zoning variance for parking
ADDRESS	2139 W. 183 <sup>rd</sup> Street
PIN	29-06-103-001, 29-06-103-002, 29-06-103-003

### ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant Commercial Storefront
PROPOSED	B-2 Downtown Transition	Salon/Spa Establishment
SURROUNDING	N: B-2 Downtown Transition	Fuel Sales
	E: B-2 Downtown Transition	Commercial (Nix Nax)
	S: R-2 Single Family Residence	Single Family Residence
	W: B-2 Downtown Transition	Carry-out restaurant (Domino's Pizza)

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on January 8, 2025; letters were sent to property owners and residents within 250'.

### DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Standards for Special Use	3	Diamond Rowels	1/2/25
Non-Residential Zoning Application	5	Diamond Rowels	1/3/25
Staff Exhibits		Angela Mesaros	1/17/25

### BACKGROUND

The applicant, Diamond Rowels, proposes to operate a salon at 2139 183<sup>rd</sup> Street. The property is used for storage by the owner of the Domino's Pizza directly to the west. The applicant proposes dividing the 1,885 square foot space into a front room with a waiting area and shared salon booths, a break room

adjacent to the front area, and offices for stylists in the back half of the building. According to the applicant the salon will be appointment-only.

## DISCUSSION

This use is defined as a Salon and Spa Establishment in the Homewood Zoning Ordinance. The proposed site is zoned B-2 Downtown Transition District. The zoning ordinance requires a special use permit for uses that have a unique character that must be individually evaluated for potential impact on adjacent properties and the perceived public need for the use at the specific location.

### Business Operations

As provided by the applicant, the business operations will be the following:

- Hours of operation: salon activity could occur 24 hours a day, so that salon artists can host clients at any time.
- Access: a key code will be provided for salon artists, with 24 hour access.
- Appointments: most customers will be schedule by “appointment-only”; however walk-ins will be accepted based on the salon artist.
- The business will operate similar to a “salon suites” rather than a traditional salon. Offices will serve as both private storage/office space and areas for appointments by individual salon artists.
- Employees will park in the public parking lot (on Harwood behind Blueberry Hill) to reserve on-site parking spaces for clients.
- The salon would have a front salon/booth & waiting area and 12 offices/salon suites.

### *Building Details*

This business is proposed within a vacant tenant space in a building shared with a carry-out restaurant (Domino's Pizza at 2141 183rd). The applicant has proposed that the main entrance to the business be located in the rear of the building adjacent to the parking lot. The rear entrance will include a new door in the existing storefront window on the rear of the building. The applicant does not propose any substantial exterior changes to the building, except for signage that will require a separate building permit.

### *Parking*

The zoning ordinance requires one space per 200 square feet for a salon. The proposed location is 1,885 square feet. Therefore, 10 parking spaces would be required for this use ( $1,885/200 = 9.425$ ). The property currently has 13 parking spaces that are shared with the business directly to the west (Domino's Pizza). Domino's, a carry-out restaurant, requires 10 parking spaces (~2,000 square feet at 1/200). Total required parking spaces for the property with the proposed salon is 20 spaces.

Thirteen (13) spaces are available in the parking lot shared with the carry-out restaurant, which does not meet the zoning requirements. This use requires a variance of seven (7) parking spaces from Section 44-05-01 of the Zoning Ordinance.

*The applicant has not yet applied for a zoning variance. This application requires a public hearing at a future Planning and Zoning meeting.*

## STAFF COMMENTS

### Standards for Special Use

The Homewood Zoning Ordinance classifies salons as a special use in the B-2 Downtown Transition District, which allows evaluation of each requested special use permit individually. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use to determine the appropriateness of the use at the subject property. The Standards are a tool with a basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on the neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emissions; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

## 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 subject property is located at 2139 183<sup>rd</sup> Street;
2. The subject property is owned by 2141 183<sup>rd</sup> LLC of Homewood, Illinois;
3. Diamond Rowels proposes to operate a salon in a 1,885 square feet space with in the current multi-tenant building at the subject location;
4. The subject property is located within the B-2 Downtown Transition zoning district;
5. Salons are a special use in the B-2 district;
6. The subject property has thirteen onsite parking spaces;
7. With the proposed salon, the property requires 20 parking spaces; and
8. The salon is a change in parking use intensity from the previous use and requires a variation for seven (7) parking spaces.

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

**Continuation** of Case 25-03, request for a special use to operate a salon at 2139 183<sup>rd</sup> Street with the condition that the applicant apply for a zoning variation from the required parking spaces.