

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: November 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit, Salon and Spa Establishment at 18110 Martin Avenue

PURPOSE

The applicant, Jaya Pittman of House of Glam, requested a special use permit to operate a salon at 18110 Martin Avenue. The business will operate as “salon suites,” private suites for stylists renting space at the facility. According to the Village Zoning Ordinance, any salon or spa establishment in the B-2 Downtown Transition zone requires a special use permit.

The use will be one (1) tenant within a three-story mixed-use building located at 18106-18124 Martin Avenue. The space was previously occupied by a massage therapy center.

The use is proposed as “salon suites,” with seven (7) private spaces which may be leased by independent stylists, 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.



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An additional shared salon and retail area will be located in front of the tenant space which will provide ADA accessibility.

The applicant anticipates a total of between seven (7) to eight (8) employees, including the individual salon artists who will rent space in the building. The applicant stated that it is unlikely that more than two or three artists and employees will be present at any given time, with four to five artists and employees likely present during the salon's busiest times.

The proposed business will operate on an "appointment-only" basis. Foot traffic from walk-ins and other activity is anticipated to be limited. There will be a publicly accessible space for retail and customer service between 9:00 a.m. and 5:00 p.m. The applicant plans to restrict appointments after 10:00 p.m., 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 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 three 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



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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).

PROCESS

At its regular meeting on November 13, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With six (6) of the seven (7) members present, the Commission voted four (4) ayes to two (2) nays. It is important to note that four (4) affirmative votes are required for approval of the recommendation. Therefore, the Planning and Zoning Commission approved the motion.

In making its recommendation, the Planning and Zoning Commission considered the application and supporting materials, public comments received during the hearing—particularly concerns related to competition and the proposal to include both independent contractors (salon suite lessees) and employees—as well as the applicable standards outlined in the zoning ordinance.

The Commissioners who voted against the application expressed concern about the increasing number of salons in downtown Homewood and therefore could not support the special use request. Members who voted in favor of the permit noted that the applicant had clearly put substantial thought into the proposal and expressed appreciation for the strength of the business plan.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact 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 property has been approved 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.
4. The proposed use requires approval of a special use permit to operate at the subject property.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed salon business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

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During the November 11, 2025 Village Board meeting, the Board approved a similar request from TP Luxe Studios, a “salon suite” located in the same building, granting a Special Use Permit for a salon/spa establishment in the B-2 Downtown Transition zoning district. The ordinance passed with four (4) ayes and one (1) nay.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-2 Downtown Transition zoning district to Jaya Pittman of House of Glam, at 18110 Martin Avenue.

ATTACHMENT(S)

Ordinance