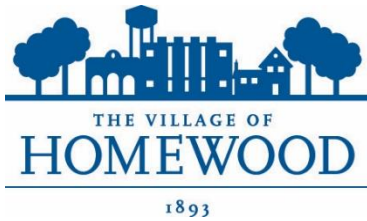


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

November 13, 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 October 23, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 25-36: Special Use Permit for Salon/Spa Establishment at 18110 Martin Avenue **(continued from October 23, 2025)**

B. **Public Hearing** for Case 25-42: Special Use Permit for Indoor Commercial Place of Assembly at 18065 Harwood 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: **October 23, 2025**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

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

ROLL CALL:

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

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

APPROVAL OF MEETING MINUTES:

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

There were no changes.

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

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

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Castaneda)

ABSENT: 2 (Members Alfonso and Cap)

PUBLIC COMMENT:

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

- **There were no public comments.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Meeting Minutes | October 23, 2025

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

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

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

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

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

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

Member O'Brien stated to Staff that previously, there was a change for salons and spas and stated there was a notice to the Fire Department about incoming tenants that was approved by the Village Board.

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

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

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

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

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

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

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

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

Chair Sierzega asked the number of vacant spaces.

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

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

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

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

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

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

- **Ms. Cui stated no.**

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

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

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

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

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

Chair Sierzega stated a restaurant is not feasible.

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

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

Member Johnson asked why the district should be reconfigured.

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

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

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

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

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

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

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

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

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

Director Mesaros stated it is in the code.

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

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

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

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

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

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

Meeting Minutes | October 23, 2025

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

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

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

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

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

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

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

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

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

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

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

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

- **Ms. Perkins stated yes.**

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

- **Ms. Perkins stated yes.**

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

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

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

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

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

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

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

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

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

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

Member Bransky asked for an explanation of the floor plan.

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

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

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

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

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

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

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

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

Member Johnson asked if there would be four hair stations.

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

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

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

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

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

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

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

Member O'Brien asked if she was currently operating.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Member Johnson asked if the closing time can be limited.

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

Chair Sierzega asked if the time should be limited.

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

Chair Sierzega asked if it would be open on Sundays.

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

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

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

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

Chair Sierzega asked if the hours were known.

- **Director Mesaros stated no.**

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

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

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

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

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

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

Member Bransky stated if the Village Board does not approve it, then this case won't reach that point of approval, assuming it is approved here.

Meeting Minutes | October 23, 2025

Chair Sierzega asked if there were any public comments.

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

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

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

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

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

AYES: 2 (Members Bransky and Johnson)

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

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

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

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

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

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

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

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

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

Chair Sierzega asked the date of the next meeting.

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

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

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members Alfonso and Cap)

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked if there was anything new.

Director Mesaros stated no.

ADJOURN:

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

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Cap

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development

Good evening, Mayor and Commissioners,

My name is Grace, and I'm a proud small business owner here in Homewood. From the first day I came to this town, I was drawn to its charm — the tree-lined streets, the friendly faces, and the strong sense of community that makes Homewood truly feel like home. Over the years, I've grown to love this city deeply, and it's my dream to contribute to its continued growth and vitality in a meaningful way.

I've seen Homewood evolve — with more families moving in, more young professionals calling it home, and more visitors discovering its unique character and convenience. With this growth, I see an incredible opportunity to make downtown Homewood a one-stop, walkable destination — a place where people can shop, dine, and take care of themselves, all within just a few blocks.

Downtown Homewood is already such a special area. Its location right by the train station makes it a convenient and inviting destination for people from nearby communities to visit and experience what makes our town unique.

Tonight, I'm here to respectfully request a zoning change to allow Salon Suites and Beauty Retail at 18106–18124 Martin Avenue.

This project reflects my belief in what Homewood can become — not just a place where we live, but a place where we connect, support local businesses, and spend our everyday moments together.

Our vision is to transform an underused property into a vibrant, welcoming space that complements nearby shops and restaurants, encourages foot traffic, and adds to the beautiful rhythm of downtown life.

Here are a few key reasons for this request:

1. Small Commercial Spaces on Martin Avenue

The properties at 18106–18124 Martin Avenue were originally built with smaller commercial units. Current tenants still have leases for another two years, but the remaining spaces are too limited for many retail users such as grocery stores or boutiques.

To prevent long-term vacancies and maintain an active downtown environment, a zoning adjustment would allow more flexible use of these smaller spaces.

2. Improved Function and Parking Access

Ridge Road should continue focusing on retail businesses, while Martin Avenue is better suited for service-oriented businesses such as salons, spas, and photography studios.

The Martin Avenue location offers a large parking lot, making it easier for customers to park, stay longer, and conveniently access multiple services in one location. This setup also helps reduce street congestion on Ridge Road and creates a more balanced and functional downtown layout.

3. Enhancing Downtown Attractiveness and Economic Vitality

Diversifying zoning between Ridge Road and Martin Avenue will promote a vibrant, mixed-use downtown, attract more visitors, and support both small service businesses and established retailers.

This balance will encourage foot traffic throughout the area, improve business retention, and make downtown Homewood even more attractive for future investment.

The Salon Suites model will create independent spaces for beauty professionals — stylists, estheticians, barbers, and more — many of whom are from nearby communities such as Tinley Park, South Holland, and Matteson.

By bringing them here, we not only support local entrepreneurship but also draw their clients into Homewood, helping boost nearby shops, restaurants, and businesses. This steady flow of daily activity increases both economic vitality and tax revenue for the village.

This project is about empowerment — giving professionals a place to grow, while adding new energy and life to downtown Homewood.

Homewood has so much heart and potential. I truly believe this project can be a meaningful part of its bright future. My goal is to help our downtown continue growing into the most vibrant, walkable destination in the South Suburbs — a place where people love to visit, gather, and feel proud to call home.

Thank you so much for your time and for your continued support of local business owners like myself.

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 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 (Continued from October 23, 2025)

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-2 Downtown Transition	Multi-tenant commercial center, multi-family residential (above ground floor)
PROPOSED	B-1 Downtown Core (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	2	Angela Mesaros, Dir. ECD and 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). A memo from Village staff listing nearby salon locations is attached with this memo.
- 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.

On October 23, 2025, the Planning and Zoning Commission recommended approval of this zoning map amendment by a 5-0 vote. At the time of publication of this memo, the Village Board is scheduled to review this recommendation of approval on November 11, 2025. Should the Board vote to approve this zoning map amendment, the Planning and Zoning Commission may modify the recommended condition to remove this zoning map amendment as a condition of approval.

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.

APPLICANT

Name Jaya Pittman
 Company House of Glam Salon Suites
 Address 18110 martin ave
homewood IL 60477
 Phone 708-262-8814
 Email Jayapittman112@gmail.com
 Role owner/renter

PROPERTY OWNER

Name Yan 'Lvi
 Company Yan & Arp LLC
 Address 1909 Courtland Ave
Park Ridge IL 60068
 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.

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

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.

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.

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.

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.

- 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

Affluent Community: Homewood's median household income of \$96,522 exceeds state and national averages

Skilled Workforce: Stable and educated community

Active Economic Development: Proactive promotion of growth

Vibrant Community Life: 20+ outdoor festivals annually

Economic Weaknesses

High Property Taxes: 3.76% median effective property tax rate (not directly impacting as renting from landlord)

Income Disparities: 7.2% of families live in poverty (mitigated by service providers having their own clientele from across Chicago)

Aging Infrastructure: Potential for higher renovation costs (renovation needs are relatively simple)

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.

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				
Applicant Name:	Jaya Pitman				

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.

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.'

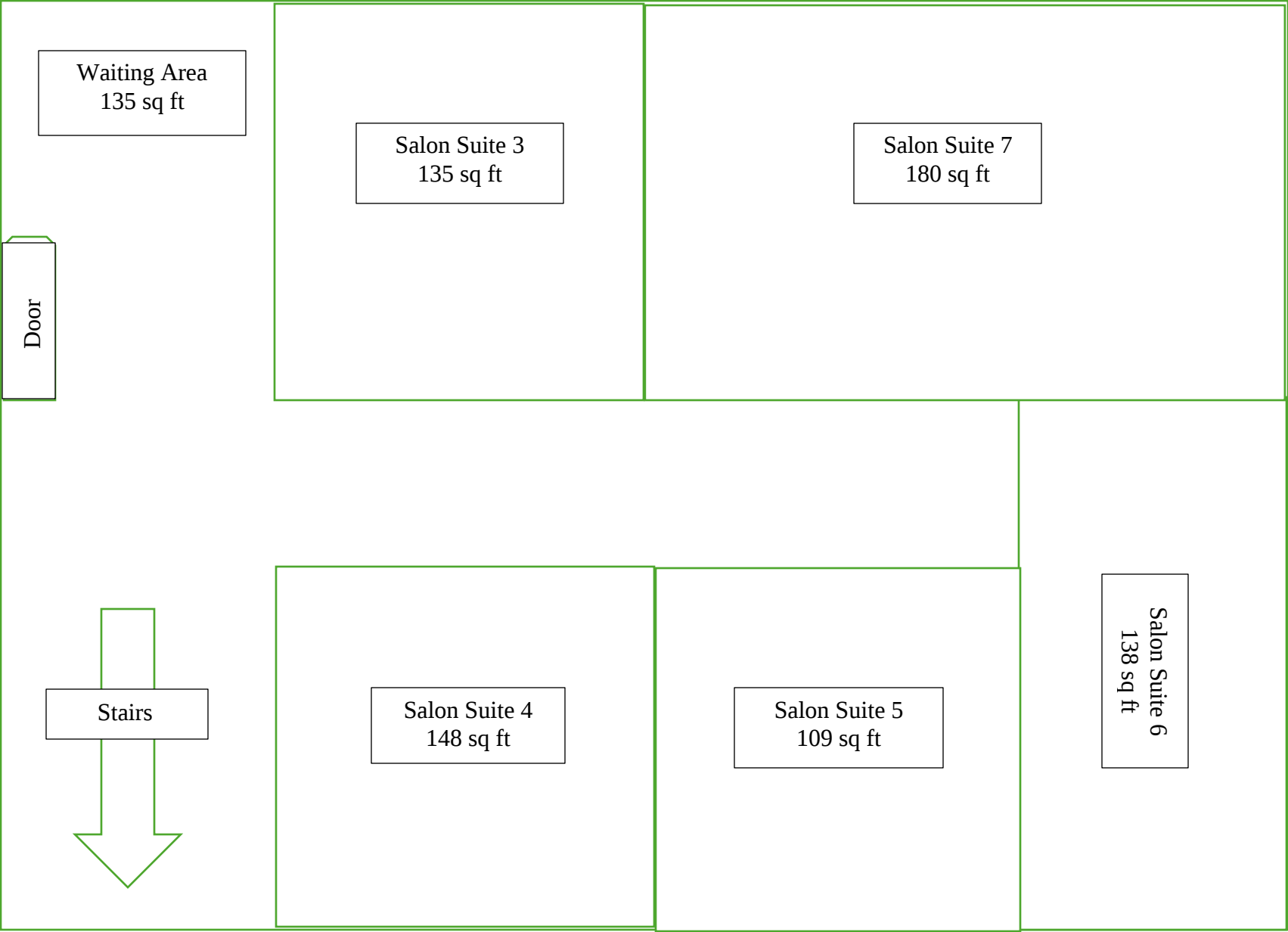
Yes. The property already has the necessary utilities, road access, drainage, and public safety infrastructure in place to support the proposed use.

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?

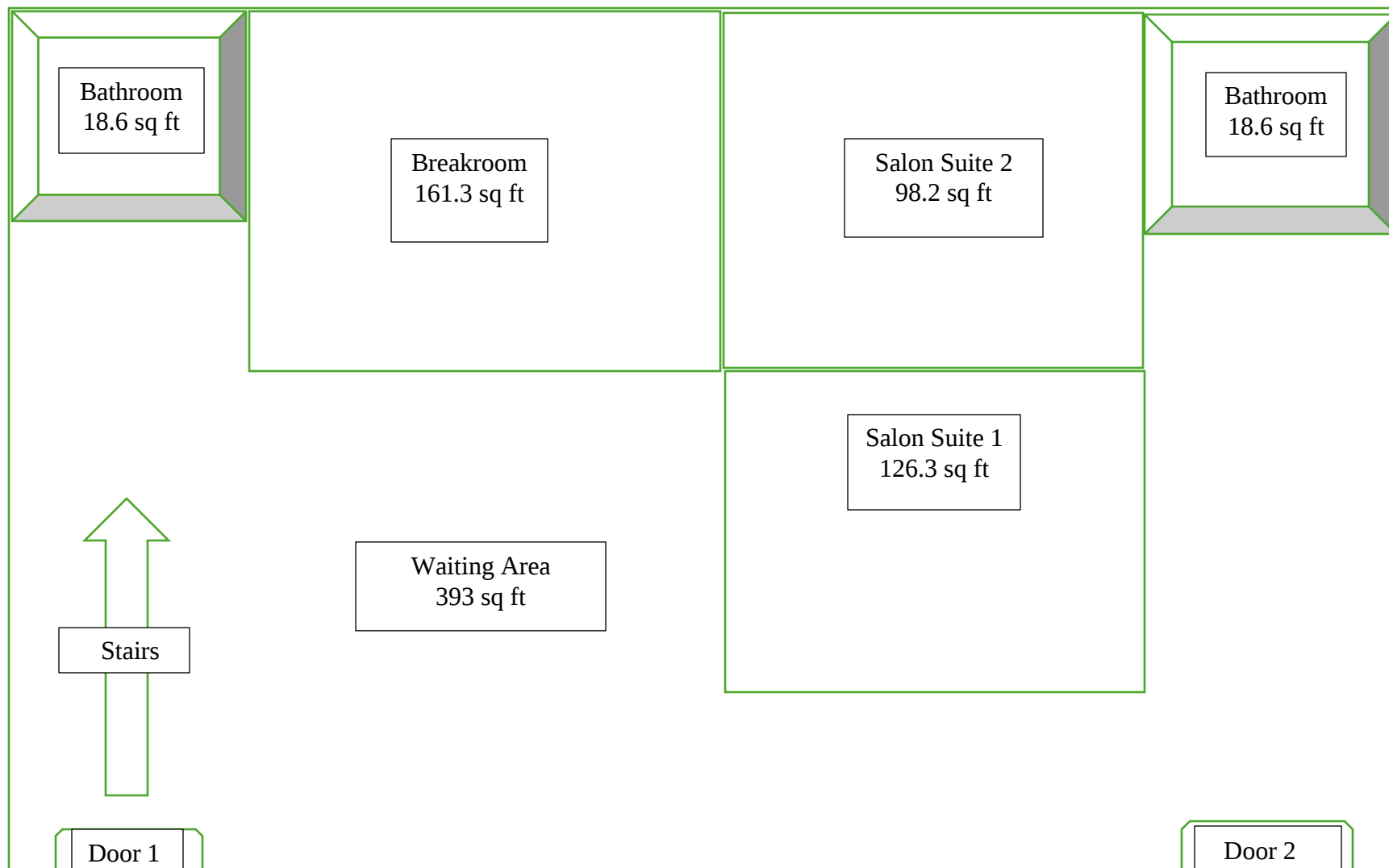
A new business going into an existing development, may answer 'no.'

No.

Lower Floor-



1st Floor-



VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 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 (Continued from October 23, 2025)

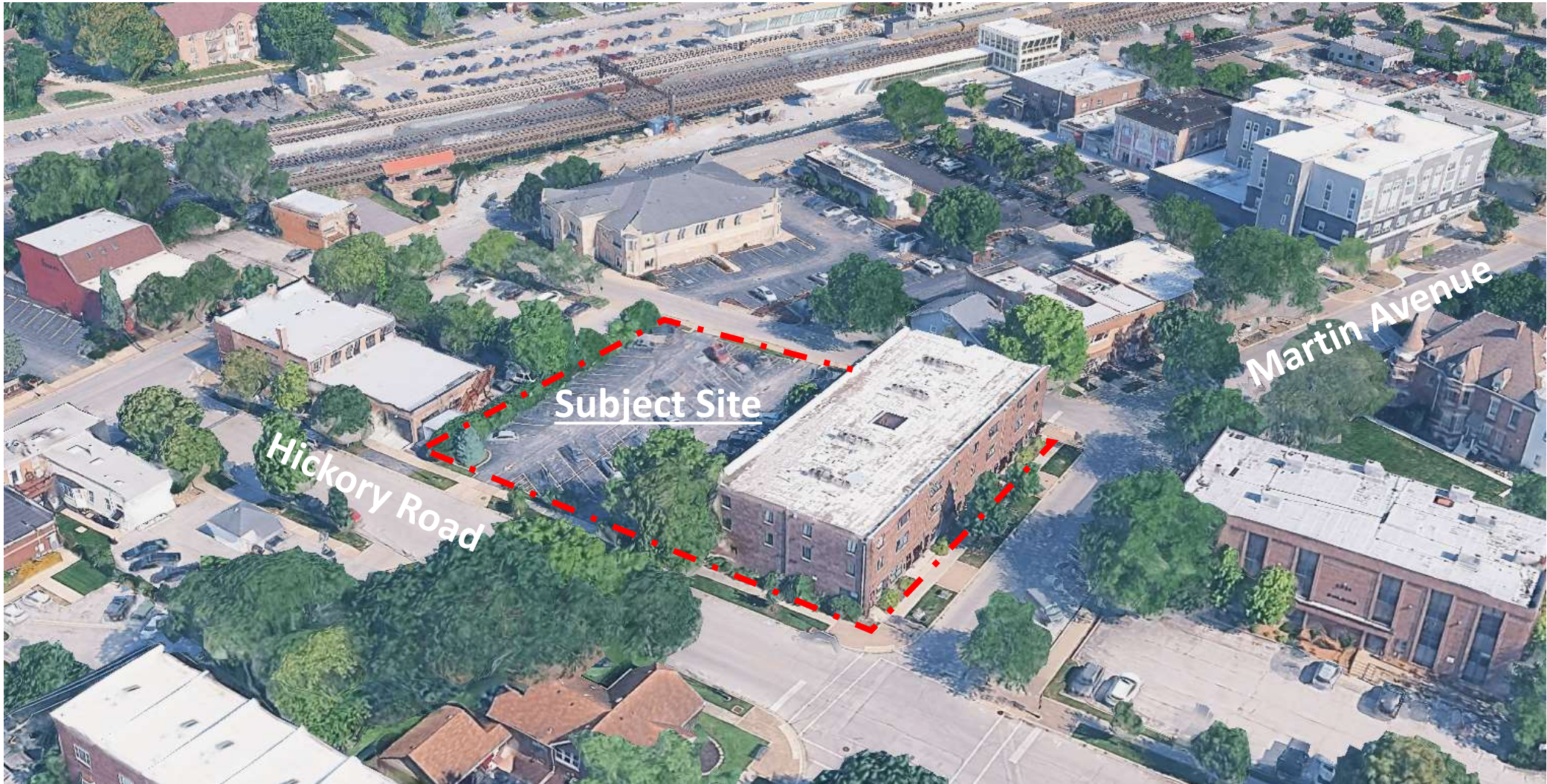
Current salons in the B-1 and B-2 districts (downtown Homewood) are listed below:

- Nail Savvy (18104 Martin) – *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Strictly Hair (18116 Martin) – **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- ~~Posh Salon (2048 Ridge)~~ – **Closed, vacant** – no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Artistix Salon (2051 Ridge) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Jonathan Kane (18065 Harwood) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Just Between Trends (18150 Harwood)
- Chantez Studio (18154 Harwood)
- Mitzi Achille Salon (18112 ½ Martin) - **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Samuel's Hairstyling (18120 Martin) - **under consideration for rezoning**. As currently zoned, *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- A-Z Day Spa (18118 Dixie) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance
- ~~Shear Eminence (2019 Ridge)~~ – **Closed, vacant** - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Body Contouring Emporium (2021 Ridge) - *legal nonconforming* - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Hair by Jeneyah (1958 Hickory)
- Edward Douglas Salon (1940 Ridge)
- ~~Evan John Salon (1916 Ridge)~~ – **Closed** – now Arnold Group Insurance - no longer permitted as a salon since the adoption of the 2023 zoning ordinance.
- Be Beautiful Salon (18129 Dixie)

As of now, there are 16 salon locations identified. Three salons have closed within the past year, and three of these are located within the building currently under consideration for the zoning amendment. This leaves 13 active, known salons. This total does not include the two new salon proposals scheduled for consideration on Thursday. If approved, these additions would bring the total number of active salons to 15.

Many of the existing salons—such as Chantez Studio and Hair by Jeneyah—are operated as sole proprietorships or very small businesses. Several are legal nonconforming uses, meaning they could not be replaced with new salons if they were to close.

The Village's established position is to limit the concentration of salon spaces within the core retail area of downtown (B-1 District). This policy was the basis for the decision to no longer permit salons as a use within the B-1 zoning district.





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

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 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 25-42: Special Use Permit, Indoor Commercial Place of Assembly at 18065 Harwood Avenue

APPLICATION INFORMATION

APPLICANT	Phillip Glapion
ACTION REQUESTED	Special Use Permit
ADDRESS	18065 Harwood Avenue, Homewood, IL 60430
PIN	29-31-310-020 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Downtown Core	Vacant, salon, multi-family residential (above ground floor)
SURROUNDING	N: B-1 Downtown Core	Restaurant (Starbucks)
	E: B-1 Downtown Core	Salon, restaurant (2)
	S: B-2 Downtown Transition	Public parking lot
	W: B-2 Downtown Transition	Railroad viewing platform

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 30, 2025. Notice letters were sent to property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Philip Glapion, Applicant	10/13/2025
Special Use Standards	2	Philip Glapion, Applicant	10/13/2025
Business Narrative	5	Philip Glapion, Applicant	Undated
Floor Plans	2	Philip Glapion, Applicant	Undated
Renderings	2	Philip Glapion, Applicant	Undated
Staff Exhibits	2	Noah Schumerth, A.D. ECD	11/5/2025

BACKGROUND

The applicant, Philip Glapion, has proposed the operation of a 5,000 square-foot fitness center in the currently vacant commercial space located at 18065 Harwood Avenue. A fitness center is classified as an indoor commercial place of assembly in the Zoning Ordinance, which requires a special use permit in the B-1 Downtown Core zoning district.

The applicant is the prospective buyer of the property. The commercial space was previously occupied by Suzie's Hallmark Shop.

DISCUSSION

Use and Layout

The applicant has proposed to remodel the currently vacant commercial space into a fitness center. The fitness business will utilize the main level of the business as a gym floor. A small reception area will be constructed near the current entrance to the commercial space. Machines for strength and cardio training exercises will be provided throughout most of the main floor. A small area will be dedicated for personal training work with employees of the business. A studio space for yoga, martial arts, and other group activities will be provided in the rear of the commercial space. The applicant has designed the space to be open with full sightlines through the building for safety. This space will be accessible from a new outdoor entrance in the rear of the space.

The lower level of the building will be dedicated to separate locker room facilities for men and women. Shower and restroom facilities will be provided. Vanity areas for personal use will also be made available. The applicant has indicated potential future plans for a sauna/steam room or other storage/utility space in the lower level of the building. The lower level will be accessible from a large set of stairs leading from the main level, and an emergency stairwell in the rear of the building.

Operations

The applicant has proposed to operate the fitness center from the hours of 5:00am to 10:00pm. Classes are proposed to be staggered throughout the day to manage traffic and promote efficiency of the business. The gym will operate on a membership model.

The applicant has proposed to operate a range of fitness services in addition to the gym, including health and wellness programs for families and people of various ages. The applicant has also considered the addition of future services such as saunas and additional types of classes.

The applicant has noted that massage was considered as a potential offering at this location. The Zoning Ordinance does not permit the massage therapy services within the B-1 Downtown Core zone.

Parking

The building at 18065 Harwood Avenue has multiple uses within the building, including Jonathan Kane salon and multiple residential units on the upper floor. The building requires a total of 41 parking spaces for all uses within the building:

- Jonathan Kane (salon): 3,000 s.f. x 1/250 s.f. = 12 parking spaces

- Residential units: 6 units x 1.5 spaces/unit = 9 spaces
- **Proposed Qi Fitness (indoor commercial place of assembly): 5,000 s.f. x 1/250 = 20 spaces**

The subject property currently has 32 off-street parking spaces. The proposed indoor commercial place of assembly use does not increase the parking demand for the building from the former use of the same commercial space (retail > 5,000 s.f. also requires 1 space per 250 s.f. floor area).

Per Section 44-05-01(a)(4), buildings erected prior to January 10, 2023 are not required to add additional parking spaces *“unless and until the aggregate increase in the required number of spaces shall be greater than 50% of the spaces existing on the effective date of the ordinance from which this chapter is derived [January 10, 2023].”* The number of spaces existing at the time of the new ordinance was 32 parking spaces. There is no aggregate increase in the required number of spaces for this property, and no additional spaces are required to approve this use.

Additional public parking facilities are located across Kroner Lane in a public parking lot with 22 parking spaces. Approximately 14 on-street public parking spaces are available within 300 feet of the subject property. The Village is also seeking to execute additional shared parking agreements in locations near the subject property.

The Planning and Zoning Commission may consider the sufficiency of parking based on the special use standards found in Section 44-07-11 of the Zoning Ordinance.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-1 Downtown Core zoning district. 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 Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) *Is the special use deemed necessary for the public convenience at that location?* There are three similar uses (fitness gyms) within the vicinity of downtown:
 - Elite 24 Fitness (18033 Dixie)
 - XFA Fitness (18205 Dixie)
 - Fit By All Means LLC (18045 Martin)

There is also a specialty gym (focused on climbing) located at 18120 Harwood near the subject property, and a yoga studio located at 18300 Dixie Highway. The proposed use offers a different set of gym services from other gyms in the area, including a large open floor for general use of fitness equipment. The proposed use also offers other types of classes and services than those offered at other nearby gyms. The proposed use is significantly larger than any of the similar uses in the downtown area.

- 2) *Will the special use be detrimental to the economic welfare of the community?* The use has numerous unique characteristics and offerings compared to similar uses in the downtown area and is unlikely to compete with the other uses in the area.

- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? This property is designated for commercial use in the 1999 Comprehensive Plan. The use is also consistent with the goals of the Downtown Transit-Oriented Development (TOD) Master Plan, including increasing commercial activity and use mix within walking distance of Homewood's main transit station and supporting uses deemed complementary to transit-oriented development.
- 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 has a large parking lot which frequently has available spaces. The interior of the space has been designed in a manner which promotes safety for patrons, including security cameras and promoting visibility throughout the gym from the main reception desk.
- 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 building has been or is currently occupied by a number of high-volume commercial uses, including a large retail store and a salon with up to 31 employees. There have been no documented concerns about the capacity of the property with past or current uses or the suitability of such uses for the property.

The current sale of the property is contingent on approval of this use, as the property owner plans to be the primary operator of the new gym business.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? There are no projected impacts to neighboring properties, including parking overflow, noise, light, or other externalities which may impact the value of adjacent properties.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use will operate as an "18 hour" use from 5am to 10pm, which is similar to other gym uses in the Village's downtown. The use is a higher-intensity commercial use in the downtown core, which is designed to support commercial uses of similar intensity. The use is unlikely to negatively impact residential units located on 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 will have similar hours of operation to businesses within the B-1 Downtown Core zoning district. The use will likely provide additional pedestrian traffic to the area and support the purpose and intent of the B-1 Downtown Core zoning district.
- 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 unlikely to impact surrounding properties in a manner which impedes development, including parking overflow onto neighboring property, noise, or other externalities.
- 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 two vehicular entry points. The property also has 32 on-site parking spaces. The circulation pattern of

the property guides vehicles to the side and rear of the building and is unlikely to cause any congestion or impacts to public streets.

- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The subject property, including the commercial space where the proposed use is to be located, is serviced by sufficient utilities for the use. The previous user of the space was a large retail tenant, which discontinued operation in 2024. The applicant will require additional plumbing installations to support showers and locker

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 18065 Harwood Avenue and is located within the B-1 Downtown Core zoning district;
2. The subject property is currently owned by Fred Sierzega of Homewood, Illinois;
3. The subject property is under contract for ownership with the applicant, Philip Glapion;
4. The proposed indoor commercial place of assembly use is a special use within the B-1 Downtown Core zoning district;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
6. The proposed fitness 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 25-42, a request for a special use permit to allow the operation of an indoor commercial place of assembly at 18065 Harwood Avenue, subject to the following conditions:

1. Hours of operation shall be restricted to 5:00am to 10:00pm;
2. The applicant shall provide a security plan indicating the location of security cameras and other security features to the Police Department for review at the time of building permit submittal.

AND

Incorporate the Findings of Fact into the record.



VILLAGE OF HOMEWOOD

PROPERTY INFORMATION

Street Address: 18065 Oakwood Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ 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:

Fitness Facility

Gross Floor Area: 5000 sq. ft.

Parking Provided: YES

Existing Use: _____

SITE OR BUILDING CHANGES

Existing

Development: _____

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

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

ENTRY-WAY TO REAR OF Building

Development Metrics

Existing

Proposed

Gross Floor Area (sq. ft):

Parking Spaces

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.

APP 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 Phillip G. Lapron
Company TBD / Qi Fitness

Email phillipg.lapron@yahoo.com
Role Owner / Operator

PROPERTY OWNER

Name Fred
Company _____

Address 18065 Harwood Ave
Homewood, IL 60430

Phone _____

Email _____

☐ 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.

Phillip G. Lapron
Applicant Name

[Signature]
Applicant Signature

10/13/25
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:	18065 Harwood Ave _____ Homewood, IL 60430	
Requested Use:	Gym & Fitness center _____	Area: _____ 5,000 sq. ft.
Business Name:	Qi Fitness / T B D _____	
Applicant Name:	Phillip Glapion _____	Date: 10/13/2025 _____

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.

I strongly believe that this particular site is ideally suited for "Qi fitness gym". Establishing such a facility would provide a significant health and wellness option for the local community, which is particularly important given the average age range of residents in this area. It would contribute positively and offer a valuable resource for improved physical & mental health, social opportunities, and by reducing stress and other risk that come with lack of movement.

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

Will the business have a negative impact on other businesses?

Based statistics, the average age range for adults 20 and older who go to the gym. The median age in Homewood is 39, with a general population of over 19,000 people. Qi-Fitness aims to serve this community by helping people stay fit and active. We believe that Qi-Fitness will not have a negative economic impact on the community. Instead, it will contribute to the well-being and health of the residents, which indirectly supports the overall economic vitality of the area.

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.

As small business owners, we contribute to the health of the local population and neighborhood, fitting perfectly with the community's comprehensive growth plan. We see an opportunity to communicate the benefits of our fitness business to the mixed-use development plan for downtown Homewood. The reputation of Qi-fitness owners presents a growth opportunity for pedestrians to utilize public transportation, which is outlined in Homewood's goals and objectives.

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.

Our business prioritizes public health through strict adherence to regulatory compliance, OSHA standards, and established safety and emergency response protocols, all designed to ensure the safety of our members. The safety of our patrons is a shared responsibility among all staff members. We implement proactive risk management to identify potential hazards within our operations and provide life-saving training to our team.

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.

Our business, Qi-Fitness, is ideally suited for this location. The property has been vacant for an extended period. The size and location of the available property perfectly meet our needs. We believe the property's value would be diminished without the special use because our purchase of the building is predicated on operating a gym in the currently empty space as owner-operators.

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, my business will add to the value of the property and business within the area making the area of Homewood even more attractive with diverse businesses.

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, as such property is zoned for mixed use. The special use permit for Qi-fitness does not require any physical changes to neighboring structures. The proposed use will add value and increase business in the downtown Homewood area.

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 special use will not create nuisances in the neighborhood, negatively affect property values, or disrupt existing neighborhood activities. Business operations are of low impact and will not cause issues.

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 special use will not impede on the orderly development. We do not anticipate any negative impacts, outside of natural risks such as weather, current zoning requirements or regulatory orders like those experienced during COVID-19, that could affect non-essential business operations.

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.

Qi-Fitness customers will have multiple convenient options for accessing our business. Many will be able to walk from the surrounding neighborhood. Additionally, customers can arrive by personal vehicle or utilize the multimodal options of public transportation services available throughout Homewood.

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 proposed location has historically had, and currently maintains, active and operating access to adequate utilities, drainage, road access, public safety, and other necessary facilities.

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.'

The special use will not substantially or adversely affect any historical, archaeological, cultural, natural, or scenic resources on the parcel or surrounding properties. This is based on previous business operations at the proposed location.

qi

FITNESS

THE EVOLUTION OF FITNESS



Qi Fitness

Who we are: Qi Fitness is an exciting new fitness brand ready to redefine fitness and wellness in the Homewood-Flossmoor area. Our customized 5000 square foot fitness center, in downtown Homewood, is designed to provide premium amenities with a modern twist on fitness. We offer a wide range of diverse programs to accommodate the entire family and are conveniently located directly across from Homewood's Transportation Center and established retail anchors. With unmatched visibility and amazing accessibility, within Homewood's rapidly growing business corridor, we see a clear opportunity for accelerated and sustainable growth.

Our strong financial investment demonstrates our commitment to the community and firm belief that Homewood is absolutely the right area to launch our brand and grow our business.

About the owner: Phillip Glapion, is an award-winning martial arts instructor with more than 45 years of experience in the martial arts and fitness industry. He has owned and operated several very successful Martial Arts & Fitness Facilities within the Chicago-land area and trained numerous students from all walks of life, including law enforcement and foreign dignitaries.

Our staff: The management team is a collection of well accomplished professionals from a variety of disciplines. We also look forward to the opportunity to hire several new team members from within the community during the initial ramp-up.

HOURS OF OPERATIONS

In keeping with Homewood's Downtown Master Plan, we fully anticipate taking advantage of "The 18hr Day". Our planned hours are as follow:

Daily - 5am - 10pm (Gym Hours)

(Classes are staggered for efficiency)

SERVICES OFFERED

Our facility will offer a variety of services in addition to gym access; our intent is providing health and wellness programs to accommodate the entire family, i.e., senior wellness/mobility classes, yoga, martial arts (kids/adults), personal/group training.

Facility Lay-out

Upper (Main) Level: The Main Gym Floor

- **Reception Area/Entrance:** A spacious entry area with a front desk for check-ins and inquiries, potentially with a small seating area.
- **Main Workout Area:** The majority of the floor space would be dedicated to various fitness zones:
 - **Cardio Zone:** An area with treadmills, ellipticals, and bikes, often positioned near windows if available.
 - **Weight Training Area:** Sections for free weights (dumbbells, barbells) and weight machines.
 - **Group Fitness/Studio:** Separate enclosed studio for classes like yoga, martial arts, Pilates, or meditation.

- **Open sightlines:** The layout is often designed so staff can easily monitor all areas for safety.
- **Staircase Access:** A prominent set of stairs providing access to the lower level.

Lower Level: Locker Rooms and Amenities

- **Locker Rooms:** Separate male and female locker rooms, each featuring:
 - **Lockers:** Numerous lockers for secure storage of personal items.
 - **Shower Facilities:** Individual or multiple shower stalls.
 - **Restrooms:** Toilet facilities.
 - **Vanity Areas:** Benches, mirrors, and counter space.
- **Additional Amenities (optional):** Depending on the specific design, this level might also include a sauna/steam room, massage room, or additional storage/utility space.

EXIT

STUDIO
(YOGA/MEDITATION)

EXIT

MECHANICAL
CLOSET

BACK
STAIRS

TO LOWER
LEVEL

EXIT

STAIRS

ADA
WASHROOM



BELLS

DUMB

FREE WEIGHTS

SQUAT CAGES

ABS

STRENGTH TRAINING

UPPER BODY / LOWER BODY

Bikes/Cycles

CABLE MACHINES

STAIRS

TREADMILLS

ELIPSEALS

ENTRY

RECEPTION
AREA

PERSONAL TRAINING / TUFF

HARWOOD AVE.

BASMENT PLAN
12-00

A-3

122-00

4 C

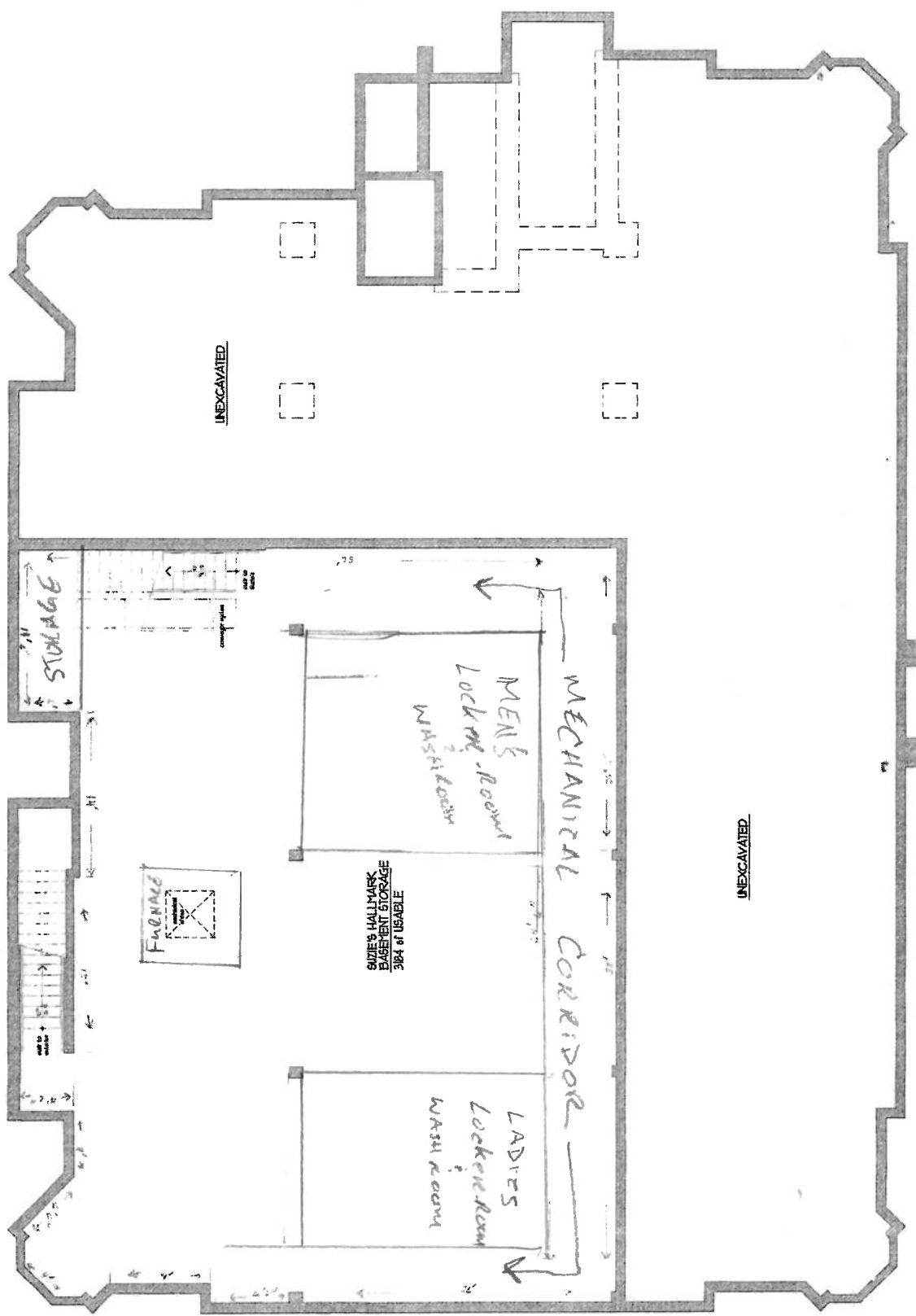
DR

2-1-01

SUZIE'S HALLMARK

REV	DATE	BY	CHK	APP

LINDEN GROUP INC
ARCHITECTS
LAND PLANNERS



LOWER LEVEL

Renderings – Qi Fitness @ 18065 Harwood Avenue, Homewood, IL 60430



Renderings – Qi Fitness @ 18065 Harwood Avenue, Homewood, IL 60430





