

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **October 23, 2025**

## PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room  
2020 Chestnut Street  
Homewood, IL 60430

### CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:01 pm. Chair Sierzega stated there will be a cut of time of 9 pm for the end of the meeting.

### ROLL CALL:

In attendance were Members Bransky, Castaneda, O'Brien, Johnson, and Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 12 members of the public in attendance, and there were no members of the public attending on Zoom via webinar.

AYES: 5 (Members Bransky, Castaneda, O'Brien, Johnson, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

### APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the September 25, 2025 meeting.

There were no changes.

A motion to approve the minutes by Member O'Brien; seconded by Member Bransky.

AYES: 4 (Members Bransky, O'Brien, Johnson, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Castaneda)

ABSENT: 2 (Members Alfonso and Cap)

### PUBLIC COMMENT:

Chair Sierzega asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

**REGULAR BUSINESS:****Case 25-34: Zoning Map Amendment from B-1 to B-2 Zoning District, 18106-18124 Martin Avenue:**

Chair Sierzega swore in the applicant, Grace Cui of Park Ridge, Illinois.

Chair Sierzega explained the procedure for the meeting, introduced the first case, and asked if any comments had been received.

- **Assistant Director Schumerth stated no comments had been received.**

Chair Sierzega swore in the applicant Yan (Grace) Cui, and stated that 4 votes are needed for approval and gave the applicant the option to continue the case to the next meeting.

- **Ms. Cui opted to have her case heard.**

Chair Sierzega asked why she wanted to have the property rezoned.

- **Ms. Cui, read a prepared statement into the record. (A copy of the statement is attached for the record).**

Chair Sierzega stated that the building had recently been purchased, and as the owner they are responsible for what goes into it. Chair Sierzega asked why she wanted to rezone it.

- **Ms. Cui, said that agreed to Sierzega's statement. Cui noted that the vacant spaces are too small for retail.**

Chair Sierzega asked if the building would remain commercial on the first floor and residential on the second and third floors.

- **Ms. Cui, stated yes.**

Member Castaneda thanked her for her statement, stated that if the current businesses closed they would not be allowed to remain and while the area is currently quiet it does not mean it will remain that way and asked if the zoning changed how it would affect other areas.

- **Ms. Cui, stated she thinks that downtowns should have more types of businesses for activity and revenue.**

Member Johnson stated the building is a B-2 structure in B-1. It would fit perfectly in the B-2 District; and asked if all the leases have 2 years left on them.

- **Ms. Cui stated some are 2 years some have maybe 5 years.**

Member Johnson asked if it's 2 years left or a 2-year lease.

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- **Ms. Cui, stated 2-year lease with an option to extend it.**

Member Johnson stated the zoning is in place, but the current salons are grandfathered in for 2 years at least and asked Staff if they exercise the option could they stay?

- **Director Mesaros stated they can stay as long as it's a continual use.**

Member Johnson stated they it looks like they will continue for the short future and that any planning the Village has for a B-1 structure would be delayed anyway and asked the applicant to expound on the retail types.

- **Ms. Cui, stated they had someone lined up for food retail, but they all have said the spaces are too small.**

Member O'Brien stated that when the zoning code update was being done items were removed and added with a lot of thought and there was a push to get it done and now there is a request to make changes on a principal building in the downtown, and asked if an error was made in the forward plan to develop the downtown. Member O'Brien stated he does not see a need to make a change at this point. Also, 18165 & 18125 are similar types of buildings and are not included. Member O'Brien asked if this is a variation of spot zoning because he is not in favor of it as it's not a building that is in distress.

Member O'Brien asked Staff if previously, there was a change for salons and spas and stated there was a notice to the Fire Department about incoming tenants requiring fire alarms.

- **Director Mesaros and Assistant Director Schumerth stated they are not familiar with it.**

Member O'Brien asked if there are other enterprises that will be coming on board and if she does a review or checks the licenses of the tenants.

- **Ms. Cui stated she did not for the existing tenants, but the new ones were checked.**

Member O'Brien asked if she was aware that the businesses are operating.

- **Ms. Cui, stated she thinks so, yes.**

Member O'Brien stated that a rezoning request is not a normal request and it's a fairly complex case as the salons are in operation and it speaks to the overall plan for the building. There are many more special uses that are listed, 6 of which are calculated to have requests for more parking. Currently, the lot is in deficit with 54 spaces being need and only 48 available in the lot. The rezoning would consider the demands and some of the uses are not a fast turnover as the customer could be there for hours.

Chair Sierzega stated the special uses would have to come to the Planning and Zoning Commission to be approved.

- **Cyrus Cui spoke up from the audience and stated he is the building manager and the owner's son. Cui stated there was a parking issue when they purchased the building. The building itself was distressed and had a lot of vacant units, the roof needed repair, and a lot of prospective tenants work better as B-2 tenants.**

Chair Sierzega asked the number of vacant spaces.

- **Ms. Cui stated 3 spots.**

The realtor for the property, Alonzo Abron, spoke from the audience. Abron stated that a lot of the approved businesses in the zoning district don't fit the building. Abron noted that when it was marketed the building was getting the same types of clients and it would be hard to rent the spaces if the tenants leave. Abron said that the building would not be able to be consolidated because the structural design of the building and the support needed for the building. Abron said that if the building is not rezoned, it would probably end up vacant.

Member Bransky stated the building's parking lot is a rarity, and that the unit sizes are a handicap for the future building use. Bransky noted that the uses in the B-1 zoning district don't have the floor space without re-engineering the building. Member Bransky asked staff what special use businesses can go into the building without modifying the building.

- **Director Mesaros stated salons, co-working spaces, event spaces; basically the salon/spas are not allowed at all in B-1.**

Member Bransky stated to get the most functionality out of the building and the most marketability and to have the ability to put something in there, it needs to be changed to B-2 zoning.

Chair Sierzega asked if there were any plans to create residential uses on the first floor.

- **Ms. Cui stated no.**

Member O'Brien asked staff that in the special use list in the B-2 district, it lists co-working spaces greater than 2,500 square feet in area. O'Brien stated that he did not think this use category existed.

- **Director Mesaros stated it would need to be looked into.**

Member Castaneda stated the implications of the zoning change for the building should be considered as precedent could be set for other buildings in the area. Castaneda noted that the rezoning would impact a significant section of the downtown district. Castaneda said that the planning goals were good when the zoning district was created, and they should be certain about the decision because it could cause the Village lose ground of what was created with the code.

Director Mesaros stated when the zoning code was approved it was said that follow-ups would be done. Mesaros said that the location is good for retail or a restaurant but the configuration of the building does not work. An adjustment of the B-1 zoning district could be done to the east across Ridge. Mesaros noted that it has been discussed.

Member Johnson stated it was said that they would come back to this; to have the flexibility to consider each building or property in its own merit.

Chair Sierzega stated a restaurant is not feasible.

Member Bransky stated there is no open floor space without a major engineering overhaul.

Member Castaneda stated when thinking about the location and losing the opportunity because of the existing building there. The future should be thought of and if the building will still be there.

Member Johnson asked why the district should be reconfigured.

- **Director Mesaros stated it is more practical and allows for practical development in the area.**

**Ms. Cui stated that some of the businesses have retail by selling products as well as having a service.**

Chair Sierzega stated that retail is a small portion of the business in most cases.

Member O'Brien stated the proposal should be expanded to the entire block to include the other two buildings that he mentioned earlier. O'Brien stated that the case represents a version of spot zoning and that it is not forward thinking.

- **Member Johnson stated such a decision can be done later and that it should be done, but not tonight.**

Member Bransky agreed that such a discussion should not happen at this meeting. Bransky said that the building being reviewed was a landmine in wait, as the building was never going to cleanly fit into B-1 and that he doesn't think it meets the criteria to call it spot zoning.

Member O'Brien asked what the benefit of the rezoning is at this point and time.

Member Bransky stated to look at the list of permitted uses, and consider changing the zoning to make it useful and prevent vacancies. Bransky stated that the opinions on what might go in to the building can't be considered at this moment, and that such discussions will have to wait until they come in front of the Commission.

Member O'Brien asked staff if the co-working spaces zoning category was looked up.

Director Mesaros stated it is in the code.

Assistant Director Schumerth stated the code allows for under 2,500 square feet, over 2,500 square feet, and above the ground floor.

Cyrus Cui stated there are 16 residential tenants and 70% of the units are vacant during the day. The zoning change would allow the 3 vacant commercial units rented out in 2-3 months.

Chair Sierzega asked if there were any public comments about the case.

- **Yu from 2720 Highland in Lombard, IL asked if there was a benefit to keep the building in the B-1 District.**

Chair Sierzega stated that the question is what they are discussing, as the B-1 district is pretty limited.

Member Johnson stated that it is spelled out in the code with a laundry list of hopes and wishes of what could be in the district, and the district is designed to encourage retail to provide tax revenue.

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Director Mesaros stated that the B-1 district is designed for revenue generating uses that are still permitted in the B-2 district, but B-1 forces only those uses to be allowed in the downtown core.

Assistant Director Schumerth stated they are high value businesses for high visibility locations.

Member Castaneda asked staff how long it would be to explore the boundaries of the B-1 district.

- **Director Mesaros stated they could start working on it this year. They have already been looking at the research and could possibly have it ready to present to the Commission in December.**

Motion made by Member Bransky to approve Case 25-34, a map amendment for the property at 18106-18124 Martin Avenue from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district, and incorporating the Findings of Fact into the record; seconded by Member Castaneda.

AYES: 5 (Members Bransky, Castaneda, O'Brien, Johnson, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

**Case 25-35: Special Use Permit, Salon/Spa Establishment at 18124 Martin Avenue:**

Chair Sierzega introduced the case, swore in the applicant, Tatiana Perkins, and asked if any comments had been received.

- **Assistant Director Schumerth stated that no comments had been received.**

Chair Sierzega asked if the location was the end unit or the middle of the building.

- **Ms. Perkins stated the end unit.**

Chair Sierzega asked if her business is proposed where the dental office used to be.

- **Ms. Perkins stated yes.**

Chair Sierzega asked if it is a salon suites concept with independent rental.

- **Ms. Perkins stated yes.**

Chair Sierzega stated he was at the location about 5:30 and there were 3 customers inside.

- **Ms. Perkins stated they were not customers. It was her niece, her mom and a friend.**

Chair Sierzega stated there were customers and you have the right to operate, but here you need to get permission.

- **Ms. Perkins stated they were not paying clients. She is currently in Harvey and after the mishap, she was doing hair for family for homecoming.**

Chair Sierzega asked Ms. Perkins if she wanted to have the case heard tonight or continue it to the next meeting.

- **Ms. Perkins said she wanted the case to be heard tonight.**
- **Ms. Perkins read a statement about her business and what she wants to accomplish. She is going to have four salon stations, and retail of hot tools, heat protectant, hair extensions and cosmetics.**

Member Bransky asked staff if there was a count of the number of salons in town.

Member Castaneda stated on October 8, a message was sent saying that there were 15 in B-1/B-2.

- **Director Mesaros stated that two closed. There are now 13, with a total of three closing in the last year.**

Member O'Brien stated the cases tonight would bring it back to 15.

Member Bransky asked for an explanation of the floor plan.

- **Ms. Perkins described the floor plan. Perkins stated that she had reduced the number of booths to three.**

Member Bransky stated it would be 3 booths and 2 suites, and asked how the suites are different and whether other services would be offered in the suites.

- **Ms. Perkins stated yes, the suites are private, bigger, and costs more to rent. The suites would offer services depending on who is leasing them.**

Member Bransky stated in the current market there is a lot of activity in salon suites because people try to jam a lot into the spaces and offer services, but cannot say what the services will be. Bransky note that the plan is very small. Bransky said that the plan is limited to 2 suites, with more than one service available, and three hair stations.

Member Bransky asked Ms. Perkins to restate the services that will be offered.

- **Ms. Perkins stated hair primarily, and that she wants to add an esthetician.**

Member Bransky asked if the suites would be used by more than one person, and if it would be theirs for just the days they are there.

- **Ms. Perkins stated no, they would lease the suite alone. Perkins said any suite would not be shared.**

Member Johnson asked if there would be four hair stations.

- **Ms. Perkins stated it has been reduced to three.**

Chair Sierzega asked if there would be partitions between the booths.

- **Ms. Perkins stated no, space would be open between booths. Perkins said she wants the business to still feel spacious even though it's small.**

Member O'Brien asked if the booth on the south wall behind the door was being eliminated.

- **Ms. Perkins stated there would be nothing on that wall at all.**

Member O'Brien asked if there would be any employees for the 5-6 employees listed in the application.

- **Ms. Perkins stated there would be 1 employee and 5 independent contractors.**

Member O'Brien asked if she was currently operating.

- **Ms. Perkins stated no, but she was in the space today. Perkins said that she was with family.**

Member O'Brien stated everyone was related even though services were being offered.

- **Ms. Perkins stated yes they are all related. She is currently working out of a place in Harvey and is not operating the salon because she has no tenants and cannot offer full services, but she has started buying things for the salon.**

Member O'Brien asked who was at the location at 2:30 pm on Tuesday getting a haircut and asked who is operating the salon.

- **Ms. Perkins stated it's just herself having been there and taking 1-2 people. There are no contracts and is not operating as a business.**

Chair Sierzega stated that they have been told to not operate a salon, but are operating a salon.

Director Mesaros stated for clarification, there is no permission to operate at that space. Mesaros said that the business has not been approved to operate under any condition.

Member O'Brien asked if Ms. Perkins understood what this is. O'Brien said that this is a commission that is a quasi-legal body and that all testimony is under oath.

Director Mesaros asked if Ms. Perkins understood that there is no approval to operate and that the Village does not issue licenses, but they issue Business Operation Certificates.

- **Ms. Perkins stated she understood and that she was not aware and that she is not open to the public.**

Member Johnson asked about the hours of operation as the materials state 9am-7pm.

- **Ms. Perkins stated 9am-7pm, but with clients it could run later than 7pm.**

Member Johnson stated he is concerned about noise at night and operating after "normal" business hours.



- **Ms. Perkins stated she wouldn't have any more clients entering after 7pm. Some appointments could take longer after 7pm.**

Member Bransky stated on page 41 the Findings of Fact say 10pm as the latest hour of operation.

Member Johnson asked if the closing time can be limited.

- **Director Mesaros stated with the special use approval, they can.**

Chair Sierzega asked if the time should be limited.

- **Member Johnson stated that he is concerned about the closing time.**

Chair Sierzega asked if it would be open on Sundays.

- **Ms. Perkins stated yes, the business would operate seven days a week.**

Member O'Brien stated with the last appointment is at 7pm, it could be 2-3 hours later and the business could operate later to 9 or 10pm.

- **Ms. Perkins stated yes, that is possible.**

Member Bransky stated there are several salon type businesses in the building and they would have to look at the operating hours for the other businesses.

Chair Sierzega asked if the hours were known.

- **Director Mesaros stated no.**

**Assistant Director Schumerth stated in the conditions language, it is the less restrictive hours and it was applied to both applicants.**

Member Castaneda stated if both are approved the tenancy of the building would be more than half salons.

Chair Sierzega asked if the suites would have employees, if the suites would have the same operating hours, and if there would be 1 employee.

Ms. Perkins stated the suites would have the same hours but did not know if they would have employees and she would have 1 employee.

Member O'Brien asked staff is in the Findings of Facts #3 if it should be B-2 and if #4 & #5 should be eliminated.

Assistant Director Schumerth stated that findings #3-6 go together based on the required rezoning, and that the rezoning is not complete until the Village Board approves it later on, so the findings still apply.

Chair Sierzega asked if there were any public comments.

- **Alonzo Abron introduced himself as the realtor for the property, and stated that he wanted to apologize to the applicants, as he wasn't aware of how the process for these approvals goes.**
- **Larry Kane of Jonathan Kane Salon at 18065 Harwood Ave, Homewood, IL spoke about access and requirements for having independent contractors, and contrasted independent contractors from employees which his business has. Kane wished the applicant good luck.**
- **Robert Rossi of 18120 Martin Avenue, Homewood, IL stated there are three salons in the building now and adding two more is a mistake and he asked if the licenses of the beauticians & barbers and the insurance policies have been checked.**

Ms. Perkins stated she has met with almost all of the businesses and that she gets more of her clients from social media or recommendations.

Member Bransky stated this is a saturation of types of businesses in the area and there is a need to have more types of businesses. There is a feel of oversaturating the area.

Motion made by Member Johnson to approve Case 25-36 for a Special Use Permit to allow the operation of a salon and spa establishment in the B-2 Downtown Transition zoning district at 18124 Martin Avenue, subject to the following conditions:

1. The concurrent application for a zoning map amendment to rezone the property from the B-1 Downtown Core zoning District to the B-2 Downtown Transition zoning district shall be approved prior to final Village Board approval of this permit;
2. Hours of operation for appointment traffic shall be limited to 9:00 am to 10:00 pm. And Incorporate the Findings of Fact into the record; seconded by Member Bransky.

AYES: 2 (Members Bransky and Johnson)

NAYES: 3 (Members O'Brien, Castaneda, and Chair Sierzega)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

Member O'Brien asked if the condition language should say B-1.

Member Johnson stated it is accurate, but is also self-correcting in #1.

Chair Sierzega stated it was not approved and asked Staff if it can in front of the Village Board.

Director Mesaros stated she can and they can talk about it.

#### **Case 25-36: Special Use Permit, Salon Establishment at 18110 Martin Avenue:**

Chair Sierzega introduced the case and swore in the applicant, Jaya Pittman, and asked if she wanted to have her case heard then or elect to continue it to the next meeting.

- **Ms. Pittman asked to have it continued to the next meeting.**

Chair Sierzega asked the date of the next meeting.

- **Director Mesaros stated November 13 is the next meeting date.**

Motion made by Member Bransky to continue Case 25-36 for a Special Use Permit at 18110 Martin Avenue to the meeting on November 13, 2025; seconded by Member Castaneda.

AYES: 5 (Members Bransky, Castaneda, O'Brien, Johnson, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

Chair Sierzega asked if there was anything new.

Director Mesaros stated no.

### **ADJOURN:**

Member Castaneda made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 9:03 pm.

AYES: Members Bransky, Castaneda, O'Brien, Johnson, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Cap

Respectfully submitted,



**Darlene Leonard**  
**Building Department Secretary**



**Noah Schumerth**  
**Assistant Director of Economic and Community Development**