

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: **October 12, 2023**

To: Planning and Zoning Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-29: Special Use Permit for a Salon at 18350 Kedzie Avenue, Suite 202



APPLICATION INFORMATION

APPLICANT	Jocelyn Alamoodi
ACTION REQUESTED	Special Use Permit for a Salon
ADDRESS	18350 Kedzie Ave, Suite 202
PIN	31-02-201-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business District	Multi-Tenant Shopping Center
PROPOSED	B-3 General Business District	Multi-Tenant Shopping Center
SURROUNDING	N: B-3 General Business District	Motor Vehicle Service
	E: B-3 General Business District	Retail > 5,000 sf (Jewel Osco)
	S: R-4 Multiple Family Residences	Multi-Family Dwelling (Pinetree Condos)
	W: R-4 Multiple Family Residences	Multi-Family Dwelling

LEGAL NOTICE

The legal notice was published in *Daily Southtown* on September 22, 2023; letters were sent to 16 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Jocelyn Alamoodi	08/07/2023
Response to Special Use Standards	2	Jocelyn Alamoodi	08/07/2023
Commercial Lease	4	Elliott Taylor	07/21/2023
Floor Plan	1	Jocelyn Alamoodi	-
Staff Exhibits	3	Angela Mesaros	10/02/2023

BACKGROUND

18350 Kedzie Avenue is a two-story building with multiple tenants. Traditionally, this building is a professional office building with individual tenant suites with a shared central entrance. The current uses range from medical offices to professional services, personal services, and salon uses that are more typical in a multi-tenant shopping center. The tenants of the building share a common parking lot.

Several cases pertaining to this property have been heard in the past:

- In May 2023, Case 23-09 granted a special use for a Spa to “Glamour 1 Productions, LLC” at 18350 Kedzie Avenue, Suite 200
- In 2021, Case 21-17 granted a special use for a learning center and parking variance to “Stay Essential Fitness” in Suite 201.
- In 2018, Case 18-29 granted a parking variance to J.Fhair Serious Hair Studio in Suite 203 (Ordinance M-2009). A special use permit was not required for a salon in the B-3 district under the previous ordinance.

Under the former zoning ordinance, parking for each tenant space was reviewed individually. Under the new zoning ordinance, the property is classified either as a professional office building or a multi-tenant shopping center, both calculate the parking requirements for the building as a whole. Under both of these classifications, the zoning ordinance anticipates different peak times in demand across the mix of uses, as well as vacancies and tenant turnover. This allows for fluctuations in the individual tenant operations. The required parking for the property is one space per 300 square for a total of 36 spaces (10,800 sf/300 = 36). There are 39 parking spaces provided – 30 spaces within the parking lot and 9 spaces on the street. (See attached Staff Exhibits: “Parking Analysis”)

Section 44-05-01.A.4 of the Zoning Ordinance allows buildings existing prior to the adoption of the zoning ordinance that are deficient in parking (under the new ordinance) and have been in continuous operation, with no change in use or intensity, to continue operation. Since this building has been in operation for the past 45 years as a mix of tenant uses, the use of the property has not changed or intensified; therefore the property meets the parking requirements.

The applicant, Jocelyn Alamoodi, is requesting a special use permit to operate a salon “Ian Terrell Hair Design Studio” in Suite 202. The area of the suite is approximately 586.5 square feet.

DISCUSSION

Business Operations

As provided by the applicant, the business operations will be the following:

- Hours of operation will be Tuesday – Saturday 9:00 am – 5:00 pm.
- The salon has 4 salon stations, but the stylist will vary on times. For example: Stylist A: may have a client at 10 AM-12 PM and then leave because he or she is done for the day. Stylist B: May be there from 10 AM with stylist A but be done at 4 PM because the schedule is full. There may be instances where not all stations are rented as well.
- The applicant anticipates a maximum of three people in the salon at one time.

Standards for Special Use

The Homewood Zoning Ordinance classifies salons as a special use in the B-3 General Business District, which allows evaluation of each requested special use permit individually. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

When reviewing an application for a special use permit, the Planning and Zoning Commission uses the Standards for a Special Use to determine the appropriateness of the use at the subject property. The Standards are a tool with a basis that is reasonably related to public health, safety, and general welfare. Largely, these relate to external impacts the proposed business may have on the neighboring properties and the public. Such impacts may include access, circulation, and parking; hours of operations; the intensity of use, such as the number of people anticipated in the space at one time, or light and noise emitted; environmental impacts such as odors or fumes emitted from the business; and adequate provision of public utilities at the location.

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

FINDINGS OF FACT

The staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-11 of the Zoning Ordinance for a Special Use. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is a tenant space located in Suite 202 of a two-story multi-tenant building at 18350 Kedzie Avenue in the B-3 General Business District.
2. A salon is classified as a special use in the B-3 district per Table 44-03-04 of the Homewood Zoning Ordinance.
3. The proposed business will operate within an existing building that is adequately served by utilities and access.
4. The existing property provides 30 off-street parking spaces in a parking lot. Additionally, there are 9 on-street parking spaces adjacent to the property. The property has been continuously operating as a multi-tenant building and meets the parking requirements.
5. Village Staff will confirm that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend approval of Case 23-29 to grant a Special Use Permit for a Salon in B-3 General Business District for "Ian Terrell Hair Design Studio" at 18350 Kedzie Avenue, Suite 202 with the condition that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate; and

Incorporate the findings of fact into the record.