

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 23, 2025

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

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

APPLICATION INFORMATION

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

ZONING & LAND USE

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

LEGAL NOTICE

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

DOCUMENTS FOR REVIEW

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

Staff Exhibits

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Noah Schumerth, A.D. ECD

10/03/2025

BACKGROUND

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

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

DISCUSSION

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

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

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

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

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

Parking

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

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

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

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines salon and spa establishments as a *special use* in the B-2 Downtown Transition zone. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the application utilizing the Special Use Standards. The full responses to the Special Use Standards, completed by the applicant, are attached with this application.

- 1) Is the special use deemed necessary for the public convenience at that location? Two other salons currently operate in this building (18112 ½ Martin, 18120 Martin), and several other salons operate on properties adjacent to the subject property (Jonathan Kane Salon, 18065 Harwood; Nail Savvy, 18104 Martin).
- 2) Will the special use be detrimental to the economic welfare of the community? Given that the building has historically been occupied by non-retail, non-sales tax-generating uses, it is unlikely that new retail businesses would choose to locate in this space.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The Comprehensive Plan identifies this property as commercial.
- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The subject property has 48 parking spaces (54 required). The site meets minimum parking requirements applied to this site, as the building and parking lot were constructed to conform to the requirements of the zoning ordinance of that time. The subject property is adjacent to on-street parking and public lot parking, in addition to the shared lot in the rear of the building.
- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? Non-residential spaces in the building have been occupied by salons throughout the building's history, and no known issues with the use of the property, nor any negative impact on property value, have been recorded.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is consistent with other uses in the building and the surrounding area.

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

STAFF COMMENTS

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

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

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

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

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 25-35, a request for a special use permit to allow the operation of a salon and spa establishment in the B-2 Downtown Transition zoning district at 18124 Martin Avenue, subject to the following conditions:

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

AND

Incorporate the Findings of Fact into the record.