

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.