



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18350 S Kedzie Ave Suite 202 Homewood, IL 60430

Requested Use: Hair Salon Area: 500 sq. ft.

Business Name: Ian Terrell Hair Design Studio

Applicant Name: Jocelyn Alamoodi Date: 08/07/2023

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.*

The special use requested, would ideally be deemed necessary for the beauty/self care needs of men, women and children. The convenience and privacy of this location provides a private, serene experience that creates a space noise and high traffic population free.

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

*Will the business have a negative impact on other businesses?*

This business will not have a negative impact on other businesses. The clients that are serviced by stylist that lease salon stations inside of Ian Terrell Hair Design Studios will be in a quiet, serene setting. The salon will also operate on a business hour schedule of Tuesday-Saturday 8:00AM-5:00PM.

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.*

Ian Terrell Hair Design Studio fits with the goals and policies summarized on the attached sheet as follows:  
1.1 Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map

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.*

The welfare of the public will be protected and regarded per State and local laws.

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.*

Ian Terrell Hair Design Studio is perfect for the quiet, commercial space. This prohibits any loitering, criminal activity as well as promotes privacy and professional environment for clients and staff.

- 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?*

Ian Terrell Hair Design Studio would not decrease the value of other properties. In fact the commercial space pays the Cook County Assessor a total of \$52,235.00 annually for property taxes. This allows funds to be disbursed throughout the Municipality for: Schools, Transportation and Improvements. The value increases overtime and also the area to flourish financially.

- 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.*

Ian Terrell Hair Design Studio is compatible with its neighbors as it is nuisance free and professional.

- 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 negative impacts would result from operating at this location.

- 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.*

Ian Terrell Hair Design Studio will not have any negative impacts on residents on businesses in the surrounding area.

- 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.*

Clients that patronize Ian Terrell Hair Design Studio will have access to a private parking lot once turning an immediate right on 184th Street. There are enough slots for parking available that will not interfere with the residential area parking and the residents across the street from the commercial space have garaged parking.

- 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.'*

No

- 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.'*

No



# APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

**Street Address:** 18350 S KEDZIE AVE SUITE 202 Homewood, IL 60430

**Property Index Number(s):** 31-02-201-012-0000

**Lot Size:** 24,912 sq. ft. 0.57 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

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.

## REQUESTED USE

**Requested Use:** Hair salon with one private suite space.

**Gross Floor Area:** 500 sq. ft. **Parking Provided:** 2

**Existing Use:** Commercial use building

The requested use is:

- Permitted
- Limited
- Special
- Other:

## 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

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	_____	_____
Parking Spaces	_____	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	0.0%	0.0%

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

## ZONING RELIEF OR CHANGES

**Zoning Variance or Amendment** Describe any requested zoning relief or changes below.

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

**APPLICANT**

Name JOCELYN M. ALAMOUDI  
 Company IAN TERRELL HAIR DESIGN STUDIO  
 Address [REDACTED]  
 Phone [REDACTED]  
 Email [REDACTED]  
 Role OWNER

**PROPERTY OWNER**

Name Elliot C. Taylor  
 Company Construction Source LLC  
 Address 18350 S. Kedzie Suite 102  
Homewood, IL 60430  
 Phone [REDACTED]  
 Email [REDACTED]  
 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.

Jocelyn Alamoodi \_\_\_\_\_  
 Applicant Name Applicant Signature Date

**Staff Notes**

*Do not write below this line.*

Fee: \_\_\_\_\_  Paid Date Received: \_\_\_\_\_

CASE NO: 23-29 REQUEST: Special Use - Salon  
 Approved  Approved with Conditions  Denied Date: \_\_\_\_\_

Comments/  
Conditions:

CASE NO: \_\_\_\_\_ REQUEST: \_\_\_\_\_  
 Approved  Approved with Conditions  Denied Date: \_\_\_\_\_

Comments/  
Conditions:

CASE NO: \_\_\_\_\_ REQUEST: \_\_\_\_\_  
 Approved  Approved with Conditions  Denied Date: \_\_\_\_\_

Comments/  
Conditions:

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_