

VILLAGE OF HOMewood



MEETING MINUTES

DATE OF MEETING: **November 13, 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 7:00 pm.

ROLL CALL:

In attendance were Members Alfonso, 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 7 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: 1 (Member Cap)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the October 23, 2025 meeting.

Member Bransky stated his statement at the bottom or page 10 is nonsensical and has no bearing on the case and asked it to be stricken from the record.

Member O'Brien stated on page 4 in the middle to change "stated" to "asked" with regards to fire alarms being required in salons/spas/ and in the paragraph above it to change "not" to "now".

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

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

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Alfonso)

ABSENT: 1 (Member 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 25-36: Special Use Permit, Salon Establishment at 18110 Martin Avenue (Continued from October 23, 2025):**

Chair Sierzega recalled the case and asked Staff if any comments had been received.

- **Assistant Director Schumerth stated no responses to the letter had been received.**

Chair Sierzega swore in the applicant, Jaya Pittman from 6715 174th St Tinley Park, and asked if Ms. Pittman wanted to open a salon suites business at 18110 Martin Ave.

- **Ms. Pittman stated yes, and read a prepared statement. Ms. Pittman stated she was unaware of the steps to open a business and apologized for her ignorance of the process. Ms. Pittman stated that the proposed business will include hair, braids, and lashes, and have a retail component that will include products, extension, hot tools, and possibly clothing. Ms. Pittman said that all professionals have their own licenses, clientele, and insurance. Ms. Pittman stated there would be non-profit events in the community and would also like to take part in Homewood events. Ms. Pittman said that the customers are planned to be solely by appointment. Ms. Pittman noted that there is a private parking lot and public lots as well as street parking supporting the business. Ms. Pittman said that the location will not be 24-hours, the hours will be 10-10, and they have all signed agreements with her.**

Chair Sierzega asked if there would be 7 suites using the first floor and the basement.

- **Ms. Pittman stated yes.**

Chair Sierzega asked if it is 5 on the lower level and 2 on the main floor.

- **Ms. Pittman stated yes and the break room is on the main floor.**

Chair Sierzega asked how people would get between floors.

- **Ms. Pittman stated there are stairs. All the suites downstairs can be moved upstairs into the breakroom. The entrance to the location is accessible.**

Chair Sierzega asked about a second exit out of the basement.

- **Ms. Grace Cui, the property owner present, stated there are 2 sets of stairs out of the basement.**
- **Assistant Director Schumerth stated there is an emergency egress out of the basement that is not shown on the provided floor plan.**

Member Alfonso asked if the buildout was complete, if there is plumbing downstairs, and if she was operating.

- **Ms. Pittman stated it was started and the downstairs is complete and the plumbing is all upstairs, and she is not operating. She stopped when she learned she could not operate.**

Member Alfonso asked where she was in business prior to now and if she would be sub-leasing to independent contractors.

- **Ms. Pittman stated she was leasing at a salon suite in Crestwood and they would be independent contractors.**

Member Alfonso asked if Ms. Pittman could expand on the community events.

- **Ms. Pittman stated she has had an off-site networking event, toy drives, and coat drives.**

Member Alfonso asked where the items were donated.

- **Ms. Pittman stated that they were donated locally in Country Club Hills, Markham, and would like to get connected with Homewood-Flossmoor schools, as well as surrounding schools and families.**

Member Bransky complimented the materials and noted the differences between them including the change in hours from staff being 9-10 but in the materials being 10-10 and no more 24-hour access and asked if there would still be access.

- **Ms. Pittman stated the main door is a key and the interior would be digital.**

Member O'Brien asked if the salon would be accessible for 24-hours.

- **Ms. Pittman stated she changed the hours after the last meeting with the Commission, as she noted the hours were a concern and based the new hours on the other salon suites businesses in the area.**

Member O'Brien stated some of the services would take 4-8 hours, and asked if they would be scheduled earlier if closing was at 10.

- **Ms. Pittman stated yes, the longer services would be services such as braids and scheduled earlier.**

Member O'Brien asked how many employees there would be on-site.

- **Ms. Pittman stated zero, and that there would be 7 independent contractors using the space.**

Member O'Brien asked what the leasable space is and how big the suites are.

- **Ms. Pittman stated she is not unsure of the size of the entire space. She would be able to provide the space of each room; maybe 1700 total.**
- **Ms. Cui, the property owner, stated that the space is either 916 or 960.**

Member O'Brien stated at 816 square feet and with the lower and upper levels it would be 1,661 square feet.

Member O'Brien stated at the last meeting he asked staff about a fire alarm requirement for salons and also reached out to the Fire Department to find out if it's for every tenant or just salons. This one does not have one and should not be occupied.

- **Staff Liaison Mesaros stated that the business is not supposed to be occupied.**
- **Chair Sierzega stated it would not get an occupancy permit without meeting Fire Department requirements.**

Member O'Brien stated it was operating, but isn't now and asked why.

- **Ms. Pittman stated she didn't know. She had went off of what she was told by the landlord and realtor. She understands now and is working to rectify the situation as it was ignorance on her part.**

Member O'Brien asked if there is any requirement by the Building Department or the Fire Department for ventilation for the odors or scents emitted through the building.

- **Ms. Pittman stated she has air purifiers in the rooms. Ms. Pittman explained that downstairs spaces would be used for hair and lashes businesses, while the estheticians would be located upstairs.**

Member O'Brien asked about the hours of operation and if they would be 10-10 or opening at 8 or 9.

- **Ms. Pittman stated the business plan was before she had seen the building and is not accurate. The plan is to be flexible as things have changed.**

Member O'Brien stated the suites are different sizes and asked if there was a reason for it.

- **Ms. Pittman stated it's to draw more variety of people; some want more space whereas others don't. She wants to have a safe and professional space for people to work in.**

Member O'Brien asked about the sign on the outside, as it has been up for 3 months.

- **Ms. Pittman stated she thought it was allowed and that was before and it has stayed up while the business has been up in the air.**

Member O'Brien asked staff if any citations have been written for the temporary sign.

- **Building Department Secretary Leonard stated no, it's on hold pending the decision of the application.**

Member Bransky asked if the sign would go to the Appearance Commission.

- **Staff Liaison Mesaros stated it's just a banner and would not go to the Commission.**

Member Johnson stated he was impressed with the presentation and that there are long term plans, and added that this may be the first salon with this much detail and thought.

Member Johnson asked Staff regarding the ventilation issue and fire alarm, if there have been any conversations with the Fire Department about it.

- **Staff Liaison Mesaros stated if the Fire Department requires it then the fire alarm must be installed. The Fire Department must do an inspection and approve the space in order to open. Mesaros stated that the Fire Department will do an inspection, but that she is unaware if they have any special requirements for salons.**

Member Johnson asked if any complaints have been received about odors from the residents.

- **Assistant Director Schumerth stated no.**
- **Staff Liaison Mesaros stated she was not aware of any.**
- **Building Department Secretary Darlene Leonard stated that nothing has come in.**

Member Johnson stated only 24% of the business is hair.

- **Ms. Pittman stated there will only be two lessees doing hair and they will be doing different services from each other.**

Member Castaneda complimented Ms. Pittman on her presentation and stated that a lot of thought was put into it, and that time was taken to anticipate questions after the last meeting.

Member Castaneda stated she is concerned about the concentration of this type of business in the downtown area.

Chair Sierzega asked if there was a prior location for Ms. Pittman's business, and if any remodeling had been done yet.

- **Ms. Pittman stated she was renting at a salon suite in Crestwood and no remodeling has been done; the basement was already constructed.**

Chair Sierzega asked how much time is needed before they can operate.

- **Ms. Pittman stated 2-3 months. It was put on hold when she found out.**

Chair Sierzega asked if a lease was signed for the space and if the space was found through a realtor or broker.

- **Ms. Pittman stated yes, for the space but not with the independent contractors. She found the space through a broker/realtor.**

Chair Sierzega stated he was surprised she was not told by the lessor that permission was needed to open.

Member Johnson stated at the last meeting the realtor spoke about this.

Chair Sierzega asked Mr. Abron, the applicant's realtor in attendance, if he had worked with her to move in and if he had informed her that approval was needed to open.

- **Mr. Abron stated yes, he did work with her and no, he did not tell her approval was needed to open. Mr. Abron stated it was more a mentorship than client-based relationship and that it was a miscommunication on both sides.**

Chair Sierzega asked if the tenants rending the spaces would know the rules for the hours.

- **Ms. Pittman stated yes. Ms. Pittman said that she can edit the leases as needed for hours, parking, etc. The leases are for 6 months or 1-year and can be renewed. It would be in the lease for them to be done by 10.**

Chair Sierzega asked if approved, would a permit to operate be obtained from the Building Department.

- **Ms. Pittman stated yes and from the Fire Department.**

Chair Sierzega stated depending on what is being done an architect may be needed. If someone comes in that needs to go downstairs and cannot, what happens.

- **Ms. Pittman stated everything that is downstairs would be brought upstairs and the break room can accommodate any guest.**

Member Bransky asked Staff if #1 regarding the zoning map amendment can be stricken from the list of conditions.

- **Staff Liaison Mesaros stated yes.**

Member Bransky stated the hours of operation say 9-10 and the applicant says 10-10 and asked if a consensus can be reached and recommends 10-10 because of the residential upstairs.

- **Ms. Pittman stated she will go with 10am as the opening time.**

Member Bransky stated item 1 in the motion is being stricken and of the opinion that there is an oversaturation of this type in the downtown area, but if one looks at the changes that were made this accomplished what was planned to move the salons out of the downtown core and into B-2

Chair Sierzega asked if there were any comments from the public. There were no comments.

Motion made by Member Bransky to approve Case 25-36 a Special Use Permit at 18110 Martin Avenue with item 1 being stricken from the record, and in item 2 being amended with the hours of operation being 10a-10p, and incorporating the Findings of Fact into the record.

Motion seconded by Member O'Brien.

AYES: 4 (Members Alfonso, Bransky, Castaneda, and Johnson)

NAYES: 2 (Member O'Brien and Chair Sierzega)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Case 25-42: Special Use Permit for Indoor Commercial Place of Assembly at 18065 Harwood Avenue:

Chair Sierzega introduced the case and stated he will step down as he is the owner of the property and Member Bransky will take over as Chair Pro Tem.

Chair Pro Tem Bransky summarized the case, swore in the applicant, Phillip Glapion of Flossmoor, Illinois, and asked if any public comments were received.

- **Assistant Director Schumerth stated no comments were received.**

Chair Pro Tem Bransky requested a brief presentation from the applicant.

- **Mr. Glapion stated he is interested in buying the property and looking to open a fitness center in it. He thinks it is an ideal location for what he wanted to do. It has its own lot, nearby public parking, and it's across from the Metra. He has owned other fitness centers in the past and was taught by Ed Parker who introduced Bruce Lee to the world. Mr. Glapion said that he trained with a lot of Chicago police officers and was asked to train at the Chicago Police Academy.**
- **Mr. Glapion stated he is looking to start his own brand with his daughter, who is currently an online trainer, to meet a need because there is no full time fitness center in Homewood. It would have a studio for martial arts, yoga, and mobility classes and would buildout the basement for locker rooms and showers.**

Member Castaneda asked the size of the old 24-hour fitness location in Homewood.

- **Staff Liaison Mesaros stated she wasn't sure, but thinks it was 2500 square feet which is about half the size.**
- **Chair Pro Tem Bransky stated he had been in there and it was much smaller than this location. Bransky stated that the HF Racquet Club fitness area is about the same size as the proposed business.**

Member Castaneda asked if there would be weights, benches, and fitness classes at the gym.

- **Mr. Glapion stated the rear section would be the studio, which is currently walled off. Mr. Glapion said there are 3 different entrances and exits in the space, and that the front 4,000 square feet of the floor connected through the main entrance will have the equipment.**

Member Castaneda asked what kinds of martial arts will be offered.

- **Mr. Glapion stated different kinds including jiu jitsu and karate, and that there would be a variety of types.**

Member Castaneda asked if the hours of operation would be 5am to 10pm as stated in the memo.

- **Mr. Glapion stated 5 or 6 am.**
- **Staff Liaison Mesaros stated she found the size of the old 24-hour fitness location; it was 4,400 square feet.**

Member Johnson asked if the building is unoccupied.

- **Mr. Glapion stated is it partially occupied by the salon next door, and they have their own entrances.**

Member Johnson asked if he could speak about the buildout of the gym.

- **Mr. Glapion stated permits will be obtained. Mr. Glapion said that the downstairs is currently storage and it will be built out for showers and locker rooms, while an ADA bathroom will be added on the main floor. There will be 3 showers and 2-3 stalls and urinals.**
- **Mr. Sierzega of 18065 Harwood Avenue was sworn in and stated he is the current owner of the property. He stated the main floor is just under 5,000 square feet with a partial basement. There are two sets of stairs, one is what is now the backroom and the other opens to the back door. There are two ways to get out in addition to the main entrance. Mr. Sierzega stated that the building is fully sprinkled and alarmed, and that it is a well-built building.**

Member Johnson stated the parking lot looks adequate and asked about other parking nearby.

- **Staff Liaison Mesaros stated there is public parking directly across from the building.**

Member Johnson asked if the lot was public 24-hours a day.

- **Staff Liaison Mesaros stated yes.**
- **Mr. Glapion stated the peak hours are expected to be between 4pm and 8pm, after school and after work hours. And he would cap the hours at 10pm because of the residents living upstairs from the gym.**

Member O'Brien stated it seems to be a good fit and it is an attractive application. Member O'Brien asked if there is a rear door to the proposed business.

- **Mr. Glapion stated there are two rear doors.**

Member O'Brien asked if Tai Chi will be offered.

- **Mr. Glapion stated he hopes to offer it, as he wants the gym to be a well-rounded facility.**

Member O'Brien asked Staff about the parking code for the salon and gym, as the numbers between codes seem incorrect.

- **Staff Liaison Mesaros stated the code would have to be checked. It changed when doing the update for the zoning amendment project for a place of assembly on Bretz Drive; it's probably not updated on paper.**

- Assistant Director Schumerth stated that the salons requires one space per 200 square feet and 15 spaces; and the assembly use requires 17 spaces with the new code. It would still be 41 spaces with the apartments and the new code changes.

Member Alfonso asked how many people would be accommodated in the studio area for classes.

- **Mr. Glapion stated 15-20 at a time.**

Member Alfonso asked if there would be one-on-one work in the training area, and if the ADA washroom would have a shower, as it would be a nice addition.

- **Mr. Glapion stated yes, and there would be no equipment in the training area to not obstruct the walkway. Mr. Glapion said that the ADA washroom doesn't have a shower in it, but they can look into adding one.**

Chair Pro Tem Branksy stated that music is a concern, and asked if there will be music playing and if the classes will have music.

- **Mr. Glapion stated there will be light music, but it won't be loud. The building is well insulated, the ceiling is concrete and keeps noise down.**
- **Mr. Sierzega, the property owner, agreed and stated there are 9 foot ceilings and then an additional 3 feet to the ceiling tile.**

Chair Pro Tem Bransky asked if there is a dividing wall between the salon and the gym.

- **Mr. Sierzega stated every wall has insulation behind it. The walls are not touching.**

Chair Pro Tem Bransky asked if it would be membership or individual contracts.

- **Mr. Glapion stated he is not a big fan of contracts.**

Member O'Brien asked if there has been consideration of a shower on the first floor for ADA accessibility in the future.

- **Mr. Glapion stated he thinks there is space - they are in the early stage of figuring things out and it made sense to have the locker rooms and showers downstairs.**

Chair Pro Tem Bransky asked if there were any public comments. There were no comments.

Motion made by Member Alfonso to approve Case 25-42, a Special Use Permit to allow the operation of an indoor commercial place of assembly at 18065 Harwood Avenue, subject to the following conditions:

1. Hours of operation shall be restricted to 5am to 10pm;
2. The applicant shall provide a security plan indicating the location of security camera and other security features to the Police Department for review at the time of building permit submittal;

and incorporate the Findings of Fact into the record;

Motion seconded by Member O'Brien.

AYES: 5 (Members Alfonso, Castaneda, Johnson, O'Brien, and Chair Pro Tem Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Staff Liaison Mesaros stated a scam email went out saying it from from the Village asking for an application fee of \$4,800, and that this message should be reported.

Assistant Director Schumerth stated the scam used information from the applicant and agenda packet to generate an AI scam, and they will be strengthening the redactions in applications to counter the scams.

OLD BUSINESS:

Staff Liaison Mesaros stated the subdivision of Washington Park Plaza is being finalized.

Chair Pro Tem Bransky asked if it would come back.

Assistant Director Schumerth stated it would be in December when the application comes back.

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Alfonzo. The meeting adjourned at 8:37 pm.

AYES: Members Alfonso, Castaneda, O'Brien, Johnson, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Member Cap

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Meeting Minutes | November 13, 2025

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development