

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 27, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit, Salon and Spa Establishment at 18346 Governors Highway

PURPOSE

The applicant, Diamond Rowels of Lux3LoczLLC Salon, has requested a special use permit to operate a salon at 18346 Governors Highway. The business will operate as “salon suites,” private suites for stylists renting space at the facility. According to the Village Zoning Ordinance, any salon or spa establishment in the B-3 General Business zone requires a special use permit.



The use will be one tenant of the Cherry Creek Shopping Center, located at 18300-18450 Governors Highway. The space was previously a salon and has been vacant for an extended time.

The use is proposed as “salon suites,” with fourteen (14) private spaces, which may be leased by independent stylists. Twelve (12) of the private “suites” will have newly constructed framed walls and doors to provide privacy. Two (2) existing suites will be renovated for additional stylists.

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The applicant has proposed 24-hour keypad access from the rear of the building for stylists leasing space in a salon suite. The applicant has stated that employee parking will be in the rear of the building, with public access restricted to the front of the building.

In a multi-tenant shopping center, the parking requirement is one (1) parking space per 300 square feet of gross floor area. The Cherry Creek Shopping Center requires a minimum of 285 parking spaces ($85,610 \text{ square feet} / 300 = 285 \text{ parking spaces}$). The center has 391 parking spaces, and 15 more spaces will be added to the parking lot due to a reconfiguration on the south side of the plaza. Cherry Creek meets parking requirements, and parking is sufficient to support the customer load of the proposed use.



PROCESS

At its regular meeting on May 22, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. All commission members present voted unanimously to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact into the record:

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1. The subject property is located at 18346 Governors Highway, a leasable tenant space located on a 5.46-acre parcel near the southwest corner of Governors Highway and 183rd Street;
2. The subject property is owned by North Park Properties, LLC of Northbrook, Illinois;
3. The subject property is located within the B-3 General Business zoning district;
4. The proposed business is to be located within a tenant space with 1,800 square feet of gross floor area;
5. The applicant has proposed a salon and spa establishment to occupy the subject property;
6. The current zoning designation of the property allows for a salon and spa establishment as a special use;
7. The subject tenant space is included within an 85,610 square-foot multi-tenant shopping center, which requires 285 parking spaces. The center has 391 parking spaces on-site shared between other businesses within the center;
8. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
9. The proposed salon business will operate within the existing commercial building that is adequately served by existing utilities, access, and on-site parking.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-3 General Business zoning district Diamond Rowels of Lux3LoczLLC Salon at 18346 Governors Highway.

ATTACHMENT(S)

Ordinance