

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

June 18, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:
 - Approve minutes from the May 28, 2026 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. Public Hearing for Case 26-36: Special Use Permit for Motor Vehicle Rental at 900 Ridge Road
 - B. Public Hearing for Case 26-38: Special Use Permit for Event Center (Indoor Commercial Place of Assembly) at 18027 Dixie Highway
 - C. Public Hearing for Case 26-40: Special Use Permit for Child Care Center at 3355 W 183rd Street
6. Old Business:
7. New Business:
8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0YkxkxktpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

May 28, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:01 pm.

ROLL CALL:

Roll call was performed by Chair Pro Tem Bransky. Present from the Village were Noah Schumerth Interim Director of Economic & Community Development, Darlene Leonard, Building Department Secretary, and Village Manager Napoleon Haney. There were 8 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Castaneda, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES (ABSENT): 2 (Members Alfonso and Sierzega)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for any changes to the minutes from April 9 and stated at the previous meeting there was no quorum to approve them.

A motion to approve the minutes from April 9 by Member O'Brien; seconded by Member Cap.

AYES: 5 (Members Cap, O'Brien, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Members Castaneda and Johnson)

ABSENT: 2 (Members Alfonso and Sierzega)

Chair Bransky stated there is no quorum so the minutes will be brought again.

Chair Bransky asked for any changes to the minutes from the May 14 meeting. There were no changes.

A motion to approve the minutes from May 14 by Member O'Brien; seconded by Member Cap.

AYES: 4 (Members Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Castaneda)

ABSENT: 2 (Members Alfonso and Castaneda)

PUBLIC COMMENT:

Chair Pro Tem Bransky asked if there were any public comments not related to the items on the agenda.

Meeting Minutes | May 28, 2026

- There were no public comments.

REGULAR BUSINESS:

Case 26-08: Site Plan Review for 7Brew Coffee Shop at 17855 Halsted Street; Case 26-33: Special Use Permit for Drive-Through Facility at 17855 Halsted Street; Case 26-37 Variance for Perimeter Landscape Area Requirements at 17855 Halsted Street:

Chair Bransky introduced the case and asked if the cases can be reviewed together or if they need to be separate.

- **Interim Director Schumerth stated they can be presented as one case, and the Commission may partition them as necessary for further review. Schumerth stated that the cases could be passed all as one motion.**

Chair Bransky informed the Commission that they should identify which of the cases they are referring to when asking questions.

Chair Bransky explained the procedure, swore in the applicant, Matt Nyweide of River Forest, and presented the case and asked if any comments had been received.

- **Interim Director Schumerth stated that no comments had been received.**
- **Mr. Nyweide stated it would be a double drive-through and walk-up service and stated there is no seating.**

Member Sierzega arrived at 7:08 pm.

- **Mr. Nyweide stated the menu is coffee, tea, and smoothies with many combinations available to be made. The site would have a 22-car long drive-through with parking to the south and the pass-through lane.**

Member Castaneda asked if the Village Engineer has any concerns with the drive-through being on the east side.

- **Interim Director Schumerth stated the Village Engineer suggested to put the building in the southeast corner of the site instead of the northwest corner.**
- **Mr. Nyweide stated they ended up placing the building at that location because of the location of utilities existing on the site, along with the Village Engineer's concerns. Nyweide stated that the proposed location works better for site fit.**

Member Castaneda stated that the proposed type of business makes sense in the area.

Member Johnson asked how the narrow shape of the site was addressed.

- **Mr. Nyweide stated there would be a full bypass lane parallel to the drive-through lanes, which helps with site fit. Nyweide stated that they did modify the typical building design for 7Brew stores and made the building narrower.**

Member Johnson asked the number of locations.

- **Mr. Nyweide stated there are 13 currently in the Chicago area. Nyweide said that 7 are under construction, and 35 are under permit and will open in the next year.**

Member Johnson asked about why there were traffic revisions made.

- **Interim Director Schumerth stated the Village Engineer looked at the site, and staff recommended reversing the flow of traffic on the site to account for building utilities and concerns about traffic blocking driveways entering the plaza to the east. Schumerth stated that concerns were addressed when the site was flipped, which allows overflow to move into the access drive.**

Member Johnson asked about traffic control signage.

- **Interim Director Schumerth stated that staff can look into requesting access control and have a stop sign installed at the southern end of the site. Schumerth noted that not all of the access points require traffic control.**

Member O'Brien stated it's a good design for a difficult and unusual lot, and that the plan is very comprehensive.

Member O'Brien asked staff if the dimension on page 26 should be 15 feet for the landscaping because elsewhere in the packet, it says 16 feet.

- **Interim Director Schumerth stated it will be corrected; it is supposed to be 15 feet. The minimum required is 15 feet.**

Member Cap asked if the original submittal avoided the need for any of the variances.

- **Interim Director Schumerth stated he is unsure from memory. It could have had an easier time and if the parking faced the east then the perimeter landscaping wouldn't be needed. But, it could have triggered other needs. The placement of the building could create other challenges.**

Member Cap asked if the variance is needed because there are minor deficiencies.

- **Interim Director Schumerth stated the only request is to reduce it from 15 feet to 11 foot 6 inches, and changing one of the evergreen trees to a canopy tree.**

Member Cap asked if the modular construction can be explained.

- **Mr. Nyweide stated it would have a typical foundation and the building is shipped in 4 parts, shipped to the site, and assembled on site and finished.**

Member Cap asked if all are the same dimensions.

- **Mr. Nyweide stated yes, but they could have minor changes depending on the local requirements.**

Member Cap asked if it would have a masonry exterior.

- **Mr. Nyweide stated it would be a full masonry exterior and as it's not the typical product, it would be done onsite.**

Member Cap asked if the reduced size compared to the Boston Market affects the assessed valuations.

- **Interim Director Schumerth stated it's a private development. The Village does have an interest in the valuation, it's not looked at closely. The interest is in if it meets code and is an appropriate design for the site.**

Member Cap asked how it works as there are no menu boards.

- **Mr. Nyweide stated the employees would have tablets, similar to Portillo's and Chick-fil-a. They would be staggered at pickup. The employees exit out one of two sliding glass doors and deliver the order. If there is a large order the driver would pull into one of the parking spaces.**

Member Cap asked if it is just drinks and if there is any food.

- **Mr. Nyweide stated there is a prepackaged muffin.**

Member Sierzega asked how people order if there is no menu board.

- **Mr. Nyweide stated it can be looked up on their phone.**

Member Sierzega asked what if they do not have a phone.

- **Mr. Nyweide stated the employees can give recommendations.**

Member Sierzega asked why there is no menu board.

- **Mr. Nyweide stated he is not sure and that it may be for efficiency and the business model is to get people out quickly.**

Chair Bransky asked if there would be walk up service.

- **Mr. Nyweide stated if someone walked up they wouldn't be turned away. There is an additional sliding door on the opposite side of the drive-through where an order can be placed.**

Chair Bransky asked if there would be a waiting area inside.

- **Mr. Nyweide stated only employees are allowed inside.**

Member Cap asked the number of cars per hour and if there is a maximum limited factor.

- Mr. Nyweide stated yes, it's 4-5 minutes from placing an order to drink delivery.

Member Cap asked the busiest time of day.

- Mr. Nyweide stated it depends on the location, but Friday nights are the busiest.

Member Cap asked how often 22 cars would be waiting.

- Mr. Nyweide stated there is a promotional event on the 7th of every month so then.

Member O'Brien asked if the hours are 5:30-10 and 11 on weekends, what the shifts are.

- **Mr. Nyweide stated they are 4 hours shifts.**

Member O'Brien asked the number of employees per shift.

- **Mr. Nyweide stated 4-5 per shift and at shift change about 10.**

Member O'Brien asked about the number of parking spaces.

Chair Bransky stated there are spaces at the other end of the property away from the building where employees can park.

Member O'Brien asked if it is 10 spaces.

- **Interim Director Schumerth stated there are 7 whole spaces to the north. The property line is a little weird as it cuts through some parking spaces.**

Chair Bransky asked if there were any questions from the audience.

- **There were no comments.**

Chair Bransky asked staff about the materials from the Appearance Commission meeting on May 7. In the approval conditions in the comments and actions for the site plan has 3 items listed and asked if they have been met.

- **Interim Director Schumerth stated number 1 was rephrased and revised and needs minor changes to approve. Number 2 does not need to carry the waiver over to the Planning and Zoning Commission. And, number 3 was for the materials but they have been changed.**

Chair Bransky asked about the do the vote; if it should be separate or together.

- **Interim Director Schumerth stated 1 motion can be done for all 3. They do have to have the case numbers said separately as 33 & 37 need an ordinance approved by the Village Board.**

Motion by Member Johnson to approve Case 26-33: Special User Permit for drive-through facility associated with a proposed restaurant use at 17855 Halsted Street, Case 26-37: Variance for reduction of required width of perimeter parking lot landscape buffer associated with a proposed restaurant use at 17855 Halsted Street; and Case 26-08: Site Plan Review for proposed restaurant development at

Meeting Minutes | May 28, 2026

17855 Halsted Street, subject to the following conditions: 1. The applicant submits a revised landscape plan which incorporates preferred species from the Village Arborist and replaced one (1) understory/evergreen tree with one (1) canopy tree. 2. The applicant submits a revised landscape plan with a full plant list pursuant recommendations of the Village arborist, including native grasses and groundcovers. And incorporate the findings of Fact into the record.; seconded by Member Sierzega.

- AYES: 6 (Members Sierzega, Cap, O’Brien, Johnson, Castenada and Chair Bransky)
- NAYES: 0 (None)
- ABSTENTIONS: 0 (None)
- ABSENT: 1 (Member Alfonso)

OLD BUSINESS:

Pre-Meeting for Planned Development by Halladay Properties for the site at 2066 Ridge Road.

Chair Bransky stated this is a discussion not a detailed review or zoning. It is just a concept and seeing what is coming down the road.

Halladay stated they have tried to separate out the two buildings and will have public meetings and staff reviews for both of them. The site on Ridge Road is the smaller of the two sites with an easement in the rear to provide access to the properties to the east. They did look at ways to expand and reached out to the property owners, but were not successful in reaching any agreements. They have reached out to the owner of the property to the North and currently do not have a firm agreement with him at this time.

The proposed building would have 28 units with 6,000 square feet of retail and outdoor space. Due to the lot size parking a bit constrained.

However, if they are able to get the property to the north then they would have more outdoor parking and some amenities added to the building and still be able to provide access to the buildings to the east. The retail spaces would be considered micro retail at 300 square feet. The space could be used by one business, like a restaurant, or be broken up as needed. The building would also be expanded from 28 units to 48 units and the units would be larger than the ones in the building on Chestnut.

Member Sierzega asked about access to the properties.

- **Mr. O’Connor stated the access would be in the rear.**
- **Member Sierzega asked the location of the parking.**

Mr. Walsh stated 18 are outside and 24 inside for a total of 42 onsite.

Member Sierzega asked the unit sizes and cost.

- **Mr. Walsh stated it’s a mix; mostly 1-bedrooms and studios, but there would also be 8 2-bedrooms and 8 3-bedrooms for approximately \$2300.**

Member Sierzega asked about Section 8.

- **Mr. O'Connor stated they don't plan on it.**

Member Cap stated the facades of the 2 buildings are similar, but still different with the color of the one on Ridge being lighter.

- **Mr. Tomei stated they intended for it to blend with the existing properties on Ridge.**

Member Cap asked about the parking for the Chestnut site.

- **Mr. Walsh stated there would be 2 ramps, one going up and the other down roughly 6-7 feet. There would be 68 spaces.**
- **Mr. Walsh stated the spaces would be assigned.**

Member Cap asked if, because of the quarry nearby, rock is anticipated at the site.

- **Mr. Tomei stated a geological survey would be done.**
- **Mr. O'Connor added that soil boring had not been done yet.**
- **Mr. Walsh stated the Ridge site would be built at grade and that it's not worth the cost to do below grade.**

Member O'Brien stated the concepts are wonderful and will bolster and already vibrant downtown. And asked, if the tandem parking is still being planned.

- **Mr. Walsh stated it is part of the plan right now.**

Member O'Brien asked staff if the ordinances allow for tandem parking.

- **Interim Director Schumerth stated it is prohibited and would need a variance and justification as to why the tandem parking is needed.**
- **Mr. Walsh stated they would ask for a variance if it's only 2 or 4 spaces and they would be assigned to people living in the same unit.**

Member O'Brien asked about the grills in the public area at the Chestnut property.

- **Mr. Walsh stated there would be probably 4 and no grills would be allowed on the private balconies.**

Member Johnson asked about the exit areas from the parking at the Chestnut site.

- **Mr. Walsh stated the parking would exit into the lot at the rear of the Police and Fire buildings.**
- **Interim Director Schumerth stated the access is right behind the Fire Department and will need to be worked out as right now the access is head on.**

Chair Bransky stated that the ratio of 1-bedroom units really jumps from the main plan and the conceptual plan, and asked for it to be explained.

- **Mr. O'Connor stated everything is still in process. They would work with the consultant to fine tune it and make it more realistic.**
- **Mr. Walsh stated they feel it is a good solid mix.**

Chair Bransky asked if there were any public comments from the audience.

- **There were no comments.**
- **Mr. O'Connor stated the community meetings would be scheduled soon and with staff for a review of the project. The plans would be done after the input.**

Chair Bransky asked the timeframe of construction.

- **Mr. O'Connor stated they are looking to take the Chestnut site to plan in mid-summer and the second half of the year for revisions, etc. and start in Spring 2027.**

Chair Bransky asked if the superstructure would be finished before the start of the site on Ridge.

- **Mr. O'Connor stated that ideally they would be built at the same time.**

Chair Bransky stated that when they have the community meetings to be prepared for that question to be asked multiple times and multiple ways.

Member O'Brien asked if the project would overlap with the viaduct project and the Metra project.

- **Interim Director Schumerth stated it shouldn't with the viaduct. The Park Avenue project shouldn't have any large scale closures and doesn't think it would intersect with the project which would be late 2027.**
- **Village Manager Haney stated the viaduct project would be done by September or October. The Metra project would have a large laydown site, but it will all be contained on site and shouldn't impact Park Avenue at all.**

NEW BUSINESS:

Interim Director Schumerth stated at the Village Board meeting on May 26, 4 members of the Planning and Zoning Commission were recognized and given proclamations of distinguished service. Member Alfonso picked up her proclamation and stated Members Sierzega, Cap, and O'Brien were also recognized.

Interim Director Schumerth stated he had a conversation with Member O'Brien about training for the Commission and he is looking to pull interest in it.

Chair Bransky asked if there is a way to have staff or an outside agency give a summary of the Bold Illinois Act and how it affects what the Commission does.

Chair Bransky asked if the minutes from April 9 can be revisited now that additional staff is present.

Interim Director Schumerth stated at the previous meeting there was interest in moving the start time to either 6 or 6:30, but if there are conflicts it can stay at 7.

Meeting Minutes | May 28, 2026

Member Johnson said it can be considered and add a stop or end time.

Member Cap stated he is amiable to 6:30, bit not earlier because of traffic.

Member Sierzega stated he has a Board meeting in Hegwisch and won't get back until 6-6:30.

Member O'Brien said when he is downtown 6:30 is better.

Chair Bransky said that 6:30 is fine and it can be tried and see how it goes.

Member O'Brien stated in the past they had received various publications.

Interim Director Schumerth stated there may be some that are free or have steep discounts for municipalities and it can be researched.

Chair Bransky asked for any changes to the minutes from April 9.

A motion to approve the minutes from April 9 was made by Member O'Brien; seconded by Member Cap

- AYES: 3 (Members Sierzega, O'Brien, and Chair Bransky)
- NAYES: None
- ABSTENTIONS: 3 (Members Cap, Johnson, and Castaneda)
- ABSENT: 1 (Member Alfonso)

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Cap. The meeting adjourned at 8:45 pm.

- AYES: 6 (Members Castaneda, Sierzega, Cap, O'Brien, Johnson, and Chair Tem Bransky)
- NAYES: None
- ABSTENTIONS: None
- ABSENT: 1 (Member Alfonso)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Case 26-36: Special Use Permit for Motor Vehicle Rental Facility at 900 Ridge Road

APPLICATION INFORMATION

APPLICANT	Mo'nique Smith
ACTION REQUESTED	Special Use Permit
ADDRESS	900 Ridge Road, Suite 2P, Homewood, IL 60430
PIN	29-32-401-018-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Professional office (multiple tenants)
SURROUNDING	N: B-4 Shopping Center	Professional office/vacant building
	E: B-4 Shopping Center	Multi-tenant commercial center
	S: R-4 Multiple-Family Residential	Manufactured home park
	W: PL-1 Natural Area Preserve	Izaak Walton Preserve

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 27, 2026. Letters were sent to property owners and residents within 250 feet.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Mo'nique Smith, Applicant	05/04/2026
Special Use Standards Worksheet	2	Mo'nique Smith, Applicant	05/04/2026
Floor Plan	1	Mo'nique Smith, Applicant	05/04/2026
Letter from Property Owner	1	Homewood Professional, LLC	05/15/2026
Staff Exhibits	2	Noah Schumerth, Int. Dir. ECD	06/06/2026

BACKGROUND

The applicant, Mo'nique Smith of L & J Budget Truck Rentals, has applied for a special use permit for a motor vehicle rental facility at 900 Ridge Road, Suite 2P. The applicant plans to operate a pick-up/drop-off office for a Budget truck rental business from this location. The owner has prohibited the parking of

commercial vehicles on the site, and the business owner will be required to park vehicles legally in another location.

HISTORY

The subject property is a 20,598-square-foot professional office building which was constructed in 1980. The building is 57% occupied. The building has been divided into office suites ranging from 160 square feet to 4,000 square feet. The building was recently sold at auction for \$550,000.

DISCUSSION

The applicant has proposed to operate a motor vehicle rental business in a suite within the office complex located at 900 Ridge Road. This facility will only provide office administration and key pick-up/drop-off in the building. A drop box for keys is already installed on the building.

Floor Plan

The office suite which the business is to be located in is 192 square feet. The office consists of a single room which will offer walk-in services for vehicle pick-up, drop-off, and other administrative tasks related to the truck rental business. A common reception area and restroom are located outside of the office suite.

Parking

The subject property has 42 parking spaces on-site, located in the front of the building with access from Walton Lane. Professional office buildings require a minimum parking ratio of one (1) space per 300 square feet of gross floor area. The area is not located within the B-1 or B-2 zoning districts, or within a "transit overlay area" as defined by the Village Zoning Ordinance, and thus must provide off-street parking.

The 20,598-square-foot office building requires 68 parking spaces, which is significantly higher than current zoning requirements. Per Section 44-05-01 of the Village Zoning Ordinance, no building is required to add parking unless the total aggregate increase in required spaces is greater than 50% of the existing number of spaces on the site as of the adoption date of the ordinance (January 10, 2023). The owner of the property is not required to add additional parking spaces to meet this requirement.

The owner has explicitly stated that no commercial vehicle parking is to occur on-site (see attached letter with this memo). The vehicles will need to be parking legally in another location off-site. The applicant has been previously cited for illegal parking of Budget vehicles on other residential and commercial properties in the Village. The applicant has stated that they plan to park vehicles in another location outside of Village limits.

The Planning and Zoning Commission may consider parking impacts on surrounding properties and businesses through review of the special use standards.

Operation Details

The applicant plans to operate as an administrative office for the Budget truck rental facility at this location. This will include office visits for key pick-up and drop-off, customer service and assistance, and other administrative processing. No exchange, parking, or service of commercial vehicles will occur on the subject property.

The business is proposed to operate on weekdays from 9:00 a.m. – 5:00 p.m., and Saturdays from 9:00 a.m. – 1:00 p.m. These hours are standard for most Budget truck rental facilities.

SPECIAL USE STANDARDS

Indoor commercial places of assembly require a *special use permit* in the B-2 zoning district. Any special use permit application 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? Motor vehicle rental facilities provide an important service for a community by providing moving vehicles and equipment. Most commercial vehicle rental facilities in Homewood (such as Hertz Car Rental and 119 Transit Automotive) provide passenger vehicle rentals only. Menard's at 17545 Halsted Street provides pick-up truck rentals but no box trucks or other commercial vehicles.
- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to cause any negative economic impacts on the community.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The 1999 Comprehensive Plan recommends the addition of new regional business destinations along the Halsted Street corridor. The proposed use will add an additional regional business along the Halsted Street corridor. The B-4 Shopping Center zoning district, within which the subject property is located, is designed to support medium-intensity commercial uses serving traffic along Halsted Street as a high-volume regional corridor.
- 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 existing professional office building is designed and maintained in a manner consistent with Village building and fire codes. The proposed use is designed in a manner which will not impact the overall health, safety, or welfare of customers or other building visitors.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The building is currently 57% occupied, which may harm the building's overall value.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on surrounding property values are anticipated.

- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use requires a large regional customer base to be fully successful. The use is best suited along the Halsted Street corridor, which is zoned and designed to support regional commercial uses.
- 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? The Village has previously cited the applicant for violations of the Village's commercial vehicle parking requirements. To park commercial vehicles off-site, written consent from another property owner must be submitted and approved by the Village as a Limited Use application for off-site parking. Staff has recommended a condition that the applicant provide valid proof of an approved parking location for the vehicles, whether within the Village or outside of the Village, prior to the issuance of the business operation certificate required for the use.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The use is not anticipated to impact the development of surrounding properties.
- 10) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Vehicle access to the site is provided from Walton Lane, a local street connecting Ridge Road to the rear entry of the Washington Park Plaza commercial center. No direct pedestrian access is provided to the building from a public sidewalk; this connection is not required to be added to approve the proposed use. The proposed business is unlikely to cause traffic congestion in public streets. No commercial vehicles may be parked on a public street at any time.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety, and other necessary facilities to support the special use? The building has utility and public facility connections suitable for the operation of professional offices. The building has security, fire suppression and alarm systems, and other public safety improvements. The subject property is appropriate to support the proposed special use.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural, or scenic resources located on the parcel or surrounding properties? No impacts are anticipated.

STAFF COMMENTS

The Planning and Zoning Commission shall provide a recommendation of approval or denial of the special use permit to the Village Board, based on the Special Use Standards and approval of the Findings of Fact. The Village Board reserves the final authority to approve or deny a special use permit application.

The proposed use requires approval of a business operation certificate application prior to operating.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 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 upon a recommendation of approval:

1. The subject property is located at 900 Ridge Road and is located within the B-4 Shopping Center zoning district, with Cook County PIN # 29-32-401-018-0000.
2. The subject property is currently owned by the 900 Ridge Road Building LLC of Bedford Park, IL.
3. The proposed use of the property is a motor vehicle rental facility, which is a special use in the B-4 Shopping Center zoning district.
4. The subject site meets the use-specific standards for motor vehicle rental facilities in Section 44-04-09 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use 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 26-36: Special Use Permit for a motor vehicle rental facility located at 900 Ridge Road, subject to the following condition:

1. Prior to the issuance of any business operation certificate or building permit associated with the proposed use, documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|--|--|---|
| <input type="checkbox"/> Completed application form | <input type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input type="checkbox"/> Materials, as listed below |
| <input type="checkbox"/> Plat of survey with legal description | | <input type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings



VILLAGE OF HOMEWOOD

APPL **Item 5. A.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: _____ Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ 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:

Gross Floor Area: _____ sq. ft. **Parking Provided:** _____

Existing Use: _____

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 (%)	_____	_____

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 Mo'nique Smith/Christopher Jones
 Company Budget Truck Rental DBA L&J RENTALS &
 Address 900 RIDGE RD
STE 2P
 Phone 708.794.6167
 Email BUDGETTRUCKRENTALSOFHOMWOOD
 Role Owner

PROPERTY OWNER

Name _____
 Company _____
 Address _____
 Phone _____
 Email _____

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.

Mo'nique Smith/Christopher Jones
 Applicant Name

Mo'nique Smith
 Applicant Signature

5/4/2026
 Date

Staff Notes

Do not write below this line.

Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 900 ridge rd ste 2p Homewood, IL 60430

Requested Use: Professional Office Use Area: 192 sq. ft.

Business Name: Budget Truck Rental DBA L&J RENTALS & LEASING

Applicant Name: Mo'nique Smith/Christopher Jones Date: 05/04/2026

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.

This location is well-suited to serve the public because it functions as an administrative office where customers complete reservations and paperwork in a controlled, professional environment. The actual vehicle pick-up and storage occur offsite at a properly zoned commercial lot in another municipality. This separation reduces congestion, eliminates large vehicle presence at this location, and allows cust

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

Will the business have a negative impact on other businesses?

The proposed use is not detrimental to the economic welfare of the community. To the contrary, it contributes positively by supporting local commerce, attracting customers to the area, and generating business activity without displacing or competing unfairly with surrounding businesses. Because no trucks are stored or operated from this location, the use is low-intensity and consistent with professiona

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.

The business aligns with the goals of the Village's Comprehensive Plan by promoting economic development, supporting small business operations, and utilizing existing commercial space efficiently. The use encourages responsible land use by separating administrative functions from vehicle operations, thereby reducing traffic, noise, and land use intensity at this location. This model supports s

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 proposed use is designed to fully protect public health, safety, and welfare. No large commercial vehicles are stored, parked, or dispatched from this location in compliance with the landlord's restrictions. Customer interactions are limited to office visits, and all vehicle-related activity occurs offsite. As a result, there are no anticipated negative external impacts such as noise, emissions, traffic

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.

The property is well-suited for this use because it functions as a standard commercial office space. The business operates in a manner consistent with typical office-based uses, including customer service, scheduling, and administrative processing. Without this use, the property would continue to function as general commercial space; however, this business provides an efficient and productive use that does n

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?

The proposed use will not cause injury to the value of surrounding properties. Because operations are limited to office activity with no outdoor storage, noise, or heavy vehicle traffic, the use is neutral in impact and indistinguishable from other professional or administrative uses in the area.

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.

The use is fully compatible with the surrounding neighborhood. The business operates as a quiet administrative office with standard business hours and no outdoor operations. The absence of truck storage or dispatch ensures that the character of the area remains unchanged and consistent with surrounding commercial uses.

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.

The proposed use will not be injurious to neighboring properties. There are no external impacts such as increased noise, traffic, lighting, or environmental effects. All activities occur indoors and are limited to administrative functions, ensuring no interference with neighboring uses.

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.

The use will not impede the normal and orderly development of surrounding properties. Because the business does not require modifications to infrastructure or introduce high-intensity operations, it integrates seamlessly into the existing commercial environment without affecting future development opportunities.

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.

Customers will access the office using standard roadways and existing parking facilities. Traffic is minimal and consistent with typical office use. Vehicle pick-up occurs offsite, meaning no truck traffic is generated at this location, significantly reducing congestion and ensuring safe ingress and egress.

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.'

The property is served by existing utilities, road access, and public safety services typical of commercial office use. No additional demand is placed on infrastructure beyond standard office operations.

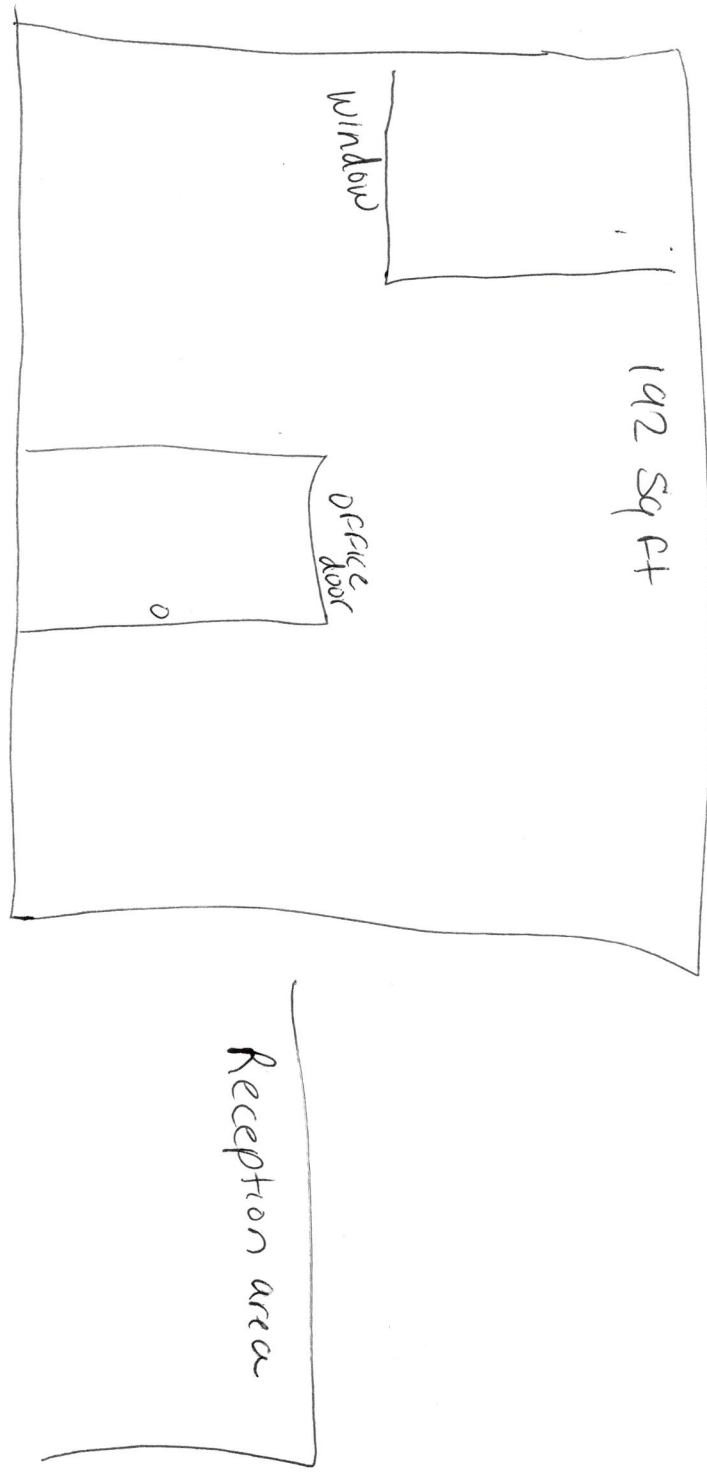
12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

The proposed use will not adversely affect any historical, cultural, natural, or scenic resources. The business operates entirely within an existing commercial space with no exterior modifications or environmental impact.

900 Ridge Rd Ste 2p Floor plan

Item 5. A.



HOMWOOD PROFESSIONAL, LLC

This Addendum is incorporated into and made part of the Lease Agreement between Landlord- Homewood Professional, LLC. and Tenant- Mo'nique Smith for the premises located at 900 Ridge Rd., Suite 2p Homewood IL 60430.

The parties acknowledge and agree that the permitted use of the premises shall be limited to administrative office operations associated with Tenant's vehicle rental, logistics, dispatching, scheduling, customer service, reservation management, paperwork processing, and related office functions.

The premises shall not be used for:

- No overnight truck or vehicle parking;
- long-term vehicle storage;
- commercial fleet storage;
- vehicle repair or maintenance operations;
- fueling operations;
- loading dock operations;
- outdoor truck staging;
- or the regular parking/storage of large commercial trucks at the property.

Tenant represents that commercial vehicles associated with the business operations are dispatched, stored, and parked at separate off-site locations not situated on the subject property.

Landlord does not authorize nor permit the subject premises to be used as a truck terminal, truck yard, fleet storage facility, or outdoor commercial vehicle parking location.

This Addendum is intended to clarify the operational use of the premises for zoning, licensing, municipal, and administrative purposes and shall control in the event of any inconsistency with prior general-use descriptions contained in the Lease.

Agreed and Accepted:

LANDLORD: Homewood Professional, LLC.



Date: 5-15-2024

TENANT:


Mo'nique Smith

Date: 5/15/2026





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Case 26-38: Special Use Permit for Indoor Commercial Place of Assembly at 18027 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Darshawn Hunter and Quanteisha Carter (Q and T Elegant Affairs)
ACTION REQUESTED	Special Use Permit
ADDRESS	18027 Dixie Highway
PIN	29-31-400-057-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (neighboring tenant space occupied by Woori Taekwondo studio)
SURROUNDING	N: B-2 Downtown Transition	Professional Office
	E: B-2 Downtown Transition	Parking (owned by Homewood Family Dental)
	S: B-2 Downtown Transition	Restaurant (Mitchell and Michael’s)
	W: B-1 Downtown Core	Homewood Science Center

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 27, 2026. Letters were sent to property owners and residents within 250 feet.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Darshawn Hunter and Quanteisha Carter, Applicants	05/24/2026
Special Use Standards Worksheet	2	Darshawn Hunter and Quanteisha Carter, Applicants	05/24/2026
Plat of Survey/Site Plan	2	Sable Law Group/Exacta Land Surveyors	06/20/2023
Floor Plan	1	Grace Kim, Realtor	Undated
Narrative	1	Darshawn Hunter and Quanteisha Carter, Applicants	05/06/2026
Staff Exhibits	2	Noah Schumerth, Int. Dir. ECD	06/06/2026

BACKGROUND

The applicants, Darshawn Hunter and Quanteisha Carter, have proposed to operate an event center (indoor commercial place of assembly) at 18027 Dixie Highway. The business will provide a permanent location and host site for the applicants' event planning business, which has been in operation in the region since 2018. The 1,800-square-foot space is proposed as an event center capable of hosting events such as showers, family gatherings, meetings, and other events.

All indoor commercial places of assembly located within the B-2 Downtown Transition zoning district require a special use permit to operate.

HISTORY

The property was originally constructed as a vehicle sales facility in the 1930s (Van Drunen Ford). The building was occupied as general commercial space in the 1960s. The space has served as a wide variety of uses, including mortgage lending offices, a kitchen goods store, and other retail and office uses. The building was converted to Vice District Brewery in 2018. The brewery closed in 2023 and the building was substantially remodeled. Woori Taekwondo opened in 2024 in the neighboring commercial space at 18029 Dixie Highway.

DISCUSSION

The applicant has proposed to operate an event center in the existing tenant space at 18027 Dixie Highway. The space is approximately 1,875 square feet in total area. The property meets all of the use-specific requirements for the operation of an indoor commercial place of assembly.

Floor Plan

The tenant space has a large amount of open "flex space," measuring approximately 40' x 45' in area. A small bathroom (~75 square feet) is located near the front of the tenant space. The space is proposed to remain open as a large flex space for events.

Parking

The subject property does not have any parking located on-site. A small loading area is located in the rear of the property. The area is located within the B-2 zoning district, which is exempt from minimum parking requirements found in the Village zoning ordinance.

The applicant has proposed to rely on street parking and public parking lots nearby to support events. The applicant has identified the Harwood Avenue (~120 spaces), Kroner Lane (~20 spaces), and Hickory Road (~35 spaces) parking lots to support event traffic, as well as parking areas around the former Homewood Library building (~60 spaces) and the St. John Neumann parking lot (~75 spaces) for future use.

The Planning and Zoning Commission may consider parking impacts on surrounding properties and businesses through review of the special use standards.

Operation Details

The applicant plans to host events on weekday evenings (Monday – Friday), as well as Saturdays and Sundays. Events will primarily be held during evening hours. The applicant plans to have one event an evening (with 4-5 hour total bookings, including setup and teardown).

The applicant wishes to offer a variety of event opportunities, including a significant number of events for children instead of focusing on adults-only gatherings.

The applicant has proposed scheduling events in a manner which avoids major Downtown events and recommends times when traffic is anticipated to be lower in the Village’s central business district.

The applicant plans to have security camera installed on the site and security staff available to hire for events. The applicant is not permitted to offer alcoholic beverages, nor host an event with alcohol provided, without approval of a liquor license from the Village of Homewood.

SPECIAL USE STANDARDS

Indoor commercial places of assembly require a *special use permit* in the B-2 zoning district. Any special use permit application 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? There are few event centers in the Downtown area. There is currently one event space operating in the Downtown area (Infinite Event Suite, 1820 Ridge Road). Another event space, Eos House at 18148 Martin Avenue, recently closed and is no longer in operation. The Homewood-Flossmoor Park District operates events from Irwin Park nearby.
- 2) Will the special use be detrimental to the economic welfare of the community? The use is likely to increase economic activity in the area with spillover traffic to other nearby businesses. While there is parking availability in the area in the evenings (including the Harwood Metra lot), and the Village will be adding parking in the form of multiple shared-parking agreements in the area adding over 100 new parking spaces, an over-reliance on street parking from this business may be detrimental to the economic productivity of other nearby businesses.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The subject property is located in the B-2 Downtown Transition zoning district, which is designed to support traditional downtown uses such as retail, restaurants, and employment uses. The proposed use may encourage activity for these other types of uses in a manner consistent with the purpose of the B-2 Downtown Transition zoning district.

The 1999 Comprehensive Plan encourages the expansion of downtown commercial uses, especially along Dixie Highway, to increase commercial activity.

- 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 applicant is required to meet all building, fire, and health codes adopted by the Village of Homewood. The use is designed to ensure security and public safety with cameras and additional staff available for event security. Additional pressure on street parking without additional measures for guiding patrons to parking facilities, as well as potential drop-off and pick-up activity on Dixie Highway, may impact the welfare of local customers or business owners.
- 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 subject property was remodeled in 2023 following the closure of Vice District Brewery. The tenant space at 18027 Dixie Highway has been vacant since the remodeling. The vacancy is causing significant financial burden for the property owner and may be impacting the overall value of the building.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on surrounding property values are anticipated.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use will create additional activity in a neighborhood which is suitable for the neighborhood, with few residential properties nearby and a large number of customer-facing businesses nearby which can also generate high amounts of customer/patron traffic.
- 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? Without additional care taken to limit impacts on street parking and guide patrons to other nearby parking areas where parking is more available at peak event hours (such as weekday evenings), the full enjoyment of neighboring property may be impacted. Drop-off and pick-up traffic is also prohibited in the traffic lanes of Dixie Highway, and limited space is available for drop-offs and pick-ups (the alley to the north is not located on the subject property and belongs to the property owner to the rear of the subject property). The use is unlikely to create any other impacts which could be injurious to the enjoyment of nearby property.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The use is not anticipated to impact the development of surrounding properties.
- 10) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Parking will be required to be located off-site; public parking lots have been designed in a manner which reduces or eliminates congestion risk. Drop-off and pick-up traffic is prohibited in the traffic lanes of Dixie Highway, and limited space is available for drop-offs and pick-ups (the alley to the north is not located on the subject property and belongs to the property owner to the rear of the subject property). These types of drop-offs and pick-ups may create additional congestion on public streets, especially given the level of traffic using Dixie Highway (> 20,000 ADT).
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety, and other necessary facilities to support the special use? The building is suitable for the operation of

an indoor commercial place of assembly. The building is connected to all necessary utilities and public facilities to support the proposed use. Proposed security cameras and available on-site security staff provide additional public safety resources.

12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural, or scenic resources located on the parcel or surrounding properties? No impacts are anticipated.

STAFF COMMENTS

The Planning and Zoning Commission shall provide a recommendation of approval or denial of the special use permit to the Village Board, based on the Special Use Standards and approval of the Findings of Fact. The Village Board reserves the final authority to approve or deny a special use permit application.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 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 upon a recommendation of approval:

1. The subject property is located at 18027 Dixie Highway and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-400-057-0000.
2. The subject property is currently owned by Kwan Pil Kim of Naperville, IL.
3. The proposed use of the property is an indoor commercial place of assembly, which is a special use in the B-2 Downtown Transition zoning district.
4. The subject site meets the use-specific standards for indoor commercial places of assembly in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use 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 26-38: Special Use Permit for an indoor commercial place of assembly located at 18027 Dixie Highway, subject to the following condition:

1. Prior to issuance of any building permit or business operation certificate for the proposed use, documentation shall be provided demonstrating a parking plan indicating how parking for peak capacity events will be managed on any day of business operation.

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Completed application form | <input checked="" type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input checked="" type="checkbox"/> Materials, as listed below |
| <input checked="" type="checkbox"/> Plat of survey with legal description | | <input type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings



VILLAGE OF HOMEWOOD

APPL **Item 5. B.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18027 dixie highway Homewood, IL 60430

Property Index Number(s): 29-31-400-057

Lot Size: 1800 sq. ft. _____ 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: Multi-purpose Event HUB for private celebrations, social gatherings ,meetings and community events.

Gross Floor Area: 1800 sq. ft. **Parking Provided:** _____

Existing Use: Vacant commercial space

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: existing commercial tenant space within an established pr

Proposed Development *Check all that apply. Provide a description and metrics below.*

New Construction Addition Site Alterations Exterior Building Alterations

Interior tenant build-out for a multi-purpose event venue including cosmetic renovations, lighting, décor, furnishings, and non-structural improvements within the existing commercial space.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>1800</u>	<u>1800</u>
Parking Spaces	<u>0</u>	<u>0</u>
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	_____	_____

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 Darshawn hunter, quanteisha carter
 Company Q and T Elegant Affairs
 Address 17908 millstone rd
hazel crest, IL 60429
 Phone 7739992953
 Email QandTElegantAffairs@outlook.com
 Role owners

PROPERTY OWNER

Name kwan pil kim
 Company WOORI PROPERTY MANAGEMENT
 Address 18027 dixie highway
Homewood,IL 60430
 Phone 847-361-1608
 Email WOORIPROPERTYLLC@GMAIL.COM

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.

Darshawn hunter, quanteisha carter



05/24/2026

Applicant Name

Applicant Signature

Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18027 dixie highway	Homewood, IL 60430
Requested Use: event hub	Area: 1800 sq. ft.
Business Name: Q and T Elegant Affairs llc	
Applicant Name: Darshawn hunter, Quanteisha carter	Date: 05/24/2026

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.

This location is well-suited for a multi-purpose event venue due to its existing commercial layout, accessibility, and proximity to surrounding businesses and residents. The proposed venue will provide a local space for private celebrations, meetings, community gatherings, and social events, offering a convenient option for residents and organizations within the community.

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

Will the business have a negative impact on other businesses?

The proposed business is not going to negatively impact surrounding businesses or the economic welfare of the community. The business is expected to contribute positively to the local economy by attracting visitors, supporting nearby businesses, increasing commercial activity, and creating opportunities for local

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.

The proposed event venue is consistent with the goals of the Comprehensive Plan by promoting productive use of an existing commercial property, encouraging economic activity, supporting small business development, and enhancing community gathering opportunities within the Village.

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 proposed venue will operate within the existing commercial building and will comply with all applicable building, fire, occupancy, safety, and operational requirements established by the Village. The business is designed to minimize negative impacts on surrounding properties while maintaining a safe and professionally managed environment for guests and the community.

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.

The proposed event venue is a suitable use for the property because the existing commercial space is capable of accommodating assembly and event-related activities with minimal structural modifications. The business will activate and maintain productive use of the property while providing a professional space for community and private events.

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?

The proposed special use will not negatively impact surrounding property values. The venue will be professionally operated and maintained in compliance with Village regulations, and the business is expected to contribute positively to the appearance, activity, and economic vitality of the area.

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.

The proposed event venue is compatible with the surrounding commercial area and existing nearby businesses. Operations will occur within the existing commercial building, and the use is intended to complement surrounding commercial activity while providing a safe and professionally managed environment for guests and the community.

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.

The proposed special use will not negatively impact the use or enjoyment of surrounding properties. The venue will operate within an existing commercial building and will be professionally managed to minimize noise, traffic, and other potential impacts while remaining compliant with all Village regulations.

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.

The proposed special use will not impede the orderly development or improvement of surrounding properties. The business will occupy and maintain an existing commercial space in a manner consistent with surrounding commercial activity and permitted uses within the zoning district.

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.

The property provides existing access points for parking, and circulation patterns adequate to accommodate customers and guests. The proposed use is expected to operate primarily during scheduled events and will utilize the existing roadway access and parking facilities in a manner that minimizes traffic congestion on surrounding streets

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

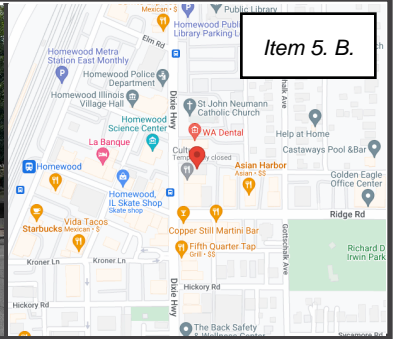
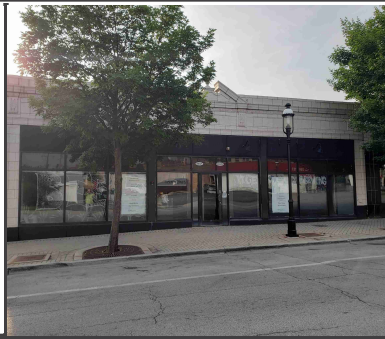
A new business going into an existing development, may answer 'no.'

The proposed business will operate within an existing commercial building currently served by adequate utilities, drainage, roadway access, public safety services, and related infrastructure necessary to support the proposed use.

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. The proposed use involves occupancy of an existing commercial space and is not expected to adversely affect any historical, archaeological, cultural, natural, or scenic resources on the property or surrounding area.

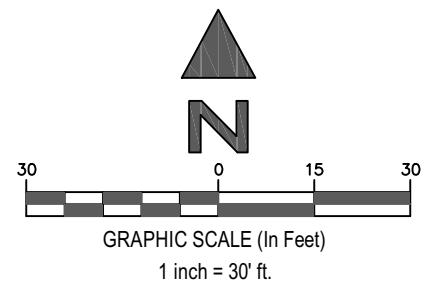
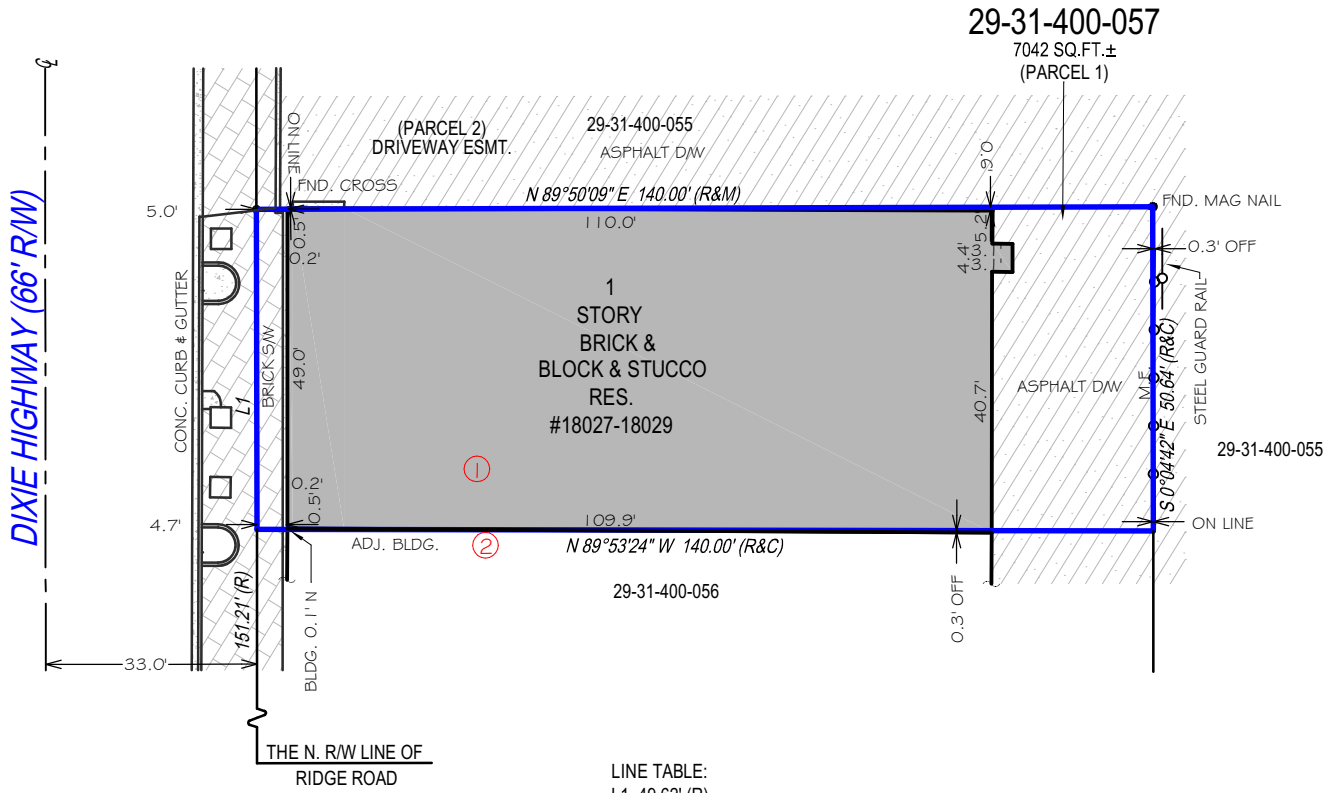


Item 5. B.

PROPERTY ADDRESS: 18027-18029 DIXIE HIGHWAY, HOMEWOOD, ILLINOIS 60430

SURVEY NUMBER: IL2306.3407

IL2306.3407
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:

- 1. BLDG. OVER PROPERTY LINE
- 2. ADJ. BLDG. OVER PROPERTY LINE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 06/20/23
FIELD WORK DATE: 6/19/2023
REVISION DATE(S): (REV.1 6/20/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 31) WITH A LINE 891.62 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 31; AND RUNNING THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH EAST 1/4; THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 50.65 FEET TO ITS INTERSECTION WITH THE EAST EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING, WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL AND ALONG THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY, AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4 AND THENCE NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 20, 1966, RECORDED OCTOBER 11, 1966 AS DOCUMENT NUMBER 19966472 OVER AND UPON A STRIP OF LAND 14 FEET WIDE EXTENDED EAST FROM DIXIE HIGHWAY THE NORTH LINE OF WHICH IS 150 FEET AND THE SOUTH LINE IS 140 FEET BEING PART OF LOT 2 IN PANOS' RESUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED ON MARCH 4, 1965 AS DOCUMENT NUMBER 19397294, SAID NORTH LINE OF AFORESAID STRIP BEING 48 FEET SOUTH AND PARALLEL TO THE MOST NORTHERLY LINE OF SAID LOT 2, FOR DRIVEWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.

SURVEYOR'S LEGEND

Legend table with columns: LINETYPES, SURFACE TYPES, SYMBOLS, ABBREVIATIONS, and various symbols like Boundary Line, Chain Link or Wire Fence, Asphalt, Brick or Tile, Concrete, etc.

CERTIFIED TO: KWANPIL KIM; OLD REPUBLIC TITLE;

FLOOD ZONE INFORMATION:

DATE SIGNED: 06/20/23

BUYER: KWANPIL KIM

LENDER:

TITLE COMPANY: OLD REPUBLIC TITLE

COMMITMENT DATE:

CLIENT FILE NO: 1731 VD, LLC 21-02026



Exacta Land Surveyors, LLC

PLS# 184008059

o: 773.3

316 East Jackson Street | Morris, IL

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

18027 S DIXIE HIGHWAY
HOMEWOOD, IL 60430

40'-0"

TOTAL BUILDING AREA (USABLE):
±1,800 SF
CLEAR HEIGHT: ±13'-0"

LEGEND

FRONT ENTRANCE
(INSIDE SQUARE)

REAR EXIT DOOR
(LEFT WALL)

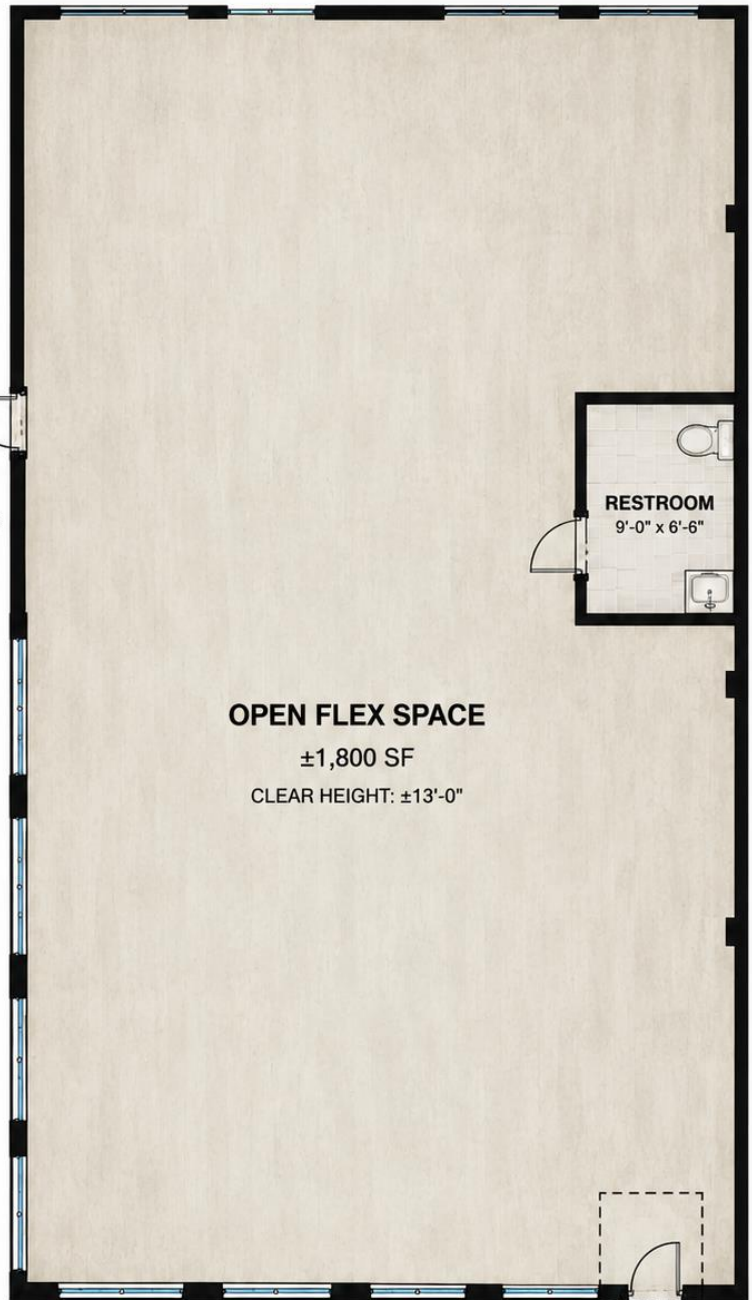
RESTROOM
(RIGHT WALL)

REAR EXIT DOOR
(LEFT WALL)

DIMENSIONS

Width (Front to Back): 40'-0"
Depth (Left to Right): 45'-0"

*All dimensions are approximate



45'-0"

FRONT ENTRANCE
(INSIDE SQUARE)



Who We Are

Q & T Elegant Affairs was founded in 2018 by two cousins who merged as one business. We are passionate event planners dedicated to creating elegant, welcoming spaces where love, family, and peace are at the center of every event.

Our Why

Our personal experiences with grief taught us the true value of peace, positive energy, and togetherness. That foundation drives our work. We believe events should be more than beautiful — they should be safe spaces where families can connect, heal, celebrate, and make lasting memories in an elegant setting.

Our Purpose

Through intentional decor, atmosphere, and location, we create experiences built on love and family. We are committed to bringing excitement, creativity, and peaceful events to the Homewood community by hosting gatherings designed for both kids and adults to enjoy.

Community & Safety Commitment

We take our responsibility to the community seriously. To ensure a smooth and safe experience for guests, staff, and neighbors, we will implement the following:

*Operating Hours & Event Time Frames

We're committed to being a responsible neighbor to the Homewood community. Our typical operating schedule is designed to minimize disruption while serving our clients well.

Primary Event Days*: Monday -Friday evenings, Saturdays, and Sundays.

Typical Event Times Most events are held during evening hours.

Event Duration

- Adult events: 4 to 5 hours total, including setup and breakdown

- Kids events: 2 to 4 hours total, depending on event type

Daytime/Mid-day Events*: Occasional weekday or mid-day bookings for showers, meetings, or small gatherings, scheduled with consideration for parking and neighborhood traffic.

End Times*: All events

This structure ensures we provide elegant experiences for families while maintaining the peace and quality of life Homewood resident

Parking Plan: Utilize street parking, Harwood Ave North Kroger, Hickory lots, and the old library lots with 60+ spaces. For future needs, we plan to coordinate with Saints John Newman Church for additional parking when available.

Security Plan: Install security cameras and hire professional security to ensure all venue rules are followed and to prioritize the safety of all staff and guests.

Our Vision

Q & T Elegant Affairs is more than an event space. It is a place where memories are made, families feel safe, and the community comes together, elegantly. We are excited to serve Homewood and grow alongside the people here.

Q & T Elegant Affairs

Email: Q&TElegantAffairs@outlook.com





Proposed Business
Location

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Case 26-40: Special Use Permit for Child Care Center at 3355 W. 183rd Street

APPLICATION INFORMATION

APPLICANT	Dorothy and Michael Jones
ACTION REQUESTED	Special Use Permit
ADDRESS	3355 W. 183 rd Street
PIN	31-02-201-052-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Vacant (former child care center)
SURROUNDING	N: B-2 Service Business (Hazel Crest)	Multi-tenant commercial center
	E: B-3 General Business	Auto repair (AAG Complete Auto)
	S: R-4 Multi-Family Residential	Multi-family residential
	W: R-0 Single Family Residence (Hazel Crest)	Townhouse residential

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 27, 2026. Letters were sent to property owners and residents within 250 feet.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Michael Jones, Applicant	05/20/2026
Special Use Standards Worksheet	2	Michael Jones, Applicant	05/20/2026
Current Property Information	3	Michael Jones, Applicant	05/20/2026
Floor Plan	1	Michael Jones, Applicant	05/06/2026
Staff Exhibits	1	Noah Schumerth, Int. Dir. ECD	06/06/2026

BACKGROUND

The applicant, Dorothy Jones of Fun as You Grow Daycare, has proposed to operate a child care facility at 3355 W 183rd Street. This 5,800-square-foot building will provide commercial day care facilities for up to 85 total children. The child care center will be the sole tenant of the building.

This use will occupy a building formerly occupied by a child care center. Child care centers are designated as a special use in the B-3 General Business zoning district. The building has been vacant for greater than 180 days and the original approval for this special use has expired. The applicant must receive approval for a special use permit to operate a child care center at this location.

HISTORY

The property was originally occupied by a single-family residence constructed in 1949. The residence was torn down in 2005 and a commercial center was constructed on the site in 2009. The property operated as a commercial day care center between 2015 and 2023. The property has previously been cited for numerous property maintenance violations and required substantial building repair since 2023.

DISCUSSION

The applicant has proposed to operate a commercial day care facility within the existing commercial center located on the subject property. The applicant will utilize the entire center for the daycare facility by combining four separate tenant spaces into a single space. The day care facility will have full control of the parking area in the front of the building and will utilize the existing fenced grass area in the rear of the property for an outdoor supervised play area.

Floor Plan

The applicant has proposed to convert the westernmost tenant space into a reception area with bathroom and kitchen facilities to support the use. The remaining tenant spaces will each be divided into two separate classrooms. Doors will be installed to connect the tenant spaces, and the bathroom installed in each tenant space will be utilized. Entry doors for each of the existing tenant spaces will remain, though these doors will not be used for exterior access into the building and will be locked for emergency use only.

Rear doors will exit into a fenced paved area, which connects the building to a fenced grass area where outdoor supervised play will occur.

Parking

The subject property has 20 parking spaces on-site located in the front of the building. Commercial child care centers require a minimum of one (1) parking space per 300 square feet of floor area. The area is not located within the B-1 or B-2 zoning districts, or within a "transit overlay area" as defined by the Village Zoning Ordinance, and thus must provide off-street parking.

The proposed 5,800 square-foot child care center use requires a minimum of 18 parking spaces. The subject property currently has 20 parking spaces. Spaces will be reserved for pick-up and drop-off traffic, which will make up most of the traffic traveling to and from the proposed business.

Operation Details

The proposed daycare will have a maximum capacity of 85 total children. The business will have a staff of 10 employees.

The business will operate from 6:00 a.m. to 6:00 p.m. on Monday through Friday. There are no weekend hours proposed. The use will require child pick-up by 6:00 p.m. The applicant anticipates that peak traffic at this location will be during morning drop-off hours (before 9:00 a.m.).

The business owner is licensed to operate a child care center through the Illinois Department of Family and Child Services (DFCS).

SPECIAL USE STANDARDS

Child care centers require a *special use* in the B-3 zoning district. 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? Child care centers are a high-demand use in suburban communities with large numbers of families with children. There are two childcare centers within one (1) mile of the proposed center – Mother Goose Children’s Center at 4112 183rd Street in Hazel Crest, and KinderCare at 3971 W 178th Place in Country Club Hills. There are small home-based childcare centers located in neighborhoods near the subject business. There are two childcare centers in Homewood within two (2) miles of the proposed business – On Cloud Nine at 18341 Dixie Highway (approved by the Planning and Zoning Commission in 2025) and The Learning Lab LLC at 18729 Dixie Highway.

- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to impact other businesses in the nearby area. Child care centers are often primarily drop-off/pick-up destinations for children and are unlikely to impact the surrounding area. The business is unlikely to impact demand or performance of any other businesses in Homewood.

- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The 1999 Comprehensive Plan recommended expanding commercial land uses around the 183rd Street and Kedzie Avenue intersection, including areas to the west of Kedzie Avenue. The reoccupation of this building with a commercial land use will increase activity in the corridor.

Additionally, this area is located within the Kedzie Gateway Tax Increment Financing (TIF) district, which has a goal of rehabilitating commercial property and decreasing vacancy rates to increase overall tax revenue (EAV) produced by the TIF district.

- 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 special use is designed and operated in such a manner to protect the health and safety of those visiting the business or owners or surrounding properties.

Staff has recommended the designation of all entrances not serving as a main entrance to be maintained as “emergency exit only” doors meeting fire code requirements for such doors, in order to preserve the safety of tenants.

- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The building has been vacant for several years. The building was previously operated as a child care center, but has been closed since 2024.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on surrounding property values are anticipated.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is consistent with the uses and community character of the neighborhood. The property is located at the entrance to a residential subdivision at the end of a major commercial corridor, where the intensity and customer orientation of commercial uses declines. The 183rd Street corridor decreases dramatically in average traffic counts after crossing west of Kedzie Avenue (~22,000 ADT to ~13,000 ADT), which supports a commercial corridor with less intensive uses, including child care centers. The areas of Hazel Crest to the west of the use are civic or residential uses; child care centers may serve as a transitional use between commercial areas and these types of residential/civic corridors.
- 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? There are no anticipated impacts on the enjoyment of other properties in the neighborhood. A large landscape area exists between the outdoor play area and surrounding residential property, minimizing any potential noise impacts or other impacts which may limit full enjoyment of surrounding property.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The use is not anticipated to impact the development of surrounding properties.
- 10) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The site has adequate ingress and egress for vehicles accessing the 20 parking spaces on the site. Most traffic on the site will be intermittent drop-offs and pick-ups, with up to 10 parking spaces available for such traffic. The site is adjacent to a public sidewalk but does not have any direct pedestrian access to the building. This project does not constitute a new development which would require the installation of this access. The site is not anticipated to generate additional congestion on nearby public streets.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety, and other necessary facilities to support the special use? The building is suitable for the operation of a child care center. The building is connected to all necessary utilities and public facilities to support the proposed use.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural, or scenic resources located on the parcel or surrounding properties? No impacts are anticipated.

STAFF COMMENTS

The Planning and Zoning Commission shall provide a recommendation of approval or denial of the special use permit to the Village Board, based on the Special Use Standards and approval of the Findings of Fact. The Village Board reserves the final authority to approve or deny a special use permit application.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 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 upon a recommendation of approval:

1. The subject property is located at 3355 W. 183rd Street and is located within the B-3 General Business zoning district, with Cook County PIN # 31-02-201-052-0000.
2. The subject property is currently owned by Zenah Taher of Tinley Park, IL.
3. The proposed use of the property is a commercial child care use, which is a special use in the B-3 General Business zoning district.
4. The subject site meets the use-specific standards for child care centers in Section 44-04-06 of the Village Zoning Ordinance, and will be required to meet these requirements prior to issuance of a business operation certificate required for the use.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use 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 26-40: Special Use Permit for a child care center located at 3355 W. 183rd Street;

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Completed application form | <input checked="" type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input checked="" type="checkbox"/> Materials, as listed below |
| <input checked="" type="checkbox"/> Plat of survey with legal description | | <input type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings



VILLAGE OF HOMEWOOD

APPL **Item 5. C.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 3355 183rd St Homewood, IL 60430

Property Index Number(s): 31-02-201-058-0000

Lot Size: 30,200 sq. ft. 0.76 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: A single-tenant commercial day-care facility

Gross Floor Area: 5,500 sq. ft. **Parking Provided:** Yes

Existing Use: Vacant Property

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: Currently vacant. Former single-tenant commercial day-care facility

Proposed Development *Check all that apply. Provide a description and metrics below.*

New Construction Addition Site Alterations Exterior Building Alterations

None

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

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.*

None

The applicant requests:

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

APPLICANT

Name Michael Jones
 Company Fun As You Grow Learning Academy
 Address 3355 183rd St.
Homewood, IL 60430
 Phone 708-466-0108
 Email FunAsYouGrowDaycare@gmail.com
 Role Owner/President

PROPERTY OWNER

Name Zenah Taher
 Company _____
 Address _____
 Phone 708-692-1855
 Email taherzenah@yahoo.com
 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.

Michael Jones
 Applicant Name

Michael Jones
 Applicant Signature

05/20/26
 Date

Staff Notes

Do not write below this line.

Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.	
Name: _____	Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 3355 183rd Street	Homewood, IL 60430
Requested Use: Daycare Center	Area: 5,800 sq. ft.
Business Name: Fun As You Grow Daycare Center	
Applicant Name: Michael Jones	Date: 5/20/26

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.

Our establishment is necessary for the public convenience because it addresses a critical and growing demand for high-quality, accessible early childhood education and childcare services within the Village of Homewood. As a community-focused facility, this daycare center will support the local workforce by providing a safe and enriching environment for children, allowing parents to contribute effectively to the regional economy.

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

Will the business have a negative impact on other businesses?

No! In fact, the site offers excellent proximity to residential neighborhoods and local transit, ensuring that families can easily access childcare services without excessive travel, thereby reducing local traffic congestion and increasing convenience for Homewood residents.

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.

Yes, by revitalizing a commercial space that has been inactive for more than 180 days, the proposed use directly supports the Village of Homewood's Comprehensive Plan Goal to promote the sound and orderly development of commercial properties and recruit appropriate retail and service-based development.

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.

Yes, By opening this daycare academy it will transform an underutilized parcel into a vibrant, tax-generating business that creates local jobs and enhances the overall economic vitality of the surrounding neighborhood.

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.

The property was previously utilized for similar educational childcare purposes, meaning the infrastructure and layout are fundamentally aligned with the requirements of a learning academy. Re-establishing use under our supervision honors the property's history while preventing it from remaining vacant for an extended period. If our business is not granted the special use the property will be substantially diminished in value and will likely remain uninhabited thus diminishing the overall value of the community and negatively impacting the goals of the Comprehensive Plan.

- 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?

No. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district and neighborhood character. Re-establishing this facility maintains the intended purpose of the property and contributes positively by increasing neighborhood activity and occupancy, which typically reduces crime and increases property values.

- 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.

The site offers excellent proximity to residential neighborhoods and local transit, ensuring that families can easily access childcare services without excessive travel, thereby reducing local traffic congestion and increasing convenience for Homewood residents

- 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. In fact, the proposed use is a low-impact, community-serving facility that is compatible with the surrounding zoning. Through careful operational planning and traffic management, we will ensure that the Fun As You Grow Learning Academy is a positive addition to the neighborhood without causing injury or detriment to neighboring properties.

- 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.

No. The two primary negative impacts associated with any childcare facility are noise and traffic during peak drop-off and pick-up times. We have detailed plans to ensure these impacts are minimized and controlled

- 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.

To manage traffic, especially during peak times, we will implement a controlled, organized drop-off/pick-up procedure utilizing the existing parking lot. This system will prevent parents from idling or queuing on 183rd Street, ensuring a smooth flow of traffic and maintaining accessibility for surrounding businesses and residents. Our staff will be actively managing the lot during these times to ensure quick turnaround.

- 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. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.

- 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. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.

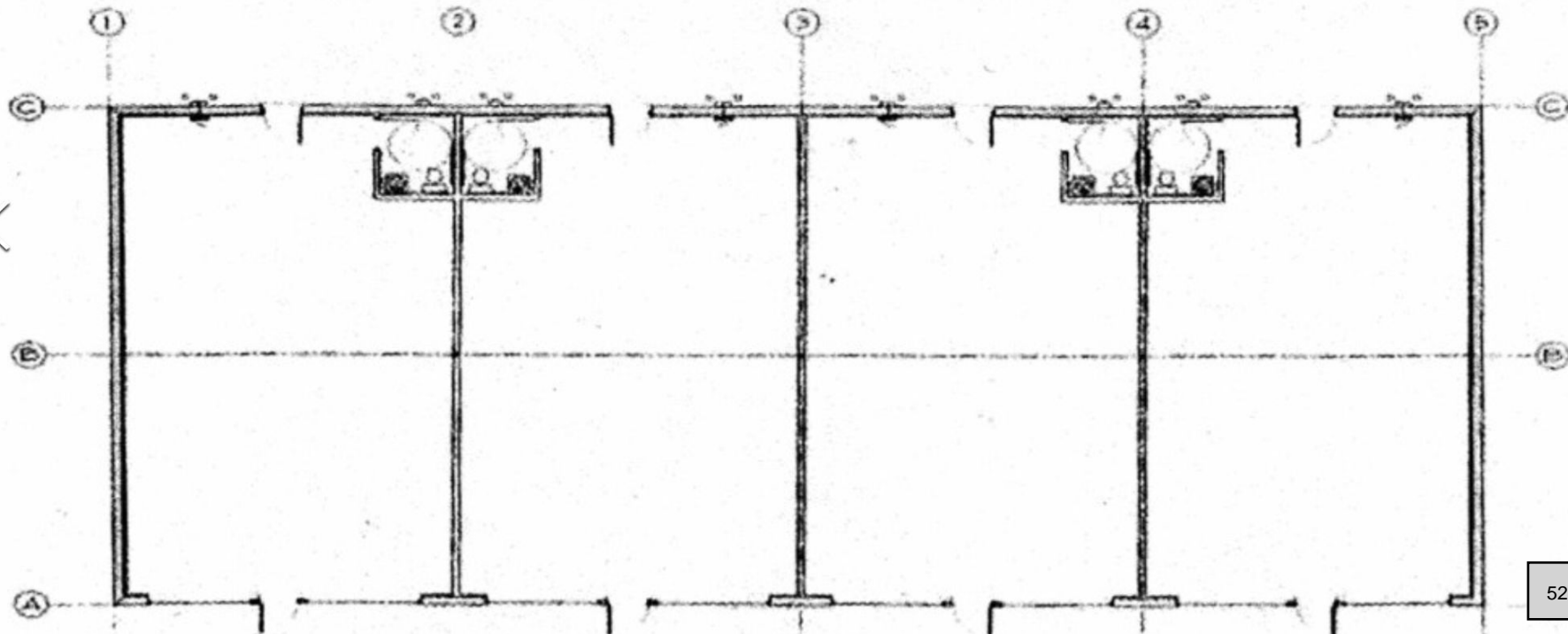
**Plat of survey with legal description:
3355 183rd St. Homewood, IL 60430**

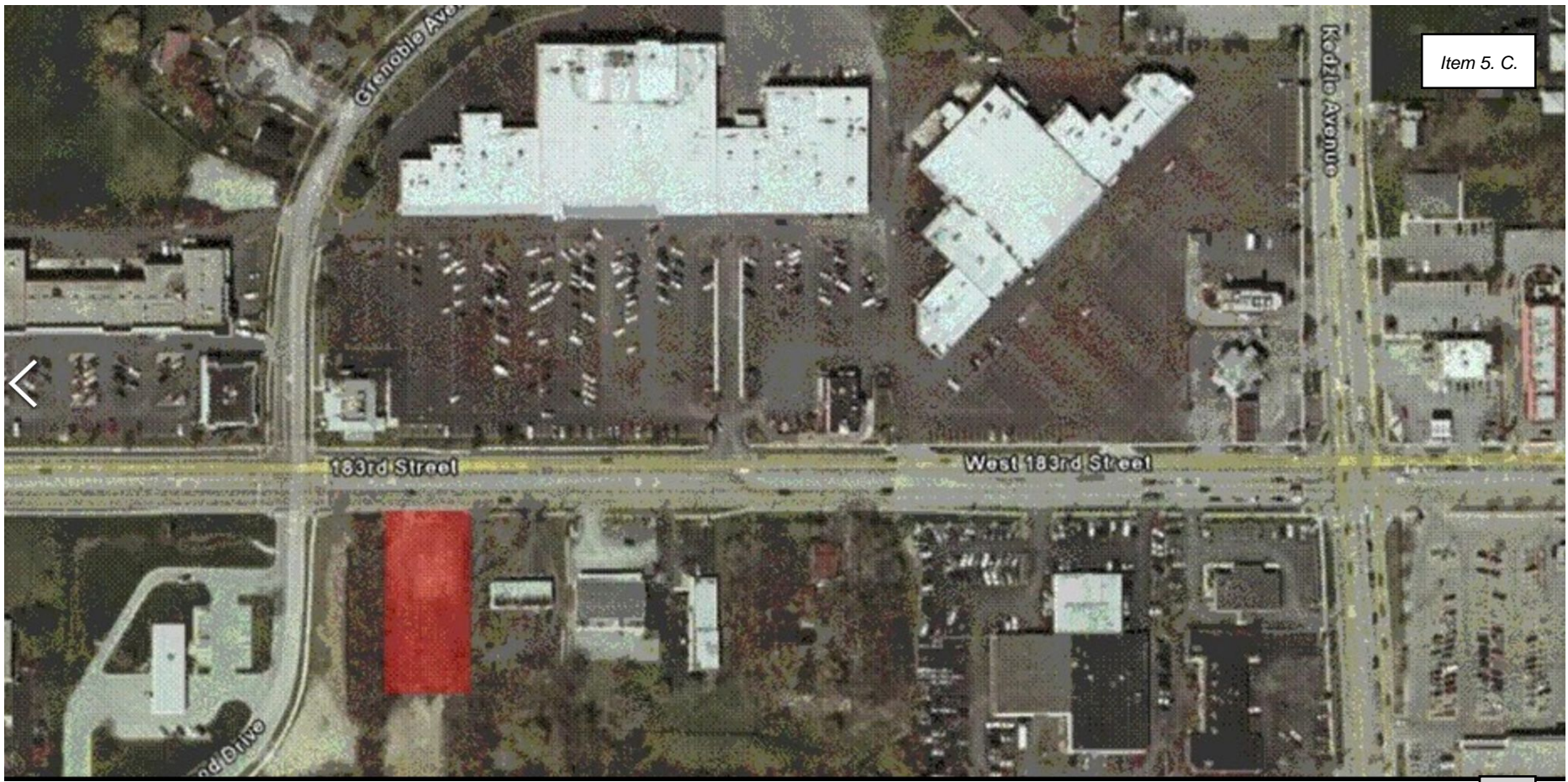
Lot 2 in Homewood Pointe Resubdivision of Lot 1 in Homewood Garden Acres No. 1, a subdivision of the North 1/2 of the Northeast 1/4 of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded January 6, 2005 as Document Number 0500645141, in Cook County, Illinois.

Parcel Identification Number (PIN): 31-02-201-058-0000



FRONT ELEVATION





Item 5. C.

