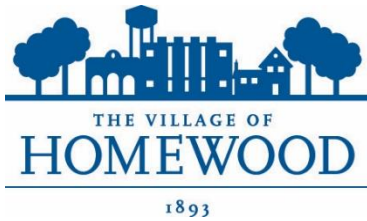


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

October 23, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the September 25, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 25-34: Zoning Map Amendment from B-1 to B-2 Zoning District, 18106-18124 Martin Avenue

B. **Public Hearing** for Case 25-35: Special Use Permit, Salon/Spa Establishment at 18124 Martin Avenue

C. **Public Hearing** for Case 25-36: Special Use Permit for Salon/Spa Establishment at 18110 Martin Avenue

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0Y0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **September 25, 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, O'Brien, Johnson, and Chair Sierzega. Present from the Village were Staff Liaison 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 2 members of the public in attendance, and 2 members of the public were attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the September 11, 2025 meeting.

Chair Sierzega stated that on page 3 at the bottom in Ms. Cole's comments should read as "pain management" not "paint management," and at the end of the comments the word "surrounding" should be added.

Chair Sierzega stated that on page 4 in Staff Liaison Mesaros' comments near the bottom should state "way" not "want".

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

AYES: Members Alfonso, Bransky, O'Brien, Johnson, and Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

PUBLIC COMMENT:

Mr. Steven McDowell of 1340 Idlewild spoke about the "4 to 3" proposal for 183rd Street and stated he has concerns about it. Mr. McDowell stated he has a background in design and engineering with roads and streets, and stated that without a proper traffic study it is difficult to determine the impact of the proposed lane changes.

Chair Sierzega asked when the Village Board will discuss it.

- **Staff Liaison Mesaros stated that the Board will discuss the item October 14. Mesaros stated that the meeting was supposed to be on September 23, but that meeting was cancelled.**

Chair Sierzega asked if a traffic study was done.

- **Assistant Director Schumerth stated one was done in 2021 and looked at traffic volume and accident history. There is an option for the Village Board to request an update of what was studied.**

Mr. McDowell stated he would return for the meeting on October 14.

REGULAR BUSINESS:

Case 25-27: Resubdivision, Washington Park Plaza Commercial Subdivision, 17748-17956 Halsted Street:

Chair Sierzega introduced the case and asked if any public comments were received.

- **Assistant Director Schumerth stated no.**

Chair Sierzega swore in Sofia Sianis, who stated that she is an attorney for the property owner and was an attorney for the previous property owner. Applicant Ken Vang attended virtually. Todd Siegel, a real estate representative, also attended virtually.

Chair Sierzega asked why they resubdivision is being done now.

- **Ms. Sianis stated there is a new owner now and the resubdivision would provide flexibility in managing the location. Some of the outlots are already subdivided, but one strip should be on its own and it also affects the taxes. The new owner wants the flexibility to do whatever may need to be done to manage it better.**

Member Johnson asked how it would affect the parking lot.

- **Ms. Sianis stated Ken Vang the engineer was able to add spaces in the rear, but nothing is changing. There is no redevelopment; they are just subdividing it to manage it better.**
- **Mr. Vang stated the new owner wants flexibility for leasing, etc. and they have added new parking stalls as required by the Village.**

Member Johnson asked how many spaces were added.

- **Ms. Sianis stated some were added in the back for staff and some were added in the front to meet the zoning requirement for each parcel. The parking is sufficient for the use, which isn't changing, and all sharing and agreements with remain in place.**

- **Mr. Vang stated the land use isn't changing and no square footage being added. The existing property did not have the required parking stalls according to the zoning code, so additional were added to comply in revised plans.**

Member O'Brien stated that currently it is 8 lots and 6 outlots and the proposal is for 9 lots coming from the 2 largest parcels.

- **Assistant Director Schumerth stated the 6 outlots previously subdivided are not included in the subdivision. Schumerth stated that the application concerns two large parcels. The two parcels will become 9.**
- **Ms. Sianis stated one large existing parcel is a large "L-shape" of the building with a strip plaza on the side, and the property line between the two properties cutting through one building that is either TJ Maxx or Marshalls.**

Member O'Brien stated on page 10, the memo states that Lot 5 has 83 new spaces. A table in the memo states 80 spaces on Lot 5, and asked which total is correct.

- **Assistant Director Schumerth stated is was miscounted in the table. Lot 5 is not having spaces added, it should be 83.**

Member O'Brien stated in the Findings of Fact in #6, it should be 2.44 acres as a maximum instead of 2.35 acres, given information for Lot 4 on page 8. And asked if the Suite number for the owner's address on the application should be 323 or 32.

- **Assistant Director Schumerth stated the information in the Findings of Fact can be updated.**
- **Mr. Siegel stated it is a typo and the Suite number is 323.**

Member O'Brien asked about the number of sheets, and asked why Sheets 1 and 2 listed in the attachments don't line up.

- **Ms. Sianis stated it might be because of the printing onto the smaller sheets of paper, and if the sheets are put together, they make one single drawing. Ms. Sianis stated the drawing is very large and split between sheets corresponding to one another.**

Member Bransky stated he had no questions and it seems straightforward.

Member Alfonso stated she had no questions and asked about the purpose of the proposed resubdivision.

- **Ms. Sianis stated it would be for easier management of taxes, and potential resale value. The resubdivision will also disperse property risk.**

Member Alfonso asked if there has been any interest in sale of individual properties.

- **Ms. Sianis stated there has been sale interest in some of the outlots.**
- **Mr. Siegel stated there has been interest from some of the current tenants to purchase their own parcels, and some tenants have stated they wish to transition to a ground lease. Mr. Siegel stated that the owners are still trying to find a use for the space behind the Old Navy & Five Below, but that there will be no change in the use and all floor space will remain retail. The splitting can allocate the repair costs and the tenants would be paying for their parcel and the portion of shared parking on their property. Mr. Siegel added that the taxes are approximately 80% of operating costs for the center and the subdivision can reduce the impact and potential undesirability of the property caused by the taxes.**
- **Ms. Sianis stated that the resubdivision will add value to the property overall.**

Motion made by member Bransky to approve Case 25-27 the resubdivision for Washington Park Plaza Commercial Subdivision at 17748-17956 Halsted Street, and affirm the acceptability of the preliminary plan to be considered as a final plat, and incorporate the Findings of Fact as amended in #6 on Page 8 and with memo revisions in the table for Lot 5 and in the number of parking spaces identified for Lot 5 and Lot 9; seconded by Member Alfonso.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

OLD BUSINESS:

None.

NEW BUSINESS:

None

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Johnson. The meeting adjourned at 7:37 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

Noah Schumerth

Noah Schumerth, Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 23, 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 25-34: Zoning Map Amendment from B-1 to B-2 Zoning District, 18106-18124 Martin Avenue

APPLICATION INFORMATION

APPLICANT	Yan (Grace) Cui
ACTION REQUESTED	Zoning Map Amendment
ADDRESS	18106-18124 Martin
PIN	29-31-313-031 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Downtown Core	Multi-tenant shopping center (uses within the center include salons, offices, and personal services)
PROPOSED	B-2 Downtown Transition	Multi-tenant shopping center (uses within the center include salons, offices, and personal services)
SURROUNDING	N: B-1 Downtown Core	Salon/spa establishment (Nail Savvy)
	E: B-1 Downtown Core	Professional Office (2024 Building)
	S: B-2 Downtown Transition	Single-family residential
	W: B-1 Downtown Core	Mixed use – residential & restaurant/commercial, and public parking lot

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 24, 2025. Notice letters were sent to 104 property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Yan (Grace) Cui, Applicant	09/09/2025

Map Amendment Standards	2	Yan (Grace) Cui, Applicant	09/16/2025
Project Narrative	7	Yan (Grace) Cui, Applicant	09/09/2025
First Floor Plans	3	Yan (Grace) Cui, Applicant	09/16/2025
Property Survey	1	David Ring and Associates, Ltd.	Undated
Staff Exhibits	5	Noah Schumerth, A.D. ECD	10/02/2025

BACKGROUND

The applicant, Yan (Grace) Cui, recently purchased the building at 18106-18124 Martin Avenue and has proposed an amendment to the Village Zoning Map to change the zoning designation of the property from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district. The property is a mixed-use building with 11 non-residential ground-floor tenants and 16 apartments on the two upper floors of the building.

PROPERTY HISTORY

The mixed-use building on the subject property was constructed in 1981. At the time, the property was zoned B-2 Community Business district, designed to:

“...maintain scale in commercial areas and provide goods and services primarily for the convenience of the surrounding neighborhoods, and promote the continuation of small-scale commercial districts.”
(Section 5.1, Village Zoning Ordinance, adopted in 2002.)

With the adoption of the new Zoning Ordinance in 2023, the subject property was rezoned from its original B-2 Community Business zoning designation under the former Zoning Ordinance into the B-1 Downtown Core district, which is intended to:

“...establish a destination for retail, dining and entertainment in the Village, and is intended to have pedestrian-oriented environment and accommodate development at all scales. The intent and purpose of the district is to protect areas for commercial development and the generation of property tax revenue from the encroachment of non-taxable bodies including non-commercial places of assembly...” (Section 44-04-02.E, Village Zoning Ordinance, adopted in 2023.)

This property has been commercially zoned since the original zoning ordinance adopted in 1929, with the property zoned in the “Commercial A.”

The proposed property is contiguous with areas of the village zoned in the B-2 Downtown Transition zoning district. The map amendment does not meet standards for “spot zoning.”

DISCUSSION

In 2023, the Village of Homewood created the B-1 Downtown Core district and applied the zoning district to approximately six blocks in the central area of the Downtown. The intent of this district was to concentrate retail, dining, and entertainment uses in the central area of the Village’s downtown along Ridge Road. This district is designed to take advantage of high foot traffic near the Village’s transit hub and concentrate these uses together to encourage pedestrian traffic and create a “destination” which can support these types of uses. The zoning district has strong use limitations to avoid encroachment of other

uses, including non-taxable uses and uses that may not as clearly benefit from placement within a high-traffic corridor.

The applicant has proposed a zoning map amendment to rezone the subject property from the B-1 district into the B-2 Downtown Transition zoning district, which is a district modified from the original B-2 Community Business zoning designation. This district is designed to:

“...accommodate a variety of residential and nonresidential uses on the periphery of the Downtown Core district. The district is intended to support the adaptive reuse of existing buildings for a mix of residential and non-residential uses, as well as contextually sensitive infill development in a pedestrian-oriented environment which supports the vibrancy of the Downtown Core. The intent and purpose of this district is to protect areas for commercial development and the generation of property tax revenue from the encroachment of non-taxable bodies including non-commercial places of assembly as defined in this Ordinance.” (Section 44-02-02.F, Village Zoning Ordinance, adopted in 2023).

The eleven (11) ground-floor commercial tenant spaces range from 480 square feet to 960 square feet. The square footage and uses are detailed in **Table 1** below.

Table 1: Current Uses at the Subject Property

Tenant Space Address*	Square Footage	Current Use
18106 Martin	480 square feet	Healthy foods store/retail
18106 ½ Martin	480 square feet	Professional office
18110 Martin	960 square feet + lower level	Proposed salon (25-35)
18112 Martin	960 square feet	Massage therapy
18112 ½ Martin	960 square feet	Salon
18116 Martin	480 square feet	Salon
18118 Martin	960 square feet	Massage therapy
18120 Martin	480 square feet	Salon
18120 ½ Martin	480 square feet	Professional office
18122 Martin	480 square feet	Building storage
18124 Martin	960 square feet	Proposed salon (25-36)

***Table 1 only lists the ground floor non-residential uses. All uses on the second and third floors are residential.**

As indicated in Table 1, the ground floor of the building are service-oriented uses, including a range of salons, massage therapy, and office uses. **All of the uses currently operating in the building are either not permitted in the current zoning district (B-1) or are special uses that would require Planning and Zoning Commission or Village Board approval.** The uses are pre-existing legal nonconforming uses that are allowed to continue operating under the new zoning district. Many of these uses would be allowed as special or permitted uses in the proposed zoning district (B-2). The current use analysis is provided in Table 2.

Table 2: Use Analysis of Previous, Current and Proposed Zoning

Current Use/Address	Pre-2023 zoning (B-2)	Current zoning (B-1)	Proposed zoning (B-2)
Massage Therapy (18112 Martin, 18118 Martin)	S*	NP	NP
Retail < 5,000 square feet (18106 Martin)	P	P	P
Professional Office < 2,500 square feet (18106 ½ Martin, 18120 ½ Martin)	P	S	P
Salon (18110 Martin, 18112 ½ Martin, 18116 Martin, 18120 Martin)	S	NP	S

P = permitted use; S = special use; NP = not permitted

**the "massage" zoning use was added as a separate category with the adoption of the 2023-zoning ordinance. In the previous ordinance, massage was classified as a salon/spa establishment.*

Since its construction, this property has primarily been occupied by service-oriented businesses similar to those currently in operation (Table 2). Previous uses have consisted of offices, salons, massage therapy, and other personal services. Many of these uses would not be permitted under the current zoning district. A record of previous non-residential uses in the building is listed in **Table 3** below.

Table 3: Previous Uses of Subject Property

Business Name	Use Classification	Address	Year	Current Zoning (B-1)	Proposed Zoning (B-2)
Diet Center	Personal Service	18122 Martin	1983	S	L
Burns and Wilcox	Professional Office	18124 Martin	1988	S	P
Gust and Dickett Associates	Professional Office	18106 Martin	1993	S	P
Samuel's Hairstyling	Salon	18120 Martin	1995	NP	S
Dr. Karen O'Donnell, DDS	Medical (Dental) Office	18124 Martin	1995	NP	P
Insurance Office	Professional Office	18116 Martin	1999	S	P
Kim's Place	Salon	18116 Martin	2003	NP	S
Insight Awareness	Massage Therapy	18112 Martin	2005	NP	NP
Insight Awareness (expansion)	Massage Therapy	18110 Martin	2011	NP	NP
Homewood Glass Shop	Personal Service	18106 ½ Martin	2012	S	L
Moreland Chiropractic	Medical Office	18112 Martin	2012	NP	P
Housemaster	Professional Office	18118 Martin	2013	S	P
Exclusively Yours	Salon	18122 Martin	2013	NP	S
Veda	Salon	18116 Martin	2015	NP	S

P = permitted use; L = limited use; S = special use; NP = not permitted

The building was constructed as a mixed-use building with multi-family residential units above the ground floor. This arrangement of residential units located above the ground floor is currently permitted

in the B-1 Downtown Core zoning district, and would remain permitted in the B-2 Downtown Transition zoning district if the zoning change is approved.

The B-1 Downtown Core zoning district is significantly more restrictive than the B-2 Downtown Transition zoning district. The B-2 zoning district allows a greater range of non-residential uses to support “a variety of residential and non-residential” uses that support the B-1 Downtown Core area. A comparison of the uses permitted in the B-1 Downtown Core and B-2 Downtown Transition districts is included in **Table 4** below. This table demonstrates uses that would be permitted or allowed as a special or limited use in this building if the property were to be rezoned from the B-1 district to the B-2 district.

Table 4: Use Table Comparison for B-1 and B-2 Zoning Districts

B-1 Downtown Core District	B-2 Downtown Transition District
Permitted Uses - Retail (less than 5,000 sq ft) - Restaurant/bar - Multi-Family Residential (above ground floor)	Permitted Uses - Retail (less than 5,000 sq ft) - Co-working space (less than 2,500 sq ft) - Medical office (less than 2,500 sq ft) - Professional office (less than 2,500 sq ft) - Restaurant/bar
Limited Uses - Co-working space (less than 2,500 sq ft) - Personal service (less than 2,500 sq ft) - Professional office (less than 2,500 sq ft) - Craft brewery - Bed and breakfast - Hotel	Limited Uses - Personal service (less than 2,500 sq ft) - Craft brewery - Hotel
Special Uses - Indoor Commercial Place of Assembly - Outdoor Commercial Place of Assembly - Retail (greater than 5,000 sq ft) - Carryout facility	Special Uses - Multi-family residential (> 7 units) – <i>conversion of ground floor into residential possible</i> - Senior housing (dependent or independent) - Indoor Commercial Place of Assembly - Outdoor Commercial Place of Assembly - Retail (greater than 5,000 sq ft) - Multi-tenant shopping center (less than 5,000 sq ft) - Adult day care - Child care center - Co-working space (greater than 2,500 sq ft) - Medical office (greater than 2,500 sq ft) - Personal service (greater than 2,500 sq ft) - Professional office (greater than 2,500 sq ft) - Salon and spa establishment - Veterinary clinic - Carryout facility - Bed and breakfast
	Limited Uses - Craft brewery - Hotel

Bulk and Dimensional Standards

The proposed zoning amendment from the B-1 district to the B-2 district would change the bulk and dimensional standards currently required. **The property meets the bulk and dimensional standards for both the existing zoning district (B-1) and the proposed zoning district (B-2).** Bulk and dimensional standards for both existing and proposed zoning are presented in **Table 5**.

	Current Zoning (B-1 Downtown Core)	Proposed Zoning (B-2 Downtown Transition)
Front Setback (Min.)	n/a	n/a
Front Setback (Max.)	5'	n/a
Interior Side Setback	n/a (no adjacent residential zoning)	n/a (no adjacent residential zoning)
Exterior Side Setback	n/a (no adjacent residential zoning)	n/a (no adjacent residential zoning)
Rear Setback	n/a (no adjacent residential zoning)	n/a (no adjacent residential zoning)
Height	55'	45'
Building Coverage	n/a	n/a
Impervious Surface Coverage	100% allowed	80% allowed

The map amendment does not change the parking requirements for the property. This property has a private parking lot with 48 parking spaces. Residential and non-residential tenants of the building share the parking lot.

This building is classified as a multi-tenant commercial center in the Zoning Ordinance. The parking requirements of the zoning ordinance, adopted in 2023, are as follows: Twenty-four (24) parking spaces are required for residential units and 30 parking spaces are required for the commercial units, for a total of 54 required parking spaces.

The property was constructed in conformance with the zoning requirements in effect in 1981, and is considered legal non-conforming. The proposed map amendment would not change the parking non-conformity, as parking requirements for the site would not change. In addition, on-street parking is available along Martin Avenue and Hickory Road adjacent to the property, including 25 spaces newly striped on Hickory Road in 2025. The property also abuts a public parking lot located at the corner of Kroner Lane and Harwood Avenue.

MAP AMENDMENT STANDARDS

The Planning and Zoning Commission must consider the following standards when reviewing the proposed zoning map amendment. No single standard is controlling.

- a. Does the current zoning or the proposed zoning more closely conform to the stated goals in the comprehensive plan? The Comprehensive Plan identifies this property as commercial.
- b. Have major land uses, conditions or circumstances changed since the original (existing) zoning was established? The property was rezoned in 2023 from the B-2 Community Business zoning district to the newly created B-1 Downtown Core zoning district. The current zoning district restricts the permitted uses in the building, causing several existing uses to no longer be allowed.

The applicant recently purchased the property is in the process of renovation and improvements to the property, and has seen an increase in interest, including two proposed salons. Under the current B-1 zoning, the salons would not be permitted.

- c. Do sites exist for the proposed use in existing districts permitting such use? The B-2 Downtown Transition zoning district covers the majority of the downtown area. There are vacant properties within the B-2 Downtown Transition zoning district where similar uses could be located. Staff has noted that many of these vacant properties require substantial work to meet current code and environmental compliance.
- d. Is the requested change compatible with the existing uses, development patterns and zoning of nearby properties? The proposed zoning district is contiguous with other properties zoned in the B-2 Downtown Transition zoning district. Many of the existing uses in the building, including multi-family residential units, salons, and personal services, are consistent with the B-2 zoning district. The uses are consistent with the existing uses and development pattern of the area. This area may continue to transition toward similar mixed-use development, as the B-2 Downtown Transition zoning district is designed to support a “mix of residential and non-residential uses.”

The purpose of the rezoning of this area with the creation of the B-1 Downtown Core district in 2023 was to prioritize dining, retail, and entertainment uses in high-traffic and high-activity areas in the core of the Village’s downtown redevelopment area. The new B-2 Downtown Transition zoning district is intended to provide a transition between the B-1 retail core and the residential districts. The B-2 district allows uses that do not require high-traffic areas but may benefit from a downtown location (such as personal services, offices, and salons). This district is adjacent to the downtown core to support local vibrancy and ongoing redevelopment. The proposed rezoning supports the purpose and intent of the original change in zoning.

- e. Does the present development of the area comply with existing ordinances? The current development on the site is compliant with the requirements of both the existing zoning (B-1) and the proposed zoning (B-2).
- f. Does the existing zoning impose an unreasonable hardship or can a reasonable economic benefit be realized from uses permitted by the existing zoning? Many of the current uses within the building are not permitted under current zoning. This building has historically been used by salons, personal service uses and office uses, all of which are not permitted or are restricted in the B-1

zoning district. The location of the building on a lower-traffic street and the physical construction and layout of the building limit the opportunity for uses permitted in the B-1 district to operate (restaurants, retail, etc.).

- g. What is the extent of the diminishment of property values, if any, resulting from the current zoning? The current zoning limits the number of potential commercial uses that may operate in the building, including many of the types of uses that have historically operated in the building. Current zoning reduces long-term development opportunities in the building and may impact property value and economic return from the building.
- h. How long has the property been vacant as compared to development occurring in the vicinity? The building only has one vacant non-residential space.
- i. Is the property physically suitable for the zoned uses or for the proposed use? The non-residential spaces in the building are relatively small (< 1,000 sq ft) and are generally not suitable for the uses permitted in the B-1 zoning district. The construction of the building also limits how the commercial spaces may be reconfigured. The location of the subject property along a low-traffic local street is not generally suitable for the uses in the B-1 zoning district. The uses that would become allowable as permitted or special uses with the proposed B-2 rezoning, such as salons and offices, are more suitable for this location and the configuration of the building.

The property is physically suitable to support the two proposed businesses (both salons) being considered in separate applications for this building.

- j. Does the proposed use satisfy a public need? According to the applicant, Due to the creation of the B-1 zoning district, the number of spaces available for salon establishments has decreased. Two salons, Posh Salon and Shear Elegance on Ridge Road in the B-1 zoning district, have ceased operation since the rezoning in 2023. These locations are not permitted to operate again as salons.
- k. Will the proposed change conflict with existing or planned public improvements or adversely impact schools, parks or other public facilities? No changes are currently proposed to the property, which would conflict with additional planned improvements, or with schools, parks and other public facilities. The proposed zoning change would not allow more residents and therefore not affect the schools.

Should the property owner wish to redevelop the property, the proposed zoning change would reduce the overall intensity of the development allowed on the site (reduced max. height and impervious surface coverage, etc.).

- l. In the vicinity, will the environment or traffic patterns be adversely affected? No changes are currently proposed to the property which would impact the environment or traffic patterns.
- m. To what extent will the proposed change diminish property values of the surrounding properties? The proposed change in zoning is unlikely to have any significant impact on surrounding properties. The use mix and overall character of the subject property will remain the same with

the proposed change, and the two proposed salon uses will not substantially alter the character of the subject property or the surrounding neighborhood.

- n. Will the proposed change deter the use of properties in the area or contribute to redevelopment? The proposed change will not hinder the use of the property. Instead, it will support the ongoing shift to service uses, such as salons, offices – which are less dependent on high foot traffic. Currently, the downtown core district is limited to dining, retail, and entertainment establishments.
- o. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole? No impacts are anticipated.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards outlined in Section 44-07-10 of the Village Zoning Ordinance for zoning map amendments. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is a 0.69-acre site comprised of one parcel located at the northwest corner of Martin Avenue and Hickory Road;
2. The subject property is owned by Yan (Grace) Cui of Park Ridge, Illinois;
3. The subject property is located within the B-1 Downtown Core zoning district;
4. The subject property was rezoned into the B-1 district with the adoption of the Village's new zoning ordinance in 2023;
5. The applicant has proposed a zoning map amendment to rezone the property from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district;
6. The proposed map amendment meets all applicable bulk and dimensional standards and development standards that apply to the proposed zoning district (B-2 Downtown Transition zoning district); and
7. The proposed map amendment is consistent with the standards for a zoning map amendment in the Village of Homewood, as set forth in Section 44-07-10 of the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of 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

Incorporate the Findings of Fact into the record.



APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18106-18124 Martin Ave Homewood, IL 60430

Property Index Number(s): 29-31-313-031-1001 to
29-31-313-031-1008

Lot Size: 28275 sq. ft. 0.659 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☐ B-3 ☐ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

☐ yes ☒ no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Beauty salons, hairstylists, nail technicians

Beauty and hair care products & supplies

Gross Floor Area: 9000 sq. ft.

Parking Provided: 20

Existing Use: _____

The requested use is:

☐ Permitted

☐ Limited

☒ Special

☐ Other:

SITE OR BUILDING CHANGES

Existing

Development: existing commercial

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

Interior.

New construction?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☐ yes ☐ no

Is site circulation or parking impacted?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☐ yes ☐ no

→ If yes, requires Appearance Review

Development Metrics

Existing

Proposed

Gross Floor Area (sq. ft.): _____

Parking Spaces _____

50

Lot Coverage _____

Impervious Area (sq. ft.) _____

Impervious Coverage (%) _____

0.0%

0.0%

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

request change zoning from B1 to Special use

The applicant requests:

☐ Variance

☐ Administrative Exception

☐ Zoning Text Amendment

☐ Zoning Map Amendment

APPLICATION

NON-RESIDENTIAL ZONING REVIEW

APPLICANT

Name Yan Cui
 Company Yan & Ap LLC
 Address 18106 - 18124 Martin Ave
Homewood, IL 60430
 Phone 773-630-5666
 Email cuiyan7676@hotmail.com
 Role _____

PROPERTY OWNER

Name Yan Cui
 Company Yan & Ap LLC
 Address 1909 Courtland Ave
Park Ridge IL 60402
 Phone 773-630-5666
 Email cuiyan7676@hotmail.com
☒ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Yan Cui
 Applicant Name

/ami
 Applicant Signature

9/9/2025
 Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1806-18124 Martin Ave Homewood, IL 60430

Existing Zoning District: B-1

Requested Zoning District: B-2

Applicant Name: Man & Arp LLC Yan Cui

Date: 9/16/2025

Provide responses to each question below using complete sentences and specific to the requested change in zoning.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Map Amendment in evaluating the application. No one is controlling.

1. Does the current zoning or the proposed zoning more closely conform to the stated goals in the comprehensive plan?
Provide clear connections to the goals of the Comprehensive Plan.

Yes. The proposed zoning more closely conform to the stated goals.
① Promote Balanced and Sustainable Growth. ② Expand Economic Opportunities.
③ Enhance Walkability and Connectivity. ④ Preserve Community Character and Open Space. ⑤ Align Development with infrastructure Capacity.

2. Have major land uses, conditions, or circumstances changed since the original zoning was established?
Describe the reason for this requested amendment.

It was B2.

3. Do sites exist for the proposed use in existing districts permitting such use?
Demonstrate why the change in zoning is necessary.

No. The existing zoning is limits opportunities for essential services
job creation and economic growth in the area

Reflect ② Reflect Community Needs. ③ Encourage Economic Development.

4. Is the requested change compatible with the existing uses, development patterns, and zoning of nearby properties?
Describe how the amendment will be compatible with the Village as it exists.

Yes. ① Respecting the Village's Character. ② Gradual, Contextual Growth. Rather than introducing abrupt changes. We will integrates smoothly with surrounding residential and commercial areas. This helps preserve neighborhood integrity while supporting gradual growth.
③ Enhancing Not Disruptive Community Life. ④ ~~Markets~~ needs. public needs

5. Does the present development of the area comply with existing ordinances?
Is the proposed change correcting existing or creating new non-conformities?

The proposed change correcting existing from B1 to B2.

WORKSHEET

STANDARDS FOR A MAP AMENDMENT

6. Does the existing zoning impose an unreasonable hardship, or can a reasonable economic benefit be realized from uses permitted by the existing zoning?

Is it economically necessary to change the zoning?

Yes

7. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

No.

8. How long has the property been vacant as compared to development occurring in the vicinity?

6 months from I purchased. 1 year before I purchased.

9. Is the property physically suitable for the zoned uses or for the proposed use?

Yes

10. Does the proposed use satisfy a public need?

Yes.

11. Will the proposed change conflict with existing or planned public improvements, or adversely impact schools, parks, or other public facilities?

No.

12. In the vicinity, will the environment or traffic patterns be adversely affected?

No.

13. To what extent will the proposed change diminish property values of the surrounding properties?

No.

14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

No.

15. Will the proposed change be detrimental to the health, safety, and welfare of the neighborhood or of the Village as a whole?

No

Zoning Change Request for 18106–18124 Martin Ave (First Floor Commercial Space)

Submitted to: Village of Homewood Zoning and Planning Commission

Submitted by: Yan Cui [Yan & Arp LLC]

Date: 9/9/2025

Subject: Request for Zoning Change to Allow Salon Suites and Beauty Retail at 18106–18124 Martin Ave

Dear Village Leaders and Planning Officials,

I am writing to formally request a zoning change or special use permit to allow the operation of salon suites and beauty-related retail services in the first-floor commercial units located at 18110 –18124 Martin Avenue, Homewood, IL.

Business Plan Overview

Our proposal aims to bring high-demand, service-based businesses into downtown Homewood—creating both economic growth and community value. Below are the key elements of our business plan and supporting information:

1. Local Demand for Salon & Beauty Services

Homewood has a population of approximately 20,000 residents, many of whom seek accessible, high-quality personal care services. There is currently a strong demand for makeup artists, hairstylists, nail technicians, and other beauty professionals in our community.

2. Recent Closures Have Created a Service Gap

Two well-known salons in downtown Homewood have recently closed:

- 2023 Ridge Rd: Salon Suites.
- 2017 Ridge Rd: Shear Cminence salon

These closures have left a noticeable gap in the availability of beauty services, presenting an opportunity for revitalization and growth in this sector.

3. Downtown Homewood is Evolving into a Lifestyle Hub

Downtown Homewood continues to thrive with new restaurants, shops, and walkable amenities opening regularly. Our vision aligns with this progress: when residents and visitors come downtown, they should be able to get a haircut, manicure, or makeup session before enjoying lunch, dinner, or shopping.

We believe this type of mixed-use lifestyle approach is essential to sustaining downtown vitality.

4. Proposed Use: Two Salon Suites + Retail

We plan to operate two modern salon suites, designed to host a range of licensed professionals offering:

- Hair services
- Nail services
- Makeup and skin care

- Lash and brow services

Additionally, the space will include a retail section selling:

- Beauty and hair care products
- Nail and skincare supplies
- Salon-quality tools and accessories

This model supports both personalized service and retail sales, diversifying income streams and meeting varied customer needs.

5. Long-Term Vision: Grocer or Local Market Potential

We recognize the long-term need for a downtown grocery store or small urban market. While our building cannot currently accommodate such a space, we remain open to future development discussions with the Village.

At this time, however, the salon suites provide the most viable and in-demand use for the available square footage.

Conclusion & Request

We believe this proposed use of 18110 and 18124 Martin Ave will:

- Fill a real and growing need in Homewood
- Support local professionals and entrepreneurs
- Enhance downtown as a walkable, lifestyle-focused district
- Drive economic growth through both service and retail

We respectfully request your review and approval of this zoning change (or special use permit) to move forward with our vision for a vibrant, beauty-focused commercial space in the heart of Homewood.

Thank you for your time and consideration.

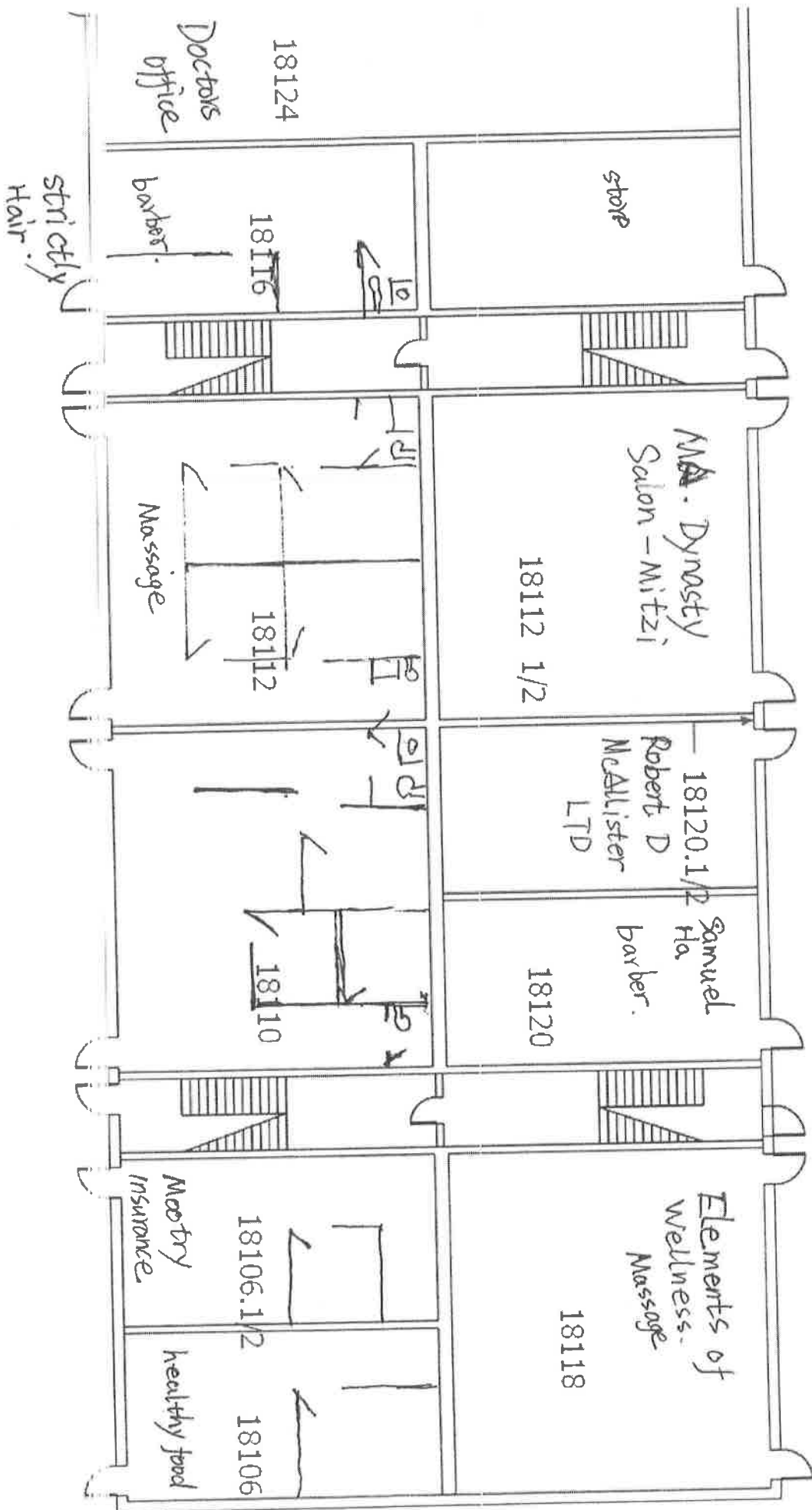
Sincerely,

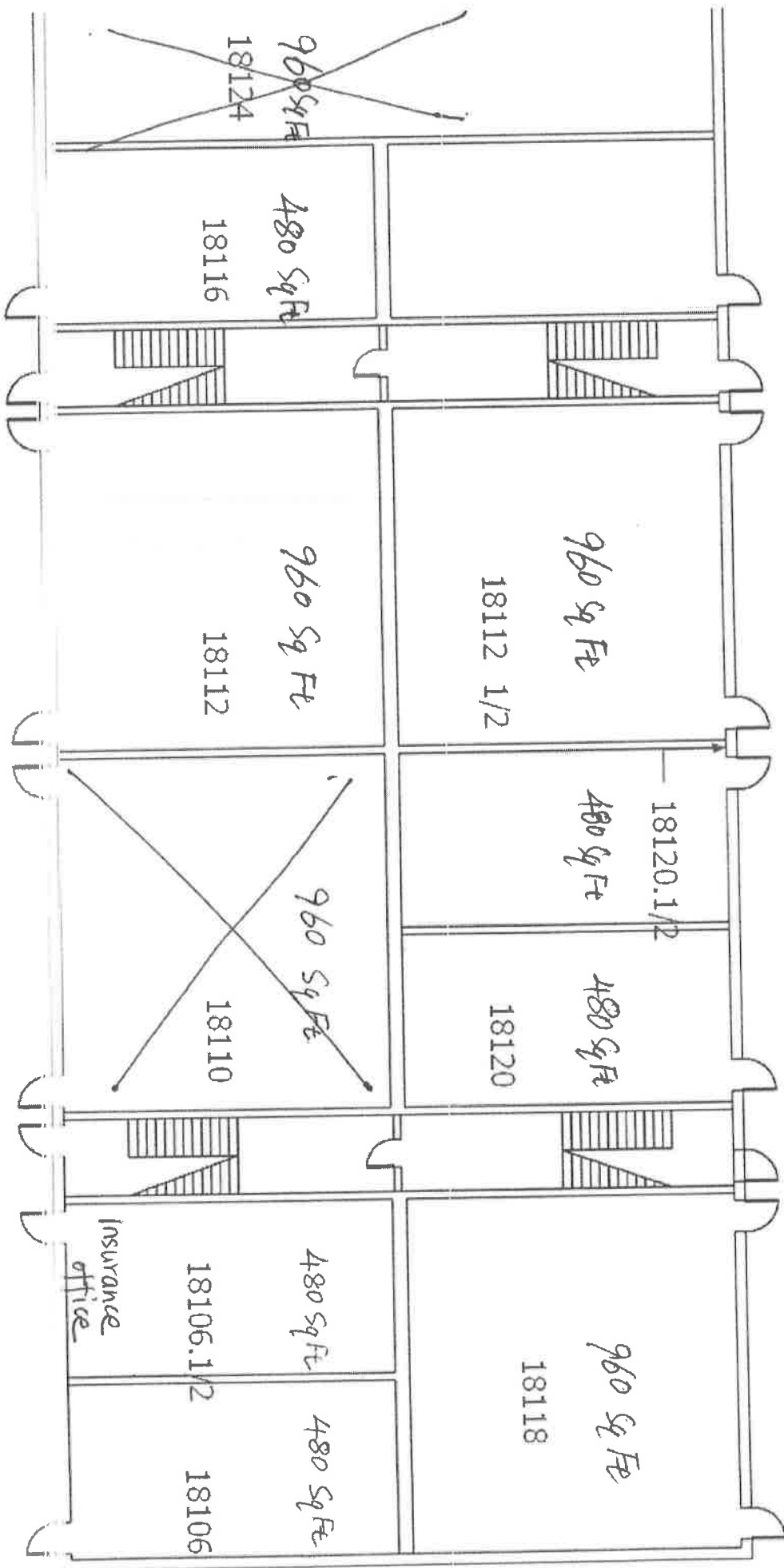
YAN CUI

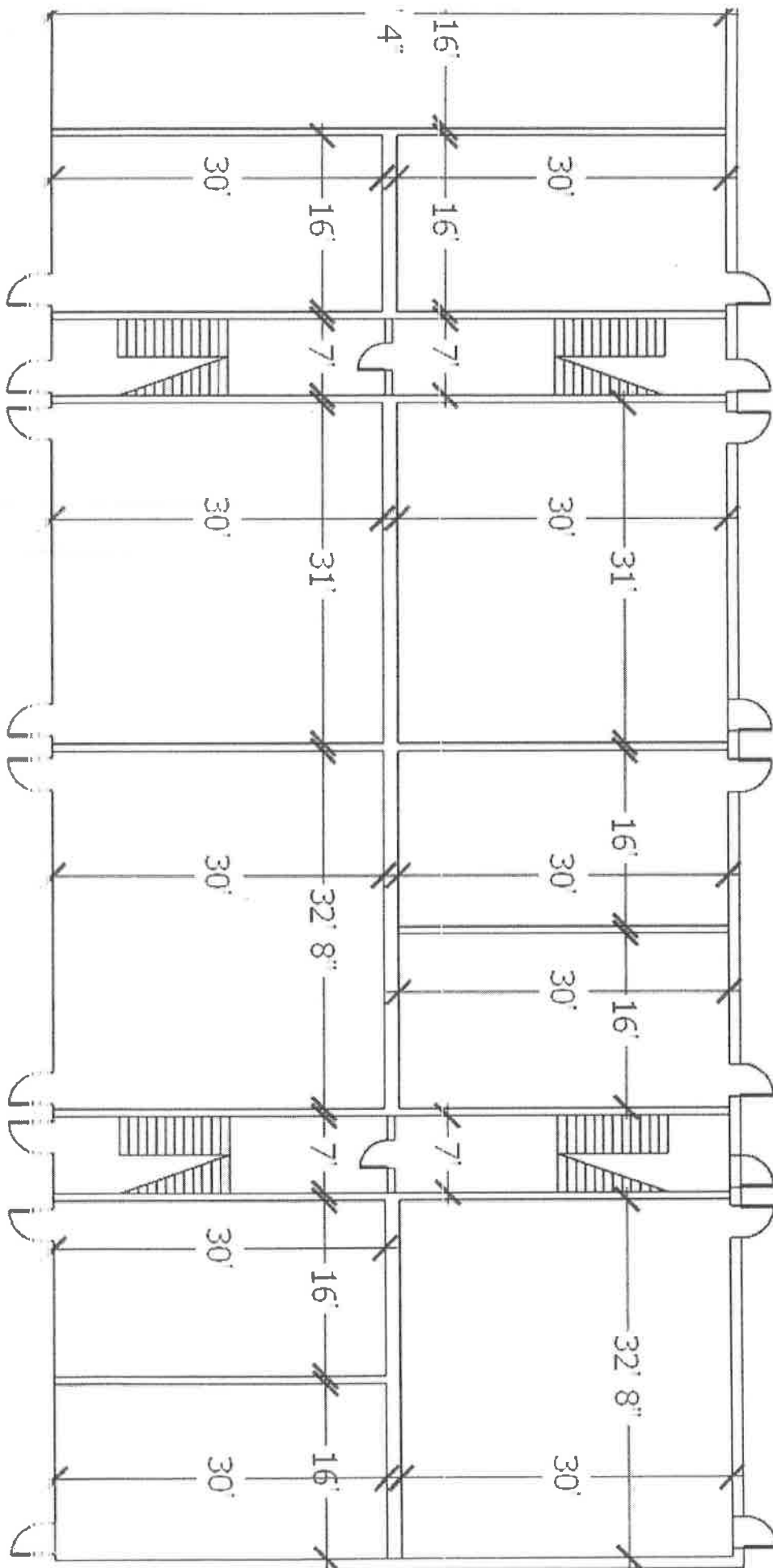
YAN & ARP LLC

Phone: 773-630-5666

Email: cuiyan7676@hotmail.com







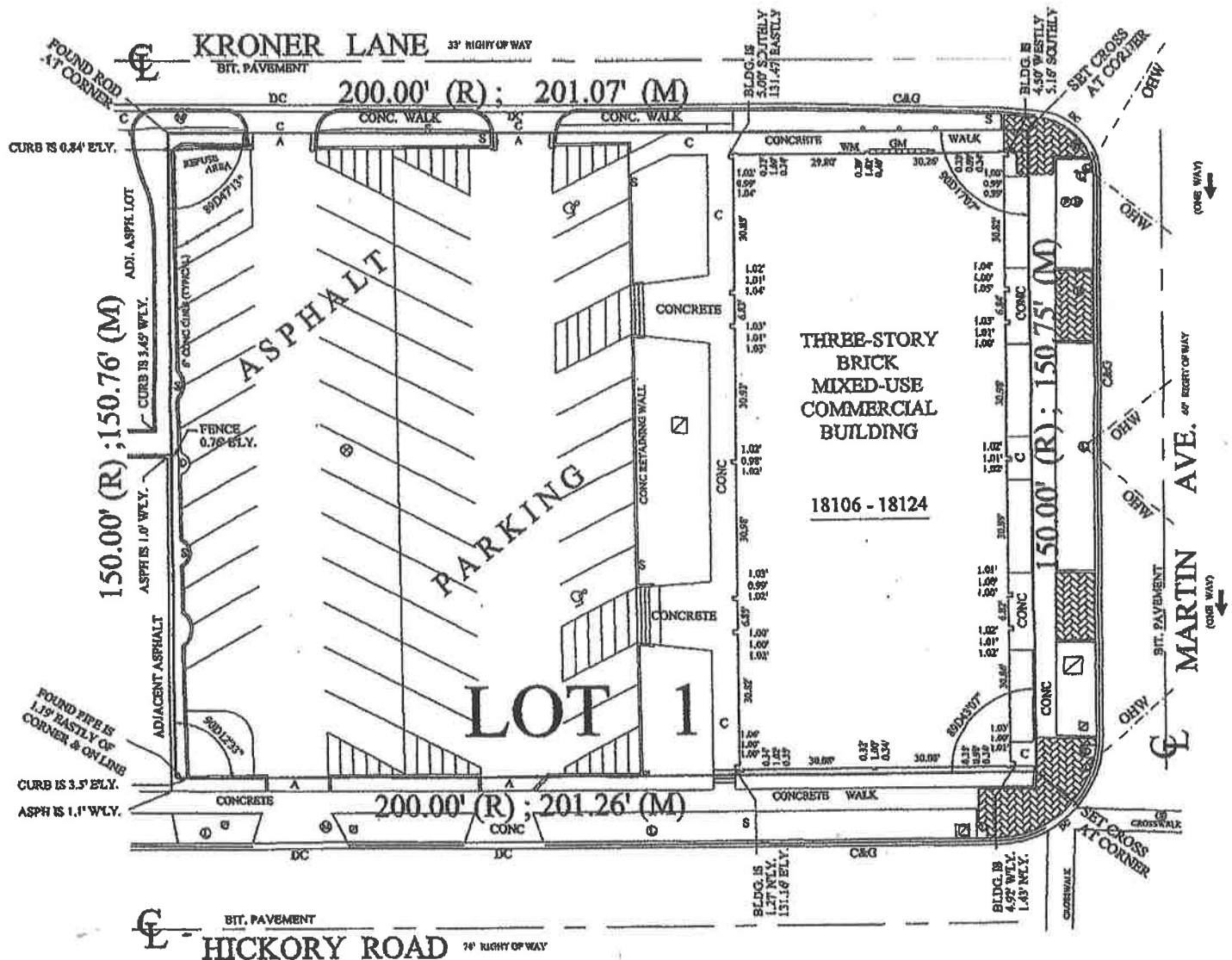
TELEPHONE 708.799.9542
 FACSIMILE 708.799.8797
 EMAIL davidring2921@aol.com

DAVID A. RING & ASSOCIATES
 REGISTERED LAND SURVEYORS

18120 1/2 MARTIN AVE.
 HOMewood, IL 60430

ALTA / NSPS LAND TITLE SURVEY

UNITS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 2-G, 2-H, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G AND 3-H IN COURTHOUSE SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT ONE IN PLAT OF CONSOLIDATION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN THORNTON STATION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" IN THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 1080808, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ON DECEMBER 30, 1982 AS DOCUMENT NUMBER 3288420, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.



PARKING NOTE: FORTY-EIGHT (48) TOTAL PARKING SPOTS MARKED INCLUDING TWO (2) ADA MARKED SPOTS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS } SS
 COUNTY OF COOK

TO:
 YAN & ARP, LLC
 HOYNE SAVINGS BANK
 ROBERT J LOVERO
 WFG NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED











VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 23, 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 25-35: Special Use Permit, Salon/Spa Establishment at 18124 Martin Avenue

APPLICATION INFORMATION

APPLICANT	Tatiana Perkins
ACTION REQUESTED	Special Use Permit
ADDRESS	18124 Martin Avenue
PIN	29-31-303-031 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Downtown Core	Multi-tenant commercial center, multi-family residential (above ground floor)
PROPOSED	B-2 Downtown Transition (Case 25-34)	Multi-tenant commercial center, multi-family residential (above ground floor)
SURROUNDING	N: B-1 Downtown Core	Salon/spa establishment
	E: B-1 Downtown Core	Professional office
	S: B-2 Downtown Transition	Single-family residential
	W: B-1 Downtown Core	Mixed-use – residential & restaurant/commercial, and public parking lot

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 24, 2025. Notice letters were sent to 104 property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Tatiana Perkins, Applicant	09/09/2025
Special Use Standards	2	Tatiana Perkins, Applicant	09/09/2025
Business Narrative	8	Tatiana Perkins, Applicant	09/09/2025
Floor Plan	1	Tatiana Perkins, Applicant	09/09/2025

Staff Exhibits

1

Noah Schumerth, A.D. ECD

10/03/2025

BACKGROUND

The applicant, Tatiana Perkins of TP Luxe Studios, has requested a special use permit to operate a salon at 18124 Martin Avenue. The business is proposed as a “salon suites” concept with suites for independent rental. In addition, the business will provide retail sales for skin and makeup products as well as a production space for podcasts and photography. The salon is proposed as a “studio to set up community for up-and-coming stylists.” The space was previously occupied by a dental office.

According to the Village Zoning Ordinance, any salon or spa establishment operating in the B-2 Downtown Transition zoning district requires a special use permit. The property will require rezoning from its current designation in the B-1 Downtown Core zoning district (Case 25-34).

DISCUSSION

The use is proposed to be one tenant within a three-story, mixed-use building located at 18106-18124 Martin Avenue. The space is located on the southern end of the building and was previously occupied by a dental office. The use is proposed as “salon suites” in a tenant space that is approximately 960 square feet in area. The space will contain two (2) salon suites to be rented to individual salon proprietors, along with a restroom. The two suites will have newly constructed framed walls and doors to provide privacy for clients visiting individual proprietors. These suites will have full “salon buildouts” with vanities, shampoo bowls, and other salon equipment.

A large room in the front of the business will be used for four (4) additional salon booths, in addition to retail space and a reception area, which may be used for small-scale media production (podcasts, video recording, etc.). This space may periodically be used for small classes designed to provide educational credit for cosmetology students.

The applicant anticipates a total of 5-6 employees, including those renting the two individual salon artists who will rent the two individual suites in the space. The owner plans to be regularly present at the business.

The proposed business will operate on an “appointment-only” basis. Foot traffic from walk-ins and other activity is anticipated to be limited. The applicant has stated that appointments will mostly occur between 9:00 am and 7:00 pm. The applicant plans to restrict appointments after 10:00 pm, which can be controlled with electronic master locks. Individual salon artists renting suites will have their own electronic keys for accessing the individual suites. The space will only be accessible from one entrance (facing Martin Avenue).

The space has sufficient water and sewer utilities to handle the proposed use without impacts on other businesses or residential units in the building. Laundry will be provided through a hired towel service.

Parking

The building is classified as a *multi-tenant shopping center* (with 16 multi-family residential uses above the ground floor). The parking requirement for the commercial portion (the ground floor) of the building

is 3 parking spaces for 300 square feet or 30 parking spaces (9,000 square feet * 1/300 = 30 parking spaces). The 16 apartment units above the ground floor require 1.5 parking spaces per unit or 24 parking spaces (1.5 * 16 = 24). The total parking requirement is 54 parking spaces. There are 48 parking spaces on the property.

The property was built in 1981 in accordance with the zoning regulations that were in effect at the time. The parking is legal non-conforming, and the proposed salon use will not change the parking requirements. Under the current code, the entire center is calculated as a multi-tenant shopping center. The salon use is likely to have similar levels of traffic to the previous use (dental office).

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines salon and spa establishments as a *special use* in the B-2 Downtown Transition 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? Two other salons currently operate in this building (18112 ½ Martin, 18120 Martin), and several other salons operate on properties adjacent to the subject property (Jonathan Kane Salon, 18065 Harwood; Nail Savvy, 18104 Martin).
- 2) Will the special use be detrimental to the economic welfare of the community? Given that the building has historically been occupied by non-retail, non-sales tax-generating uses, it is unlikely that new retail businesses would choose to locate in this space.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The Comprehensive Plan identifies this property as commercial.
- 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 subject property has 48 parking spaces (54 required). The site meets minimum parking requirements applied to this site, as the building and parking lot were constructed to conform to the requirements of the zoning ordinance of that time. The subject property is adjacent to on-street parking and public lot parking, in addition to the shared lot in the rear of the building.
- 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? Non-residential spaces in the building have been occupied by salons throughout the building's history, and no known issues with the use of the property, nor any negative impact on property value, have been recorded.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is consistent with other uses in the building and the surrounding area.

- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? There are numerous other salons and similar uses in the same building and surrounding area. This building has been historically occupied by similar uses. The new use will not make a substantial impact on the overall character of the neighborhood, nor be inconsistent with current or previous uses. The proposed use is anticipated to end operations at 10:00pm, which is similar to other downtown businesses. Traffic is anticipated to be low and will not impact current neighborhood traffic patterns.
- 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? This use is a small-scale salon with restricted hours and is not expected to be injurious to the neighborhood.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? This use has similar impacts to the previous dental office use that operated at this address for approximately 30 years.
- 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 property has suitable vehicular access via two one-way driveways into the property. The proposed business will have direct street frontage on Martin Avenue and will be accessible for pedestrians with two doors along this frontage.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? This property, including the business tenant space itself, has sufficient utilities, access, and safety measured existing or proposed to service this use. The utility connections for the business tenant space, including water and sewer, suitable to service the proposed business without impact to other businesses and residences within the building. Access is sufficient for pedestrians and vehicles accessing the business, and the applicant has provided a plan for managing business access and safety for business patrons and surrounding residents.

STAFF COMMENTS

Approval of this special use permit is contingent upon prior approval of a zoning map amendment to rezone the property to a district where the proposed use is permitted, either by right, as a special use, or as a limited use. The property owner, Yan Cui, has applied (Case 25-34) to rezone the property from B-1 downtown core to B-2 downtown transition. This zoning map amendment must be approved before the special use permit can be granted.

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 18124 Martin Avenue, a leasable tenant space within a building at 18106-18124 Martin and located on a 0.69-acre parcel near the northwest corner of Martin Avenue and Hickory Road.

2. The subject property is owned by Yan Cui of Park Ridge, Illinois;
3. The subject property is currently located within the B-1 Downtown Core zoning district;
4. The proposed use is not permitted within the current zoning designation of the subject property;
5. The property has applied for a zoning map amendment to rezone the property from the current B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district;
6. The proposed use requires approval of a special use permit to operate at the subject property;
7. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
8. The proposed salon business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 25-35, a request 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.



VILLAGE OF HOMEWOOD

PROPERTY INFORMATION

Street Address: 18124-R Martin Ave Homewood, IL 60430

Property Index Number(s): 29-31-3B-031-1007

Lot Size: 1000 sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☐ B-3 ☐ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

REQUESTED USE

Requested Use:

Beauty Suites

Gross Floor Area: 765 sq. ft.

Parking Provided: _____

Existing Use: on site

SITE OR BUILDING CHANGES

Existing

Development: Existing commercial building

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

Interior buildout only.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>765</u>	_____
Parking Spaces	<u>Street parking</u>	_____
Lot Coverage	<u>Public parking</u>	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

No variances requested.

APPL Item 5. B.

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

☐ yes ☒ no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

The requested use is:

☐ Permitted

☐ Limited

☒ Special

☐ Other:

New construction?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☐ yes ☒ no

Is site circulation or parking impacted?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☐ yes ☒ no

→ If yes, requires Appearance Review

The applicant requests:

☐ Variance

☐ Administrative Exception

☐ Zoning Text Amendment

☐ Zoning Map Amendment

APPLICANT

Name Tatiana Perkins
 Company TP Luxe Studios
 Address 18124-F Martin Ave
 Phone 773-620-6477
 Email TatianaPerkinsBusiness@yahoo.com
 Role _____

PROPERTY OWNER

Name Yan Cui
 Company Yan & Arp LLC
 Address 18124 Martin Ave
Homewood IL 60430
 Phone 773-630-5666
 Email cuiyan7676@hotmail.com
☐ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Tatiana Perkins
 Applicant Name

Tatiana Perkins
 Applicant Signature

9/8/25
 Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>18124-F Martin Ave</u>	Homewood, IL 60430
Requested Use: <u>Beauty Suites</u>	Area: <u>1000</u> sq. ft.
Business Name: <u>TP Luxe Studios</u>	
Applicant Name: <u>Tatiana Perkins</u>	Date: <u>9/8/25</u>

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

This location is well suited for a beauty studio because it provides easily accessible services to residents & visitors of Homewood. TP Luxe Studios will offer a modern and welcoming space for hairstylists & clients. we will also serve as a hub for beauty education & community engagement.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

No, the business will not harm the community. Instead, it will create opportunities for local stylists, bring clients to the area, and support nearby businesses.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

This business supports the village's goals of growing small businesses, encouraging entrepreneurship, and strengthening the local economy.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The business will follow all licensing, sanitation, and safety requirements. It will not create noise, hazards, or disruption for neighboring properties.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

The property is well-suited for a beauty studio. Our business will improve and maintain the space, adding value and consistent use for the community.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No, the business will not decrease the value of other properties. It will improve the space and attract more activity to the area.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes, this business is compatible with neighboring properties. Beauty services are a common and welcomed use in commercial areas and will fit well with the community character.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No, the business will not interfere with other properties. It does not create noise, hazards, or disruptions that would affect surrounding businesses.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No, the business will not impede development. It will contribute positively by bringing more people and activity to the area.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Customers will access the business through existing parking and public streets. The studio will not create unusual traffic or congestion.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

Yes, the property is already served by utilities, road access, and public safety services.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No, the business will not affect any historical, cultural, or natural resources in the area, it'll actually will add to it.



1. Executive Summary

TP Luxe Studios is a boutique salon designed to feel like home — a place where independent stylists thrive, clients feel welcomed, and the community feels connected. Our salon offers two private suites for independent stylists and four open stations on the floor. We provide space for educational classes and community events. Our mission is to empower stylists to grow their individual brands while creating a collaborative, non-competitive environment that supports personal and professional development.



2. Mission Statement

At TP Luxe Studios, we are more than a salon — we are a home for passionate, independent beauty professionals to grow, thrive, and serve. Our mission is to create an inclusive, welcoming space where every stylist brings their unique artistry to their own clientele, free from competition and full of collaboration. With private suites and open stations, we empower stylists to build their brands while providing top-tier service. Through community engagement and educational classes, we give back



— helping both our team and our neighborhood shine. We don't just do hair — we grow futures.

Everyone is independent contractors meaning we are all very much established and wouldn't have to seek clientele from other professionals, we have our own.



3. Services Offered

- Hair styling and coloring
- Two private salon suites for independent stylists
- Four open stylist stations
- Educational classes (technique training, business development)
- Community pop-up events or workshops
- Product retail



4. Market Analysis

Target Market

- Independent hairstylists seeking autonomy with community
- Clients looking for high-quality



- Aspiring professionals seeking education and mentorship
- Community members interested in wellness, beauty, and self-care events

Market Need

- A home-like salon environment where professionals work independently without conflict
- A space that supports the career growth of stylists
- Opportunities for continuous education in beauty and wellness



5. Competitive Advantage

- Unique blend of independence and community — “your chair, your business, your family”
- Focus on education and empowerment
- Homey, welcoming environment
- Opportunities for brand-building for each stylist
- Community outreach and involvement



6. Business Model



Revenue Streams

- Chair rentals (open floor stations)
- Suite rentals
- Class/event space rentals
- Product sales
- Ticketed classes or workshops

Pricing Model

- Weekly/monthly rental rates for suites and stations
- Sliding scale or tiered pricing based on stylist needs/experience
- Optional commission splits for new stylists

?

7. Operations Plan

- Open 5–6 days a week
- Stylists manage their own bookings and clientele
- Owner/manager oversees space rental, supplies, education schedule, and marketing
- Regular cleaning and maintenance included in rental fees

?



8. Marketing & Promotion

- Social media (Instagram, TikTok, Facebook)
- Collaborations with local businesses and influencers
- Launch events and free community days
- Online portfolio of each stylist
- Flyers, business cards, and referral incentives

?

9. Team Structure

- Salon Owner/Manager
- 2 Suite Stylists (independent contractors)
- 4 Floor Stylists (independent contractors)
- Occasional educators/instructors for classes
- Bookkeeper or part-time assistant

?

10. Financial Plan

Startup Costs

- Lease/security deposit:



- Renovations/interior setup: \$10,000
- Salon equipment and furniture: \$5,000
- Licensing, insurance, and legal: \$100-\$200
- Marketing and launch budget: \$1,000

Monthly Costs

- Lease/rent
- Utilities and internet
- Supplies (shared/common area)
- Maintenance and cleaning
- Marketing and advertising
- Education expenses

Revenue Projections

- 2 Suites @ \$200/week= \$800/month
- 4 Stations @ \$150/week= \$600/month
- Class/Event Revenue = (based on schedule)

?

11. Growth Plan

- Add more stations or expand to a second location
- Develop an in-house training program for new stylists

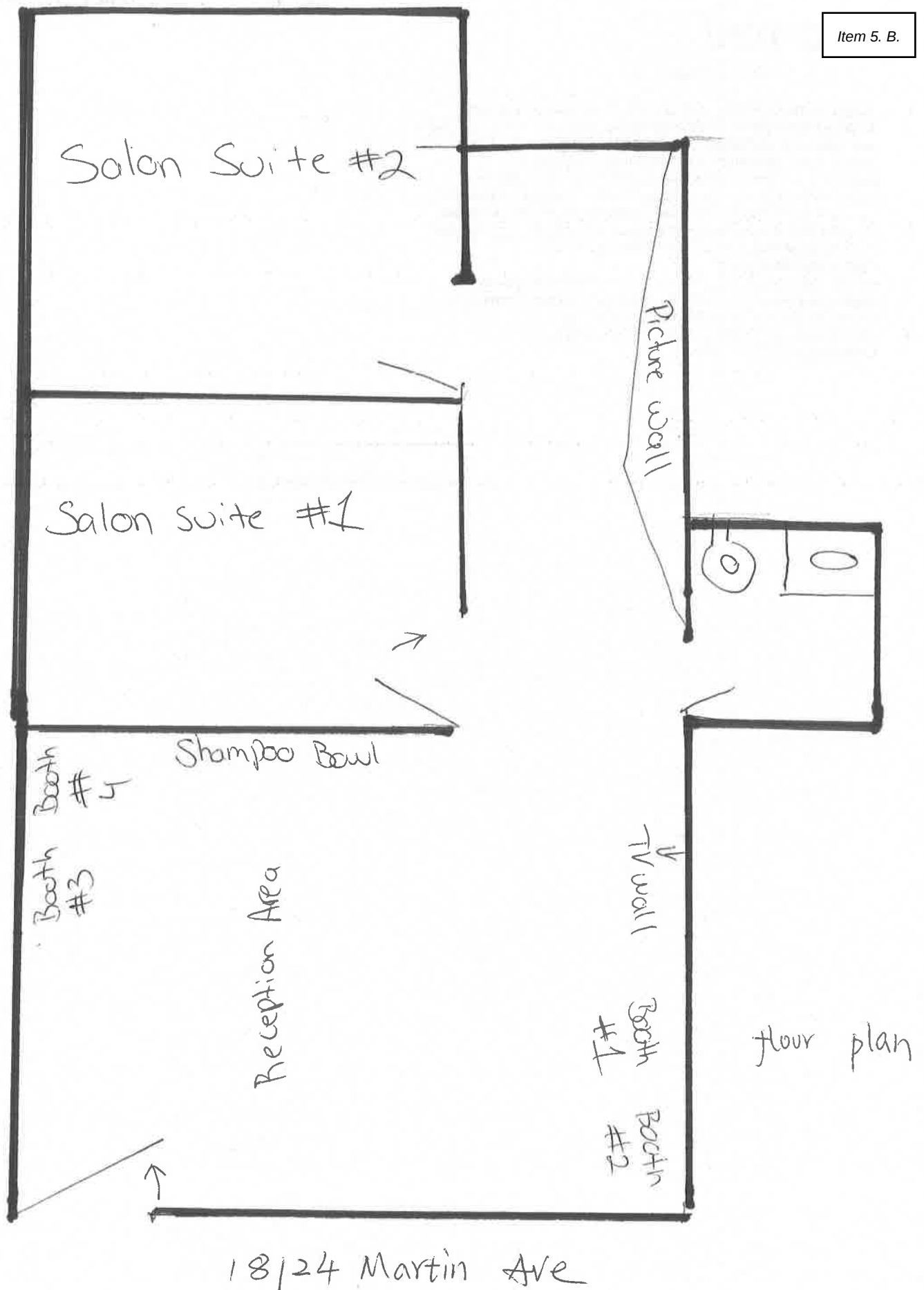


- Launch a branded product line & grow my my hair extensions business.
- Host regular community events or mini beauty expos
- Establish a mentorship program

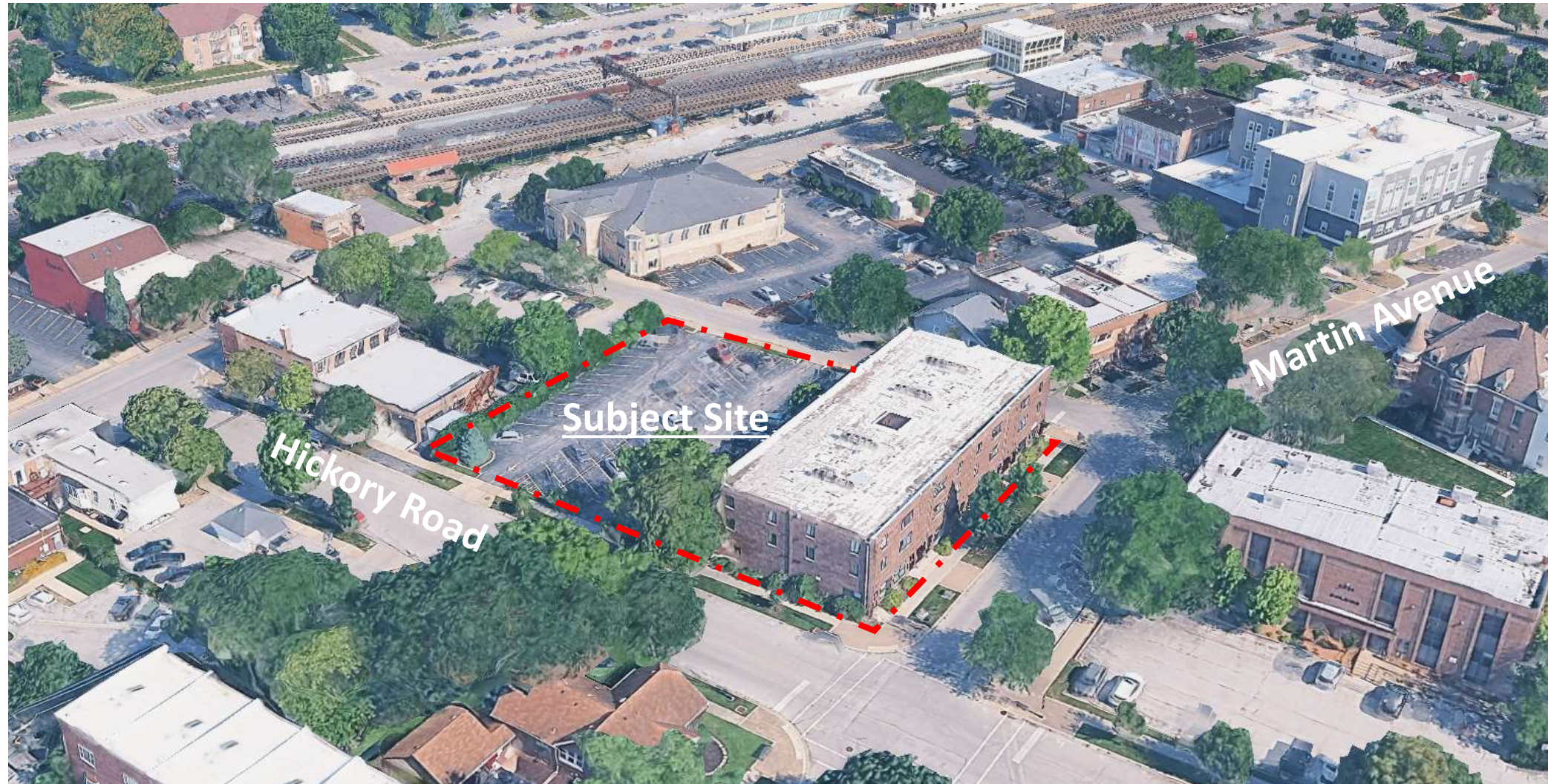


12. Conclusion

TP Luxe Studios will be more than just a salon — it will be a space for empowerment, creativity, and community. With a focus on education, independence, and heart-centered service, we aim to become a beacon for both stylists and clients in our area.



1092-01-0101727-0002-0002903





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 23, 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 25-36: Special Use Permit, Salon at 18110 Martin Avenue

APPLICATION INFORMATION

APPLICANT	Jaya Pittman
ACTION REQUESTED	Special Use Permit
ADDRESS	18110 Martin Avenue
PIN	29-31-303-031 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Downtown Core	Multi-tenant commercial center, multi-family residential (above ground floor)
PROPOSED	B-2 Downtown Transition (Case 25-34)	Multi-tenant commercial center, multi-family residential (above ground floor)
SURROUNDING	N: B-1 Downtown Core	Salon/spa establishment
	E: B-1 Downtown Core	Professional office
	S: B-2 Downtown Transition	Single-family residential
	W: B-1 Downtown Core	Mixed-use – residential & restaurant/commercial, and public parking lot

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 24, 2025. Notice letters were sent to 104 property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Jaya Pittman, Applicant	09/09/2025
Special Use Standards	2	Jaya Pittman, Applicant	09/09/2025
Business Narrative	8	Jaya Pittman, Applicant	09/09/2025
Floor Plans	2	Jaya Pittman, Applicant	10/03/2025

Staff Exhibits

1

Noah Schumerth, A.D. ECD

10/03/2025

BACKGROUND

The applicant, Jaya Pittman of House of Glam, has requested a special use permit to operate a salon at 18110 Martin Avenue. The business is proposed as a “one stop shop” to provide a variety of salon services, including nail care, hair care, makeup artistry, and retail associated with these services. The business is proposed to be a “salon suites” concept with private suites for stylists renting space at the facility.

The property is currently under consideration for a zoning map amendment its current designation in the B-1 Downtown Core zoning district (Case 25-34). According to the Village Zoning Ordinance, any salon or spa establishment operating in the B-2 Downtown Transition zoning district requires a special use permit. This property must be rezoned from B-1 to B-2 in order for this use to be considered.

DISCUSSION

The use is proposed to be “salon suites” as one tenant within a three-story, mixed-use building located at 18106-18124 Martin Avenue. The “salon suites” tenant space is approximately 2,000 square feet in area, including ground floor space below the first floor. The space was previously occupied by a massage therapy center. The proposal is for seven (7) salon suites to be leased to individual salon artists, along with restrooms, storage, and laundry space. The suites will have newly constructed walls and doors to provide privacy for clients visiting individual salon artists. An additional shared salon and retail area will be located in front of the tenant space.

The applicant anticipates a total of 7-8 employees working at the business, including the individual salon artists who will rent space in the building. The applicant has stated that it is unlikely that more than 2-3 artists and employees will be present at any given time, with 4-5 artists and employees likely present at the busiest times.

The proposed business will operate on an “appointment-only” basis, with clients primarily visiting individual salon artists in “one-on-one” appointments. The applicant has stated that they do not plan to accommodate large amounts of foot traffic, as they will draw existing clients to the salon artists who become tenants of the proposed business. There will be a publicly accessible space for retail and customer service between 9:00 am and 5:00 pm. Appointments may be scheduled at any time and may be available 24 hours, but the applicant anticipates that appointments are unlikely to occur after 8:30 pm - 9:00 pm.

Salon artists who lease suites at this business will have 24-hour “digital key” access to the business and their individual rented suites. Access will be managed through the use of digital locks on exterior doors and doors providing access to individual suites. The applicant has stated that security cameras will be installed in the interior and exterior of the business. As the business owner, the applicant will not have final control over individual salon’s appointment times.

Parking

The building is classified as a *multi-tenant shopping center* (with 16 multi-family residential uses above the ground floor). The parking requirement for the commercial portion (the ground floor) of the building is 3 parking spaces for 300 square feet or 30 parking spaces (9,000 square feet * 1/300 = 30 parking

spaces). The 16 apartment units above the ground floor require 1.5 parking spaces per unit or 24 parking spaces ($1.5 * 16 = 24$). The total parking requirement is 54 parking spaces. There are 48 parking spaces on the property.

The property was built in 1981 in accordance with the zoning regulations that were in effect at the time. The parking is legal non-conforming, and the proposed salon use will not change the parking requirements. Under the current code, the entire center is calculated as a multi-tenant shopping center. The salon use is likely to have similar levels of traffic to the previous use (massage therapy center).

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines salon and spa establishments as a *special use* in the B-2 Downtown Transition 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? Two other salons currently operate in this building (18112 ½ Martin, 18120 Martin), and several other salons operate on properties adjacent to the subject property (Jonathan Kane Salon, 18065 Harwood; Nail Savvy, 18104 Martin).
- 2) Will the special use be detrimental to the economic welfare of the community? Given that the building has historically been occupied by non-retail, non-sales tax-generating uses, it is unlikely that new retail businesses would choose to locate in this space.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The Comprehensive Plan identifies this property as commercial.
- 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 site meets minimum parking requirements, as the building and parking lot were constructed to conform to the requirements of the zoning ordinance of that time. The subject property is adjacent to on-street parking and public lot parking, in addition to the shared lot in the rear of the building.
- 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 non-residential ground floor spaces in the building have historically been occupied by various salons, with no known issues related to the property's use or any documented negative impacts on property value.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is consistent with other uses in the building and the surrounding area.
- 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. The neighborhood surrounding this property is a mix of residential and commercial uses, including residential property directly above and to the south of the proposed

business. There are no known existing 24-hour businesses in the neighborhood surrounding the subject property.

- 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? This use differs from other property in the neighborhood because of the 24-hour access.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? This use is similar to the previous massage/personal service use that operated at this address for approximately 20 years.
- 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 property has suitable vehicular access via two one-way driveways into the property. The proposed business will have direct street frontage on Martin Avenue and will be accessible for pedestrians with two doors along this frontage.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The property, including the business tenant space, is adequately equipped with existing or proposed utilities, access, and safety measures to support the intended use. Utility connections, including water and sewer, are sufficient to serve the proposed business without adversely affecting other businesses or residences in the building. Access is appropriate for both pedestrians and vehicles, and the applicant has proposed digital lock systems and security cameras to address the security requirements of the business.

STAFF COMMENTS

Approval of this special use permit is contingent upon prior approval of a zoning map amendment to rezone the property to a district where the proposed use is permitted, either by right, as a special use, or as a limited use. The property owner, Yan Cui, has applied (case 25-34) to rezone the property from B-1 downtown core to B-2 downtown transition. This zoning map amendment must be approved before the special use permit can be granted.

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 18110 Martin Avenue, a leasable tenant space within a building at 18106-18124 Martin and located on a 0.69-acre parcel near the northwest corner of Martin Avenue and Hickory Road.
2. The subject property is owned by Yan Cui of Park Ridge, Illinois;
3. The subject property is currently located within the B-1 Downtown Core zoning district;
4. The proposed use is not permitted within the current zoning designation of the subject property;

5. The property has applied for a zoning map amendment to rezone the property from the current B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district;
6. The proposed use requires approval of a special use permit to operate at the subject property;
7. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
8. The proposed salon business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 25-36, a request for a special use permit to allow the operation of a salon and spa establishment in the B-2 Downtown Transition zoning district at 18110 Martin Avenue, subject to the following conditions:

1. The 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 before 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.



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>18110 martin ave</u>	Homewood, IL 60430
Requested Use: _____	Area: <u>2010</u> sq. ft.
Business Name: <u>House of Glam Salon Suites</u>	
Applicant Name: <u>Jaya Pittman</u>	Date: <u>09/09/25</u>

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

Yes. House of Glam Salon Suites will provide a variety of professional beauty and wellness services—such as hair, lashes, braids, aesthetics, and more—in one convenient location. This eliminates the need for residents to travel outside of Homewood to access specialized beauty care, supporting local convenience and keeping consumer spending within the village.

2. Will the special use be detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

No. Our business will have a positive economic impact by creating opportunities for independent beauty professionals to operate their own suites, attract new visitors to the area, and increase foot traffic for neighboring businesses. Rather than competing with existing salons, our suites model will complement the local economy by offering flexible space for entrepreneurs to thrive.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan and other adopted plans of the Village?

Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes. The Comprehensive Plan emphasizes economic growth, supporting small businesses, and enhancing community services. House of Glam Salon Suites directly aligns with these goals by fostering entrepreneurship, improving access to personal care services, and encouraging reinvestment in the community.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

Yes. The business will be professionally designed and operated to meet all health and safety standards. Each suite will follow Illinois Department of Public Health and State Board of Cosmetology regulations. Proper sanitation, ventilation, and building code compliance will ensure that clients and staff remain safe.

5. Is the special use a suitable use of the property, and, without the special use, could the property be substantially diminished in value?

Describe why your business is best-suited for your this property.

Yes. The property is well-suited for salon suites due to its square footage and layout, which allows for multiple private service areas. Without this special use, the property would not maximize its potential value or contribution to the community compared to a thriving, multi-service salon suites business.

WORKSHEET

STANDARDS FOR A SPECIAL USE

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No. Our business will enhance the value of surrounding properties by improving the appearance and activity level of the area, attracting more visitors, and contributing to a vibrant business district.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property?

Describe how your business is compatible with its neighbors.

Yes. The salon suites will be consistent with the neighborhoods commercial and service-oriented character. Our business fits naturally with nearby retail, service, and professional uses, offering a professional yet welcoming environment that supports community needs.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No. The salon suites will not interfere with neighboring properties. Instead, it will create complementary services that may benefit surrounding businesses by bringing additional customers to the area.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No. Our business will support the continued development of the area by demonstrating investment in the community. It will not prevent or discourage other businesses from opening nearby.

10. Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Yes. The property provides adequate parking and access for clients and staff. Appointments will primarily be scheduled, which will stagger customer traffic and prevent congestion in surrounding streets.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

A new business going into an existing development, may answer 'no.'

Yes. The property already has the necessary utilities, road access, drainage, and public safety infrastructure in place to support the proposed use.

12. Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No.

APPLICANT

Name Jaya Pittman
 Company House of Glam Salon Suites
 Address 18110 martin ave
homewood IL 60477
 Phone 708-262-8814
 Email Jayapittman117@gmail.com
 Role owner/renter

PROPERTY OWNER

Name Yan 'Lvi
 Company Yan & Ap LLC
 Address 1909 Courtland Ave
Park Ridge IL 60068
 Phone 273-630-5666
 Email cuiyan2676@hotmail.com
☐ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Jaya Pittman
 Applicant Name

[Signature]
 Applicant Signature

09/09/25
 Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18110 martin ave	Homewood, IL 60430	Area:	2010	sq. ft.
Requested Use:			Date:	09/09/25	
Business Name:	House of Glam Salon Suites				
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Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes. The Comprehensive Plan emphasizes economic growth, supporting small businesses, and enhancing community services. House of Glam Salon Suites directly aligns with these goals by fostering entrepreneurship, improving access to personal care services, and encouraging reinvestment in the community.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

Yes. The business will be professionally designed and operated to meet all health and safety standards. Each suite will follow Illinois Department of Public Health and State Board of Cosmetology regulations. Proper sanitation, ventilation, and building code compliance will ensure that clients and staff remain safe.

5. Is the special use a suitable use of the property, and, without the special use, could the property be substantially diminished in value?

Describe why your business is best-suited for your this property.

Yes. The property is well-suited for salon suites due to its square footage and layout, which allows for multiple private service areas. Without this special use, the property would not maximize its potential value or contribution to the community compared to a thriving, multi-service salon suites business.

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No. The salon suites will not interfere with neighboring properties. Instead, it will create complementary services that may benefit surrounding businesses by bringing additional customers to the area.

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11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

A new business going into an existing development, may answer 'no.'

Yes. The property already has the necessary utilities, road access, drainage, and public safety infrastructure in place to support the proposed use.

12. Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No.

House Of Glam Salon Suites Business Plan

A comprehensive business plan for House of Glam Salon Suites, a premium salon suite concept offering multiple beauty services & Retail under one roof with a focus on quality, professionalism, and entrepreneurial support.

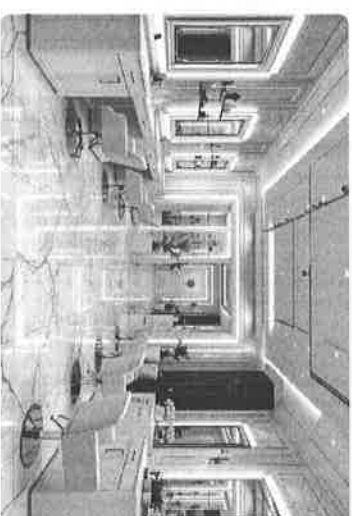
What Makes House Glam Salon Suites Unique

Comprehensive Service Offerings

is your go-to destination for salon services and retail shopping, all under one roof. We offer professional hair care, styling, and beauty treatments in a modern, welcoming space.

Premium Facilities

Our salon offers a clean, reliable, spacious, high-quality environment featuring marble floors with a white, silver & black color scheme. Suites come in sizes 10x10 & 9x8 with LED light fixtures, body-size mounted mirrors, and 45-inch Roku TVs.



In addition to our salon services, explore our curated retail selection featuring high-quality hair extensions, trendy clothing, and essential beauty products. Whether you're here for a fresh look or to shop the latest styles, we've got you covered.

Experience beauty and fashion – all in one stop.

- 24/7 access & security monitoring
- Free WiFi
- valet trash service
- Keyless entry &
- towel service
- Wash & dry station for hairstylists

The salon location is perfect, situated in the heart of Homewood. surrounded by endless food options, stores, and public transportation. Homewood has recently focused on new development, making it an ideal location for a thriving salon business.

Potential future amenities include 2 cabinets with countertop in suite, small sinks in suites, and supplied furniture including hair chairs/stations, lash beds, makeup artist chairs & mirrors/floating shelves.

Financial Goals & Vision

First Year Goals



- break even & maintain profit
- Start seeing passive income from the suites
- Build business credit with EIN
- Apply for grants & funding for second location
- Cover startup costs and break even within 6-9 months
- Build a 3-6 month emergency fund



2-3 Year Goals

- Continue building business credit profile
- Look into more funding opportunities for the next location
- Start looking for second location within the Chicago land area
- Find a bigger 12-15 suite space
- Potentially open another location by the end of the 3rd year
- Achieve consistent profit growth year over year

3-5 Year Goals



- Have an outstanding business credit profile
- Expand into 3rd Chicago location
- By 4th/5th year, expand to another Chicago location or first out-of-state locations (locations in other states/cities like Atlanta, Houston, New York, etc.)
- Diversify revenue streams with retail sales (clothing, hair)
- Build owner's compensation & retirement plan

Projected revenues: 1st year: \$63,000-67,000 | 3rd year: \$125,000-133,000 | 5th year: \$320,000-330,000. The owner will also continue working as a nail tech, generating personal income while paying for a suite.

Business Description & Services

Hair Services • Natural hair services (washes, silk presses) • Frontals/wig installs • Quick weaves • Braids/locs • Ponytails • Sew-ins	Retail Aspect • Hair Extensions • Hair Products • Clothes	Makeup & Brows • Full & soft beats • Eyebrow services • Tints & waxing
Lash Services • Lash extensions • Removals • Brow services	Aesthetics • Waxes + Facials • Skin care • Nails	

As a salon suite business, we don't control our tenants' pricing because everyone operates as independent contractors. For our suite rental pricing, we offer two size options: large (10x10) at \$250-200 per week, and medium (8x9) at \$200-175 per week.

Salon Atmosphere & Core Values



House Glam Salon Suites will features a clean, organized, and good-smelling waiting room with a refreshment area for all clients & staff. The space includes updated appliances, private rooms for each service, noise cancellation installation for privacy during appointments, and a kitchen/break area for staff comfort during long working hours.

Key Design Features

- Immaculate floors, tools, stations, and restrooms
- Modern, upscale interior finishes
- Warm, neutral color palette with brand accents
- Plush seating and ambient lighting
- Sound-insulated walls for privacy
- Temperature-controlled spaces
- Bright, natural LED lighting
- Instagram-worthy backgrounds

Mission Statement

At House Glam Salon Suites , our mission is to redefine the salon experience by offering a luxurious, clean, and welcoming environment where clients can relax and indulge in high-end beauty and wellness services.

We are committed to delivering excellence through a team of experienced professionals who prioritize professional customer service, precision, and personalized care. Our focus on immaculate cleanliness, upscale ambiance, and a warm, client-centered approach sets us apart as a premier destination for those seeking not just a service—but an elevated experience. We believe that beauty begins with comfort, confidence, and exceptional care—and that's exactly what we deliver, every visit.



Cleanliness & Sanitation

We uphold the highest standards of cleanliness and hygiene to ensure the safety, comfort, and peace of mind of every client.



Luxury Experience

We create a serene, upscale environment where clients can escape, relax, and feel pampered in every moment of their visit.



Professional Excellence

Our team consists of skilled, licensed professionals dedicated to ongoing education and delivering top-tier, results-driven services.



Welcoming Atmosphere

We foster a warm, inclusive space where everyone feels comfortable, valued, and confident in their choice to visit us.

Market Analysis

Target Tenant Profile

Demographics: Licensed beauty professionals aged 28-45, predominantly female but also includes male barbers and estheticians, with 4+ years of professional experience and an established client base.

Psychographics: Entrepreneurial mindset, eager to transition from employee to business owner, motivated by independence and financial freedom, values privacy and professionalism.

Spending Habits: Willing to pay \$220-\$450+ per week for suites with amenities, regularly reinvests in business growth, and focuses on client retention.

Market Size & Trends

The global salon and spa suite market was valued at approximately \$277.7 billion in 2024 and is projected to reach \$515.81 billion by 2033, growing at a CAGR of 7.46%.

Phenix Salon Suites plans to open five new locations in the Chicago area, including the south suburbs, indicating strong local demand.

Salon suite rentals in the south suburbs range from \$220 to \$1,440 per month, reflecting active leasing and a competitive market.

A key trend is the shift toward independent contractors, with more beauty professionals wanting to work for themselves, making salon suites increasingly beneficial.

Local Economic Analysis

Economic Strengths	Economic Weaknesses
Affluent Community: Homewood’s median household income of \$96,522 exceeds state and national averages	High Property Taxes: 3.76% median effective property tax rate (not directly impacting as renting from landlord)
Skilled Workforce: Stable and educated community	Income Disparities: 7.2% of families live in poverty (mitigated by service providers having their own clientele from across Chicago)
Active Economic Development: Proactive promotion of growth	Aging Infrastructure: Potential for higher renovation costs (renovation needs are relatively simple)
Vibrant Community Life: 20+ outdoor festivals annually	

Marketing & Operations Plan

Marketing Strategy

The marketing budget doesn't need to be huge as free content and marketing has been the latest trend. Knowing how to use social media to your advantage is key.

- **Social Media Platforms:** Instagram, TikTok, Facebook, Threads, Twitter
- **Local Partnerships:** Food vendors, boutiques, other small businesses, women's events
- **Promotions:** First two weeks free for new tenants
- **Feedback Collection:** Google reviews, email customer service forms

Daily Operations

- Open environment concept with 24/7 access for tenants
- 1 deep clean per week & 2 clean-ups
- Weekly check on all devices and amenities
- Bi-daily trash & towel service (Mon, Wed, Fri)
- Monthly inventory of cleaning supplies, candles, air fresheners, business cards

Organizational Structure



Tenant Policies

After the first two trial weeks, tenants must sign either a 3-month or 6-month lease. New tenants receive a detailed tour of the salon & all amenities, plus training on proper closing procedures (locks, security systems, lights). Safety measures include 24/7 security systems, locks on all doors and windows, and locks on individual suites.

Competitive Analysis & Unique Selling Points

Main Competitors

- Pretty Little Dream Salon Suites (3 locations)
- Manifest Salon Suites (Olympia Fields)
- Sola Salon Suites (multiple locations)
- Phenix Salon Suites (Tinley Park)
- Bryds Beauty Parlor (Crestwood)
- Posh Salon Suites (Hazel Crest)
- Essence Salon Suites (Markham, Tinley Park, Olympia Plaza +?)

Competitor Weaknesses

- Overpriced suites
- Smaller size suite spaces
- Poor maintenance
- Lack of promotion for tenants
- Poor management

House Glam Salon Suites Advantages

- Care and attention to tenants
- Superior customer service
- Premium amenities
- Secure, clean, friendly, professional environment
- Sound-proof suites for privacy
- One-stop shop with multiple services
- Marketing support for tenants

Competitive Response Strategy

1 Differentiate with Unique Selling Proposition

Emphasize what sets House Glam Salon Suites apart: luxury design, privacy, cleanliness, and exclusive amenities.

2 Deliver an Elevated Client Experience

Focus on service excellence with consistently clean, relaxing, and well-designed spaces.

3 Attract and Retain the Best Beauty Professionals

Offer move-in incentives, flexible leasing terms, and marketing support.

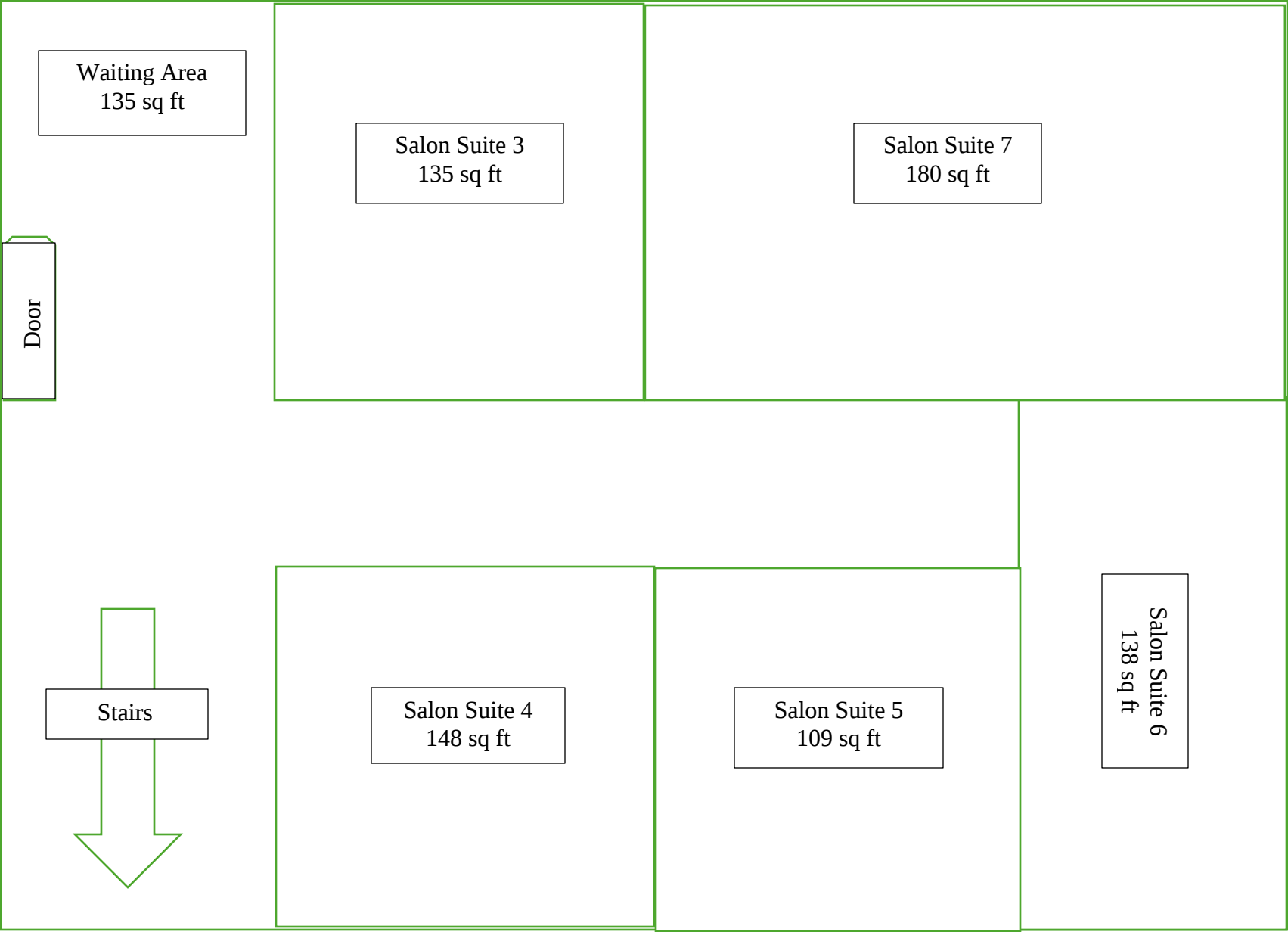
4 Maintain Strong Online Presence

Invest in professional branding, SEO, and social media to stand out when clients search online.

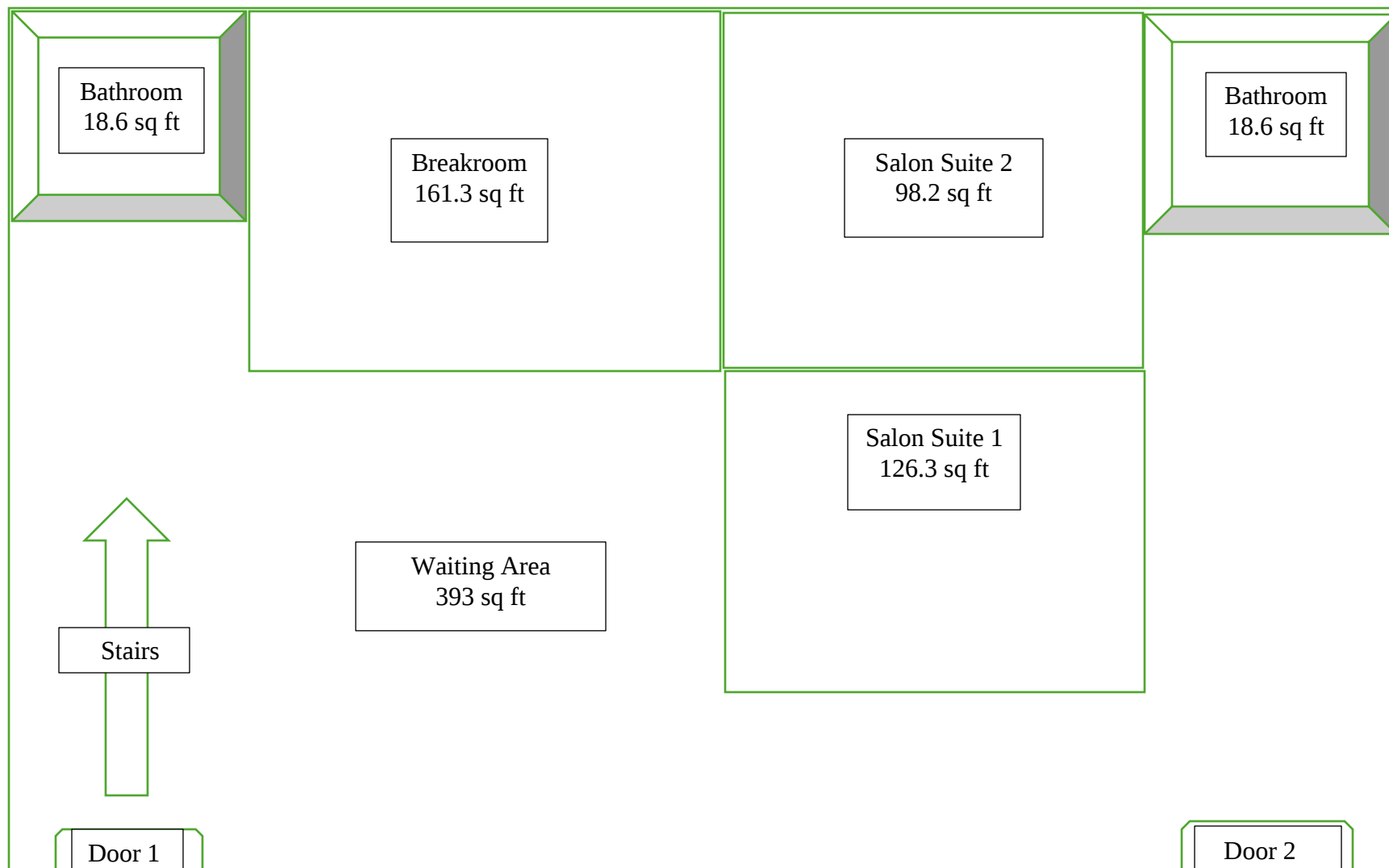
5 Community Involvement

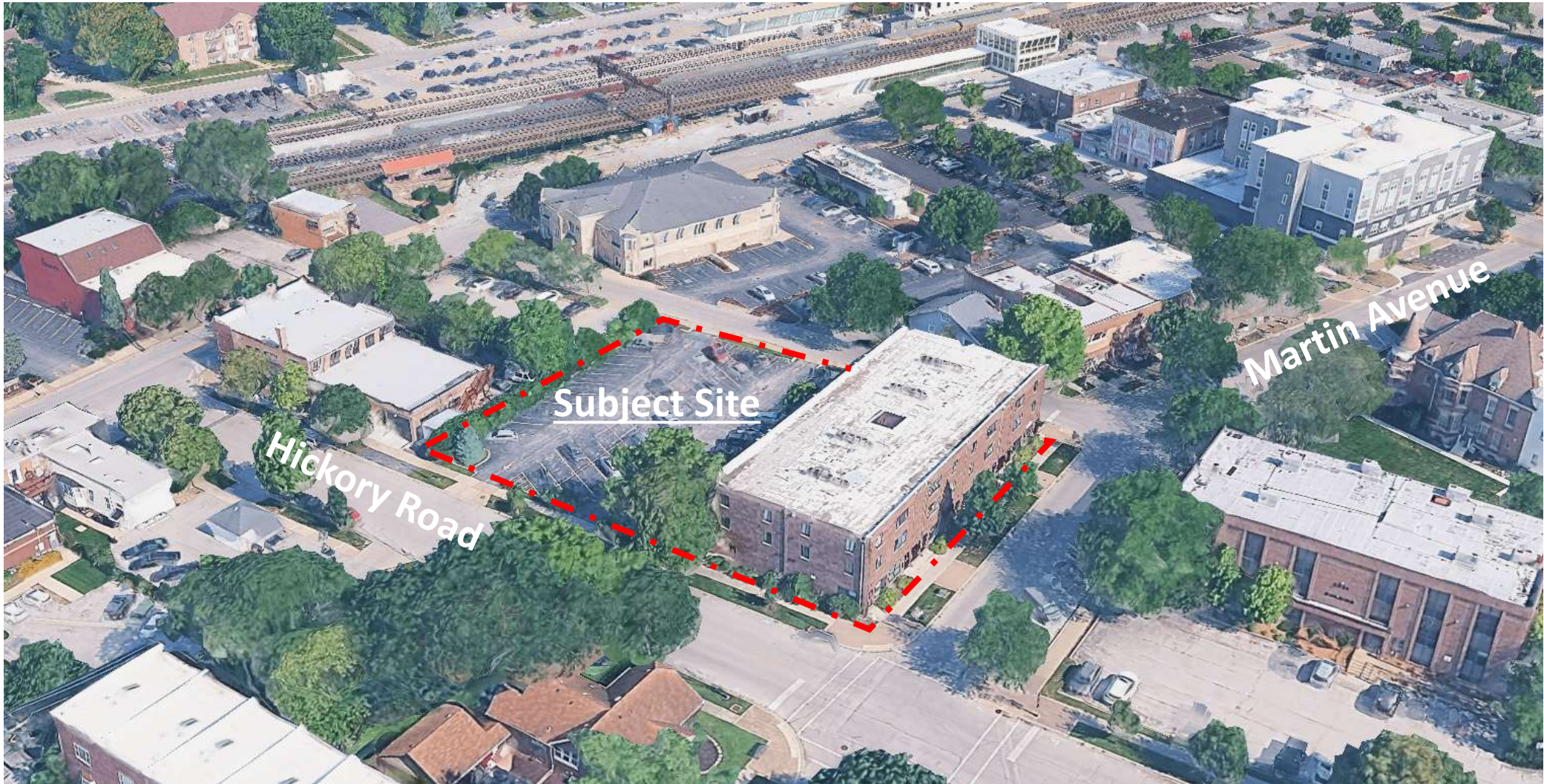
Sponsor local events and collaborate with small businesses to build local loyalty.

Lower Floor-



1st Floor-







Proposed Salon
(18110 Martin)
2,000 square feet
(double-wide unit
+ basement)