

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: November 14, 2023

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Community and Economic Development

Topic: Case 23-29: Special Use Permit for Ian Terrell Hair Design Studio at 18350 Kedzie Avenue, Suite 202



PURPOSE

The applicant, Jocelyn Alamoodi, is requesting a Special Use Permit to operate a salon use in a vacant tenant suite at 18350 Kedzie Avenue. The vacant tenant space (Suite 202) is approximately 585 square feet in area. The space is located within a *multi-tenant commercial center*, which is approximately 45 years old and stands as an office building converted to hold a number of offices and personal service uses. The subject property is located within the B-3 General Business zoning district.

All salons proposed on properties within the B-3 General Business zoning district require a special use permit with approval from the Village Board.

There are no additional site improvements proposed in concurrence with the new salon use. Currently, 30 parking spaces are available on the subject site with nine additional on-street parking spaces adjacent to the property. A *multi-tenant commercial center* requires 36 parking spaces based on the 1/300s.f. standard for uses. However, the Village Zoning Ordinance adopted in 2023 only requires existing structures to add parking spaces to meet modern requirements when there is “an aggregate increase in required spaces by greater than 50 percent” (Section 44-05-01). The proposed use will only increase total aggregate demand from current conditions by 8%.

As provided by the applicant, the business operations will generally be conducted between Tuesday and Saturday, 9:00 a.m. to 5:00 p.m. The applicant anticipates a maximum of three people in the salon at one time.

Village Staff will confirm that all required licenses and certifications for the services are provided prior to issuance of a business operations certificate.

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PROCESS

On October 19, 2023, the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Six commission members were present and voted unanimously to recommend approval of the special use permit. As part of the discussion, the Commissioners discussed the need to monitor future parking and to evaluate the potential impacts on surrounding properties and the need for additional parking on this site due to the lower overall parking requirement for the multi-tenant commercial center.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant's representative, and considered the applicant's response to the Standards for a Special Use and incorporating the Findings of Fact into the record.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a *salon and spa establishment* in the B-3 General Business District for "Ian Terrell Hair Design Studio" at 18350 Kedzie Avenue, Suite 202.

ATTACHMENT(S)

Ordinance