

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

Submitted to: Village of Homewood Zoning and Planning Commission

Submitted by: Yan Cui [Yan & Arp LLC]

Date: 9/9/2025

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

Dear Village Leaders and Planning Officials,

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

Business Plan Overview

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

1. Local Demand for Salon & Beauty Services

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

2. Recent Closures Have Created a Service Gap

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

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

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

3. Downtown Homewood is Evolving into a Lifestyle Hub

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

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

4. Proposed Use: Two Salon Suites + Retail

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

- Hair services
- Nail services
- Makeup and skin care

- Lash and brow services

Additionally, the space will include a retail section selling:

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

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

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

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

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

Conclusion & Request

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

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

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

Thank you for your time and consideration.

Sincerely,

YAN CUI

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