

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 22, 2025

**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 25-14: Special Use Permit, Salon and Spa Establishment at 18346 Governors Highway

## APPLICATION INFORMATION

APPLICANT	Diamond Rowels
ACTION REQUESTED	Special Use Permit
ADDRESS	18346 Governors Highway
PIN	31-01-225-004

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Multi-Tenant Shopping Center
SURROUNDING	N: B-3 General Business	Retail (Walgreens Pharmacy)
	E: R-2 Single-Family Residential	Indoor Non-Commercial Place of Assembly (Woodlands Church)
	S: R-4 Multiple-Family Residential	Multi-Family Residential (>7 units)
	W: R-4 Multiple-Family Residential	Multi-Family Residential (>7 units)

## LEGAL NOTICE

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

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Diamond Rowels, Applicant	04/30/2025
Special Use Standards Worksheet	2	Diamond Rowels, Applicant	04/24/2025
Floor Plan	1	Diamond Rowels, Applicant	04/30/2025
Staff Exhibits	2	Noah Schumerth, A.D. ECD	05/15/2025

## BACKGROUND

The applicant, Diamond Rowels of Lux3LoczLLC Salon of Dolton, Illinois, has requested a special use permit to operate a salon at 18346 Governors Highway. The business is proposed as “salon suites,” which will include private suites for stylists renting space at the facility.

According to the Village Zoning Ordinance, any salon or spa establishment operating in the B-3 General Business zone requires a special use permit.

## DISCUSSION

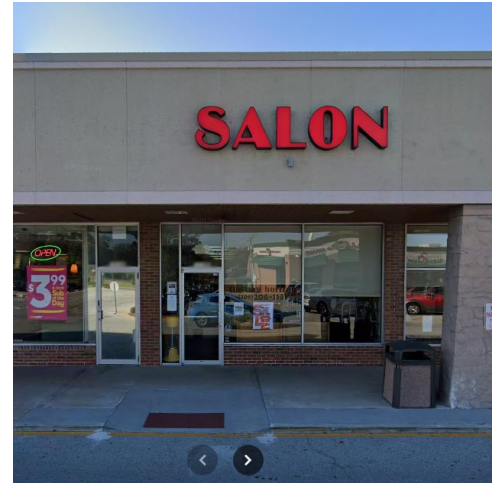
The use is proposed to be one tenant of the Cherry Creek Shopping Center, located at 18300-18450 Governors Highway. This space was previously occupied by a salon and has been vacant for an extended time.

The use is proposed as “salon suites,” with 14 private spaces which may be leased by independent stylists. Twelve of these private “suites” will have newly constructed framed walls and doors to provide privacy. Two suites are existing and will be renovated and used as space for additional stylists. One suite will be constructed as a larger “window suite” which provides an additional amenity for stylists leasing the space. Shared salon booths and a waiting area will be provided in the main area of the use.

The tenant space includes an existing room with a sink and utility lines for laundry (washer/dryer), which will be renovated and converted into a shampoo and dryer area. An existing break room will be used as a communal space for any stylists using the salon suites facility. An existing bathroom will be used for clients and members of the public.

The applicant has proposed that the business will have 24-hour keypad access for stylists leasing space in a salon suite from the rear of the building. 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.

As a tenant within a multi-tenant shopping center, the parking requirement will be 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 the property owner has shared with Village staff that 15 more spaces will be added to the lot due to parking reconfiguration on the south side of the plaza. The center within which the use is proposed meets parking requirements, and staff finds that parking is sufficient to support the customer load of the proposed use.



*Figure 1: The proposed tenant space, previously operating as a salon, at 18346 Governors Highway (2018).*

## SPECIAL USE STANDARDS

The Village Zoning Ordinance defines salon and spa establishments as a *special use* in the B-3 General Business zone. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

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

- 1) Is the special use deemed necessary for the public convenience at that location? Another existing salon use is located in the Cherry Creek Shopping Center at 18360 Governors Highway. A nail salon, which is classified as a salon/spa establishment by the Zoning Ordinance, is also located in the Cherry Creek Shopping Center. A third salon, J.FLHair Studio, is located within a ½ mile of the proposed business at 2413 W 183<sup>rd</sup> Street.
- 2) Will the special use be detrimental to the economic welfare of the community?
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?
- 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 Cherry Creek Shopping Center has a large amount of parking capable of supporting varying levels of appointment traffic at this location.
- 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 property is located in the B-3 General Business zoning district, which permits a range of commercial uses. The use is suitable for the property, especially given the tenant space has been previously built out for a similar use. The property is unlikely to be diminished in value if the special use is not approved due to alternative permitted uses which may occupy the space.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use will have 24-hour access and may have appointments at night. However, several other nearby businesses (such as Walgreens) also maintain late hours. The business will have similar traffic flow to other businesses in the shopping plaza, including a nail salon and hair salon space in the same center.
- 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? Parking is regularly available for use at the Cherry Creek Shopping Center for use.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

- 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 proposed use is to be located within a large commercial shopping center with internal drive aisles and off-street parking. The shopping center's parking and drive aisles have sufficient capacity to handle traffic generated by 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 tenant space in which the business is proposed has utilities capable of supporting the proposed use, including public restroom access, connections for sinks and washer/dryer installations, and other infrastructure needed for a "salon suites" business. Parking is available near the employee (rear) and public (front) entrances.

## STAFF COMMENTS

The applicant previously applied for a special use permit and variance to support a proposed salon/spa establishment at 2139 W 183<sup>rd</sup> Street. At the public hearing, the Planning & Zoning Commission failed to recommend approval of the special use permit. Therefore, the applicant withdrew the application.

## 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 18346 Governors Highway, a leasable tenant space located on a 5.46-acre parcel near the southwest corner of Governors Highway and 183<sup>rd</sup> 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;
9. The proposed salon business will operate within the existing commercial building that is adequately served by existing utilities, access, and on-site parking.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

Recommend **approval** of Case 25-14, a request for a special use permit to allow the operation of a salon and spa establishment in the B-3 General Business zoning district at 18346 Governors Highway;

AND

Incorporate the Findings of Fact into the record.