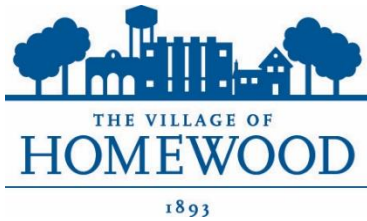


## MEETING AGENDA



### Planning and Zoning Commission

Village of Homewood

August 13, 2026

Meeting Start Time: 6:30 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](mailto: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 July 9, 2026 meeting of the Planning and Zoning Commission

4. Public Comments

5. Regular Business:

- A. **Public Hearing** for Case 26-51: Special Use Permit approval to allow the operation of a members-only wellness retreat center (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue.
- B. **Public Hearing** for Case 26-48: Variance from Table 44-03-01 Bulk and Dimensional Standards to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad.
- C. **Public Hearing** for Case 26-52: Special Use Permit approval to allow the operation of a healthcare career school (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 1820 Ridge Road
- D. **Public Hearing** for Case 26-47: Zoning Text Amendment to consider addition of commercial uses as permitted accessory uses within non-commercial places of assembly in Village zoning districts

6. Old Business:

7. New Business:

8. Adjourn

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The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0QXkxektpaGRYdz09>

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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

July 9, 2026

## PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room  
2020 Chestnut Street  
Homewood, IL 60430

### CALL TO ORDER:

Chair Bransky called the meeting to order at 6:33 pm.

### ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development, Economic & Community Development Intern Joshua Carrilo, and Darlene Leonard, Building Department Secretary. There were 4 members of the public in attendance, and there were no members of the public on Zoom webinar.

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

NAYES (ABSENT): 1 (Member Castaneda)

### APPROVAL OF MEETING MINUTES:

Chair Bransky stated there was an addendum to the minutes from June 18, 2026 and asked if anyone wished to continue them to the next meeting or vote now.

No one wished to continue them to the next meeting.

Chair Bransky asked if there were any corrections to the minutes from the June 18, 2026 meeting.

There were no changes requested.

A motion was made to approve the minutes from the June 18, 2026 by Member Alfonso; seconded by Sierzega.

AYES: 5 (Members Alfonso, Sierzega, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 1 (Member Castaneda)

Chair Bransky asked if everyone was in attendance to vote on the minutes from the April 9 meeting.

- **Director Schumerth stated he was unsure and would look up the number.**

Chair Bransky asked if the April minutes should be pushed to the end of the meeting.

- **Director Schumerth stated yes.**

**PUBLIC COMMENT:**

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

- **There were no public comments.**

**REGULAR BUSINESS:****Case 26-36: Special Use Permit Motor Vehicle Rental at 900 Ridge Road:**

Chair Bransky stated that special use cases are determined by testimony and the proposal on the application, not any past issues with the property or past cases, as the Commission is not a precedent setting body.

Chair Bransky introduced the case and swore in the applicant, Mo'nique Smith of Homewood.

- **Chair Bransky asked if any feedback had been received from the public.**

Director Schumerth stated no comments had been received from the legal postings or mailings.

Chair Bransky asked the applicant to tell her plan of how she plans to operate the business, including fulfilling the landlord's request to remove all commercial trucks from the property.

- **Ms. Smith stated the business is an office. Smith stated that the commercial trucks for the business will not be located on-site. Smith stated that the property owner is concerned about the asphalt of the lot, which is why trucks are not there. Smith said trucks will not be parked in the lot unless the vehicle is being picked up by a customer. The customers would come in, sign the paperwork, and leave immediately.**

Chair Bransky stated that it sounds as though the office is the base of the business' operation and the trucks would be at a satellite location.

Member Johnson asked if rentals are primarily trucks, and how many trucks are available for rent.

- **Ms. Smith stated rentals through the business are box trucks and cargo vans. Smith said that the trucks are 12-foot and 16-foot vehicles. Smith said the business doesn't operate with a set number of trucks, as it is not how Budget operates locations.**

Chair Bransky stated the trucks wouldn't start and end at the same location with most rentals.

Member Johnson asked if there is a set number of assigned trucks for Smith's business.

- **Ms. Smith stated there is no set number.**

Member Johnson asked if there are a lot of reservations for the trucks at the business.

- **Ms. Smith stated yes, but not all of them are completed by the customer. Smith stated that some reservations are people shopping for a cheaper rate for a vehicle rental, or the reservation isn't fulfilled because a vehicle hasn't been brought in.**

Member Johnson asked about staff on-site, who would be working, and if customers would be taken to the truck location.

- **Ms. Smith stated the staff is herself and the owner, and the location is not considered a commercial location with full services. Smith stated that the trucks won't be on-site so customers will have to travel to them.**

Member Johnson asked if there is a lease or agreement with another party to keep the vehicles.

- **Ms. Smith stated the vehicles are to be parked in another municipality.**

Member Johnson asked Staff if a copy of the lease or agreement was requested.

- **Director Schumerth stated it is tricky because it's in another municipality because the other municipality is responsible for overseeing whether the parking arrangement is legal. It's in the memo to have details on where the location would be and it is sufficient for approval at the meeting.**

Member Cap asked where people would be dropping off trucks at the end of rentals.

- **Ms. Smith stated the location is by appointment only and customers would be notified by reservations about the drop off location.**

Member Cap asked if there would be occasions where people would drop vehicles off and then they would be moved off-site.

- **Ms. Smith stated yes and added that if it's during business hours, the truck can be moved, but nothing could be done to move the vehicle if it's after hours.**

Member Cap asked what happens if the vehicle is left in the lot after hours.

- **Ms. Smith stated it has happened before and the customers are asked to not do that.**

Member Cap asked what the percentage of drop-offs are happening on-site and after-hours.

- **Ms. Smith stated that it is around 1% of drop-offs.**

Member Cap asked the monthly volume of rentals.

- **Ms. Smith stated that they process around 45-50 rentals per month. Smith added that the business is notified by Budget if a vehicle is being dropped off after hours.**

Member Cap asked if there is any possibility of a customer insisting on picking up the vehicle at 900 Ridge.

- **Ms. Smith stated that such a situation has not happened yet since operating at 900 Ridge.**

Member Cap asked if the contract can be initiated at the location of vehicle storage instead of at the location in Homewood.

- **Ms. Smith stated no.**

Member Cap asked if the vehicle storage location feeds other locations around the region.

- **Ms. Smith stated yes, it can provide vehicles for other locations.**

Member Sierzega stated the property owner said no commercial parking is to occur onsite and no exchange or service of vehicles on site, and asked where customers have to go to get a vehicle.

- **Ms. Smith stated the reservation system lets the customer know the rented vehicle is not located on-site in Homewood, and asks if they are willing pick it up at another location. If not, they are directed to call and cancel the reservation in Homewood. All the vehicles are in a lot in Orland when not being used.**

Member Sierzega asked if the truck would have to be dropped off in Orland.

- **Ms. Smith said yes and that a lot of the rentals are one-way rentals and are not being returned to the same location.**

Member Sierzega asked if there is a minimum rental period.

- **Ms. Smith stated no.**

Member Sierzega asked if a truck was used for a couple hours can that be done.

- **Ms. Smith stated yes, but they would be billed for a full 24 hour rental.**

Member Alfonso asked if the proposed arrangement is a typical situation for Budget, and why there is a need for a Budget location in Homewood.

- **Ms. Smith stated she did not have a clear understanding of the parking when she started and didn't know there would be an issue with parking the vehicles in Homewood. Smith said that the rental vehicles had been parked in the lot adjacent to the 900 building.**
- **Ms. Smith stated she didn't fully understand Budget's business model when starting out. When she started at this location, most of the rentals were coming from Indiana and now most are coming and going to the west away from Homewood.**

Member Alfonso asked if there is a lock box for keys on the site.

- **Ms. Smith stated not anymore.**
- **Director Schumerth stated photos on file with the box may be older photos.**

Member Alfonso asked how long the business application has been in process.

- **Ms. Smith stated since last year in 2025.**

Chair Bransky asked, to clarify, that it is easier to have the customers do the driving with the way the trucks are in service.

- **Ms. Smith stated yes.**

Member Sierzega asked about the hours and asked what happens if a truck is rented out and returned after closing.

- **Ms. Smith stated they can back date the return and tell the customers to keep the truck until the office opens the next morning and if the truck is there by 9am the next morning, they would be charged.**

Member Alfonso asked if the lot in Orland is accessible 24 hours.

- **Ms. Smith stated yes.**

Member Johnson motioned to recommend approval for 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 the 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 in fact into the record. Second by Member Sierzega.

AYES: 5 (Members Alfonso, Sierzega, Johnson, Cap, and Chair Bransky)

NAYES: 1 (Member O'Brien)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

#### **Case 26-40: Special Use Permit for Child Care Center at 3355 W 183<sup>rd</sup> Street:**

Chair Bransky introduced the case and asked if any comments had been received.

Director Schumerth stated one comment was received from the property owner to the north who was concerned with the location being too close to high use commercial space.

Chair Bransky swore in the applicants, Michael Jones and Tiensha Prenti.

Chair Bransky stated a special use permit is needed due to the previous business closing more than 180 days and the previous special use has expired.

- **Mr. Jones stated they own a different business down the street and thought it was a good opportunity to grow their business when the building came available. Jones stated that they**

are looking forward to serving the community, and that owner of the building where the nearby restaurant is located is the same owner of this building.

- **Mr. Prenti stated they would be providing an essential community service and they had noticed a deficit of high-quality day care locations in the Homewood area.**

Member Alfonso stated the location is perfectly set up for a day care center and asked if they are certified in early childhood or licensed.

- **Ms. Prenti stated she is in classes now for licensure, and they will be hiring staff that are licensed when the business is ready to open.**

Member Alfonso asked the number of instructors.

- **Ms. Prenti stated there would be a Director, an Assistant Director, and maybe 4 instructors when at capacity.**

Member Alfonso stated there are 6 classrooms, and asked if the day care is proposed to be staffed 6 teachers and 6 aides.

- **Ms. Prenti stated all rooms are required to have aides, and that all rooms would be serving children between ages infant to 6 years old.**

Member Alfonso asked if the exterior doors along the front of the building will be used for emergency only.

- **Ms. Prenti stated yes and there is one central door for entrance and exit by kids and parents. Prenti said the doors are alarm monitored and there is secondary security inside each door.**

Member Alfonso asked if two of the rooms share a bathroom, and if there is a hallway between all rooms.

- **Ms. Prenti stated that the rooms will share bathrooms. Prenti stated that there is a long hallway that connects all of the rooms.**

Member Alfonso asked if anything needs to be crossed to get to the grassy area in the rear.

- **Ms. Prenti stated the larger grassy area behind the building is not part of the property, just the fenced areas closer to the building.**

Member Sierzega confirmed the hours of operation as 6am-6pm Monday-Friday.

- **Ms. Prenti confirmed but stated the business may be open on Saturdays for excursions going to and from the facility.**

Member Sierzega asked if anyone with the business is licensed by DCFS.

- **Ms. Prenti stated she is in licensure classes now, and her parents are not certified.**

Member Sierzega asked if the building is currently being remodeled.

- **Ms. Prenti stated yes.**

Member Sierzega asked if the play area is fenced in, what type of fencing it is, and if there is a gate.

- **Mr. Jones stated that the play area is fenced with 6-foot tall chain link fencing. Jones said that there is an existing gate in the fence. Jones added that he doesn't care for the fence as currently constructed and plans on changing it upon business approval.**

Member Sierzega asked if the children would be able to open the gate.

- **Mr. Jones stated no, and they will make sure the gate is secure.**

Member Cap asked staff if the Zoning Ordinance specifies any setbacks from certain business types, like liquor stores.

- **Director Schumerth stated there is a setback required from cannabis stores and is unsure about liquor stores.**

Member Cap asked what if the liquor store is across the street, if there is a setback requirement in Hazel Crest, and suggested tabling the case until there is better information.

- **Director Schumerth stated it could be tabled, but don't think it needs to be. The buffer requirements don't apply across municipalities, but it can be researched again if the Commission requests such research.**

Member O'Brien stated the business is a good fit for the community and asked Staff if they knew what the capacity of the previous day care was.

- **Director Schumerth stated he did not have that number available as the business has been closed for several years.**

Member Johnson stated he had more questions. Johnson asked if there have been any considerations in working out set times for pickup because of the possibility of traffic backing out in the street. Member Johnson suggested doing something to the south or west side of the building to improve the ability to have child pickups.

- **Mr. Jones stated they have thought about pickup times and would need set certain times for parents doing pickup. Jones stated that they did ask the building owner about moving the lot entrance, but she was not in agreement with it.**

Member Johnson asked who owned the areas to the south and to the west.

- **Director Schumerth asked Building Department Secretary Leonard to confirm if the adjacent Brentwood Drive was in Hazel Crest.**
- **Building Department Secretary Leonard stated yes.**



- **Director Schumerth stated the property would be subject to Hazel Crest's codes and permits and the land may be owned by the condo association.**
- **Ms. Prenti stated they are considering incentives to the parents to pickup outside of peak pickup times.**

Member Johnson asked who would be licensed for the business.

- **Mr. Jones stated himself.**

Member Johnson asked if there would be a director at the daycare and if he plans to be stationed at the proposed business location.

- **Mr. Jones stated it would be his wife and a director at the daycare during most days.**

Chair Bransky suggested phased pickup by age group.

- **Ms. Prenti stated that DCFS has a recommended structure for daycare pickups at facilities licensed by the organization.**

Member O'Brien asked if all the land to the west and to the south is in Hazel Crest

- **Secretary Leonard stated yes, all of the property in question is in Hazel Crest.**

Director Schumerth asked when the DCFS licensing would be completed.

- **Mr. Jones stated they are waiting to hear from the representative and they are halfway through the 90 day approval period. Jones stated that DCFS is backlogged and approvals are slow.**

Director Schumerth stated the licensing is required before the business can be approved.

Member Alfonso made a motion to approve Case 26-40: Special Use Permit for a child care center located at 3355 W. 183<sup>rd</sup> Street; and incorporate the Findings of Fact into the record; and second by Member Cap.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

## **NEW BUSINESS:**

Director Schumerth provided a workshop presentation for a text amendment to allow non-commercial places of assembly to have accessory uses that may be adjacent to them or occupy space formerly occupied by them.

## **Meeting Minutes | July 9, 2026**

Schumerth noted that this may include places such as places of worship. Schumerth stated that non-commercial places of assembly are only permitted in residential districts, and the text amendment would allow some limited business to operate in non-commercial places of assembly that have been previously approved.

Schumerth stated that other communities have addressed the situation by using special use permits or similar review processes.

Schumerth said that Homewood has accessory uses in the Zoning Code now and could create accessory use categories for certain uses.

Schumerth said that the goal is to workshop ways to approach challenges and get feedback from staff to craft a text amendment to address it. Schumerth said that requests for businesses in non-commercial places of assembly are likely to come up more often in the coming years.

Schumerth stated that the amendments will possibly be brought forward in August for review by the Planning and Zoning Commission.

Chair Bransky stated that the special use permit is the easiest option verses creating sub-districts or other processes shown in the presentation.

- **Director Schumerth stated that requirements would have to be set for any given type of use falling under the special use permit process.**

Chair Bransky stated it's writing the aspects of the businesses that the Village want to be there and not the property type, and that the Village will need to specify this.

- **Director Schumerth stated that identifying those aspects and writing language to encourage them is the challenge.**

Chair Bransky stated he can see churches wanting day cares or schools or a food bank in spaces formerly used by the place of worship.

- **Director Schumerth stated they would not necessarily be approved. Schumerth stated that it would be designed to approve uses that are appropriate in the location and to what degree.**

Member Cap asked if this is directed at non-commercial places of assembly i.e. churches or former churches.

- **Director Schumerth stated that the assertion is correct.**

Member Cap asked about surplus land and it would be possible to subdivide ownership and conform it to the zoning district.

- **Director Schumerth stated it would have to be addressed. It would have to be rezoned and approved. It probably wouldn't be found to be an appropriate land use.**

Member Cap asked about the similar locations in commercial districts.

- **Director Schumerth stated they would be treated differently because of that when it comes to the zoning text amendments. Schumerth stated that it would apply in any zoning district and what already exists in that district.**

Member Johnson asked if they would be reverting back in use.

Member O'Brien asked why there would be a restriction for uses being located in areas that are new construction.

- **Director Schumerth stated it was Oak Park's example and not binding to Homewood's potential text amendment. Schumerth stated that there was a concern about it being a loophole to convert area amounts for multi-family housing in single-family zoning districts in that community.**

Chair Bransky asked for any new business.

Director Schumerth stated there are new applications coming but nothing new is scheduled on agendas, and suggested changing the meeting date to July 30 due to holiday disruptions to the Appearance Commission calendar, as the Appearance Commission proposed meeting on July 16.

Member Alfonso stated she would be out of town.

#### **OLD BUSINESS:**

Chair Bransky asked if a vote can be done for the April 9 minutes.

Director Schumerth stated everyone in attendance at that meeting was available to vote at this meeting.

Chair Bransky asked for a motion to approve the minutes from the April 9, 2026 meeting.

A motion was made to approve the minutes from the April 9 by Member Cap; seconded by Alfonso.

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

NAYES: 0 (None)

ABSTENTIONS: 1 (Members Cap and Johnson)

ABSENT: 1 (Member Castaneda)

#### **ADJOURN:**

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Sierzega. The meeting adjourned at 8:04 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Castaneda)

Respectfully submitted,

*Darlene Leonard*

**Darlene Leonard**  
**Building Department Secretary**

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: August 13, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-51: Special Use Permit, Indoor Commercial Place of Assembly at 18148 Martin Avenue



Figure 1: The subject property in 2024

## APPLICATION INFORMATION

|                  |                                                                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT        | Florence Hardy (The Nap Lounge Illinois Inc.)<br>18148 Martin Avenue<br>Homewood, IL 60430                                                                                                                                         |
| ACTION REQUESTED | Special use permit approval to allow the operation of a members-only wellness retreat center (classified as an <i>indoor commercial place of assembly</i> ) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. |
| ADDRESS          | 18148 Martin Avenue<br>Homewood, IL 60430                                                                                                                                                                                          |
| PIN              | 29-31-313-018-0000                                                                                                                                                                                                                 |

## ZONING & LAND USE

| SUBJECT PROPERTY | ZONING                     | LAND USE                                     |
|------------------|----------------------------|----------------------------------------------|
| CURRENT          | B-2 Downtown Transition    | Vacant (formerly retreat center)             |
| SURROUNDING      | N: B-2 Downtown Transition | Townhomes                                    |
|                  | E: B-2 Downtown Transition | Multi-family residential (Martin Place)      |
|                  | S: B-2 Downtown Transition | Professional office/multi-family residential |
|                  | W: B-2 Downtown Transition | Restaurant (Grady's)                         |

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250'.

## DOCUMENTS FOR REVIEW

| Title                 | Pages | Prepared by               | Date      |
|-----------------------|-------|---------------------------|-----------|
| Application           | 2     | Florence Hardy, Applicant | 8/7/2026  |
| Special Use Standards | 2     | Florence Hardy, Applicant | 8/7/2026  |
| Floor Plan            | 1     | Florence Hardy, Applicant | 7/1/2026  |
| Staff Exhibits        | 2     | Village Staff             | 8/11/2026 |

## ACTION REQUESTED

Florence Hardy (“Applicant”) is requesting a special use permit to allow the operation of a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. The applicant is the owner of the building and purchased the building with the intention of running the proposed business.

The applicant’s application requires approval of a variance to allow the operation of an indoor commercial place of assembly on a local street. According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. The applicant will request a variance to allow the proposed business to operate at this location.

## HISTORY

The building on-site was originally constructed in 1908 as a single-family residence. The property was converted into a business (an antique store) in 1977. The space was converted into a duplex in 1997, a conversion which was approved by the Board of Trustees as a variance. The business was converted into a surveyor’s office in 2005. The space has functioned as a small retreat center called The Eos House for several years.

## BACKGROUND

**Summary:** The applicant requested the creation of a co-working and exhibition space called The Nap Lounge at 18148 Martin Avenue. The applicant describes the business as offering a members-only space for “co-working and exhibition space.” Members may join the business to operate self-care related businesses or events (including podcasts, meditation retreats, artwork, etc.).

**Operating Details:** Contrary to what would be classified as a “co-working space,” the business space is primarily designed for members to reserve for offering small wellness events and retreats. This requires the space to be classified as an “indoor commercial place of assembly.” The applicant expects members of the business to host a range of small-scale events such as meditation retreats, podcasts, small yoga courses, or similar events. The largest events would be seated classes on meditation or other topics related to self-care, which would seat a maximum of 25 guests. Larger events such as yoga classes could support up to 15 attendees. Most events will be no larger than 4-8 attendees. Guests to any event would primarily be members of the business. Members will be able to reserve space in the business between 10am and 6pm on Wednesday through Sunday.

**Membership Details:** Membership is proposed to be \$99/month for any individual. Member grants access to the business space and the opportunity to reserve the space for small events. The applicant plans to cap membership at 75 members who could have access to the business. The applicant has stated that the business currently operates from a far smaller space at 18300 Dixie Highway and has 12 members. The business will generally restrict access to the building except during reserved times during the business’ operating hours (10a – 6p, Wednesday through Sunday).

**Public Access:** The applicant has requested that the space may be made accessible for the general public when a member wishes to reserve the space for an art exhibition or another exhibit about self-care topics. These exhibitions are proposed to be offered as part of larger tours incorporating visits to other

nearby businesses which emphasize similar “self-care” principles, such as bookstores and yoga studios. These exhibitions would not be offered at the same time as other events or reservations by members.

**Physical Details:** The total floor area of the business will be approximately 1,200 square feet, plus additional space for storage, stairwells, and other utility areas. The building is divided into many smaller rooms (six on each floor) which could be used for different types of individual or small group meditation or wellness activities. The applicant does not propose situations where the entire building would be used at a single time.

The space has two bathrooms (one on the upper floor, one on the lower floor). The bathrooms are not required to be upgraded to current code standards because the business is not changing use from the previously permitted use (event center, The Eos House).

**Employees:** The applicant does not plan to have employees on-site at all times. However, the business has a “house manager” who serves as a full-time manager who is available to offer tours, clean and prepare spaces for events or exhibitions, and provide responses to concerns from members.

**Parking:** The business currently has seven dedicated parking spaces in the rear of the building. There are no parking requirements currently applied to property in the B-2 Downtown Transition zoning district. The business is not required to add additional parking spaces. However, the Planning and Zoning Commission may weigh the adequacy of parking and access through the special use permit review.

**Use-Specific Requirements:** The Village Zoning Ordinance outlines use-specific standards which apply to some types of uses in the Village. Section 44-04-04 of the Village Zoning Ordinance requires that places of assembly (as the proposed use is designated as) are located on arterial or collector streets only. Martin Avenue is designated as a local street per the Village’s functional classification (federal Class 7). The applicant would require approval of a variance from this requirement to allow the operation of the business at this location. Staff has recommended the application for a variance.

Staff has provided a review of the special use permit application below. The applicant’s variance application requires legal notice and will be brought forward at a future meeting date.

## DISCUSSION AND SPECIAL USE STANDARDS

The applicant is seeking to receive a special use permit to operate an indoor commercial place of assembly in the B-2 Downtown Transition.

All special use permit applications are reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance. The full responses to the Special Use Standards, completed by the applicant, are attached with this application. Village staff have reviewed the proposed variance with these standards and provided staff findings below. No one condition is binding.

- 1) Is the special use deemed necessary for the public convenience at that location? The location will improve accessibility and convenience for the existing business.
- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to negatively impact the economic welfare of the surrounding area or community as a whole. The small events hosted by members may provide opportunities to improve traffic at nearby

businesses through partnerships with events or providing additional customers visiting the Downtown area more frequently. The applicant has also described the business as encouraging entrepreneurship by allowing very small self-care businesses to begin operating and building a presence in the business 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 area is designed for commercial use through the 1999 Comprehensive Plan.

The business is proposed in the B-2 Downtown Transition zoning district, which is designed to “support the adaptive reuse of existing building for residential or non-residential uses” and “provide contextually sensitive infill development in a pedestrian-oriented environment that supports the downtown core.” The proposed business is likely to support this policy for land uses in the B-2 Downtown Transition zoning 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? No negative impacts to public health, safety or general welfare are anticipated by the new business.

The previous business operating at the location, The Eos House, operated with a similar business function with no known complaints or citations regarding the protection of public health, safety, and welfare.

- 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 proposed business is similar to the previous business operating in the building, which operated successfully for several years. The use has private parking to support most functions of the business, and additional street parking in the vicinity on Martin Avenue south of Hickory Road which may support larger events without impacting parking availability for the surrounding area. The business may support business development and traffic in support of the nearby “downtown core” area.

The property is currently vacant. The building is unlikely to be substantially diminished in value if the special use is not approved, as the building has been converted into numerous different residential and non-residential uses.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed business is unlikely to cause injury to surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on surrounding property. The seven on-site parking spaces will likely handle parking for most member events, and additional on-street parking is available nearby on Martin Avenue south of Hickory Road.

- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is commercially-focused for small operators of self-care businesses and similar enterprises. The use encourages additional event activity in a manner which may support other local businesses in the “downtown core” area. The proposed use is unlikely to impact the character of the neighborhood. The previous tenant at the subject property operated a similar business.



- 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 proposed business is unlikely to injure the use or enjoyment of surrounding property. No environmental impacts such as noise or light are anticipated to impact the full use and enjoyment of surrounding residential properties. The proposed hours of the business are not anticipated to harm any surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on 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 proposed business is unlikely to impede the development of any surrounding property for uses permitted in the zoning district.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The use has vehicle and pedestrian access from both Martin Avenue and a public alley in the rear of the building. The traffic generated from the proposed business is unlikely to be substantial so as to cause congestion in the vicinity of the business. The parking on-site is likely to handle the vast majority of member traffic, with larger events having access to on-street parking in the immediate vicinity of the proposed business.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The proposed business has sufficient utilities, drainage, access, safety infrastructure and other facilities to operate as proposed. The building previously operated with a similar use without any concerns regarding public safety, utilities, access, or other building functions. The building is in good condition. Some upgrades (such as resurfacing of the driveway) may be required to the property, which will be addressed through the inspections process during business operation certificate review.
- 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 on historical, archeological, cultural, natural or scenic resources are anticipated.

## STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for special use applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

A variance is required to allow the applicant to operate the proposed business on a local street as proposed (instead of a collector or arterial street as required by the Zoning Ordinance). This case will be brought forward at a future meeting date.

If the special use and forthcoming variance applications are approved (by ordinance by the Village Board), the business will require approval of a business operation certificate. The applicant has applied for this certificate. This approval requires inspections for code compliance and review of business details prior to issuance.

## FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 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 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in Table 44-03-04 of the Village Zoning Ordinance;
4. The subject site meets the use-specific standards for 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;

*These are recommended Findings of Fact which may be used once a review is completed for a required variance application for operating the business at this location (local street vs. collector or arterial street)*

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

**Continue** Case 26-52: Special Use Permit for an indoor commercial place of assembly (Nap Lounge Illinois LLC) at 18148 Martin Avenue until August 27, 2026, to allow the applicant to complete a variance application and review for the operation of the proposed business on a local street.



## VILLAGE OF HOMEWOOD

### PROPERTY INFORMATION

Street Address: 18148 Martin Avenue Homewood, IL 60430  
~~Museum and Office Space~~

Property Index Number(s): 18148 Martin Avenue

Lot Size: 7850 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

APPL Item 5. A.

# NON-RESIDENTIAL

## ZONING REVIEW

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: Museum and Office Space

Gross Floor Area: 2400 sq. ft. Parking Provided: Yes  
Existing Use: Office

The requested use is:

- ☐ Permitted  
☐ Limited  
☐ Special  
☐ Other:

### SITE OR BUILDING CHANGES

Existing Development: Office Building

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

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

No changes being made

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 Florence Hardy  
 Company The Nap Lounge Illinois, Inc.  
 Address 18148 Martin Avenue  
Homewood, Illinois 60430  
 Phone 773-272-5363  
 Email rest@therejuve.com  
 Role President

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.

Florence Hardy



8/7/2026

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:** 18148 Martin Avenue \_\_\_\_\_ Homewood, IL 60430  
**Requested Use:** Museum and Office Space \_\_\_\_\_ **Area:** 2400 sq. ft.  
**Business Name:** The Nap Lounge Illinois, Inc. \_\_\_\_\_  
**Applicant Name:** Florence Hardy \_\_\_\_\_ **Date:** 8/7/2026 \_\_\_\_\_

*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.*

The property provides enough parking and office/event space for our coworking and museum activities.

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

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

No other businesses are effected by the operation of this business.

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. The business will compliment business growth in Homewood as we act as a launching pad for other small businesses.

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.*

There are no negative impacts as the building has operated as a business for over 15 years and our activities are office based in nature. No activities take place after 8 pm on any day.

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.*

Yes, the special use is suitable as office and exhibition spaces are already built in.

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 activity will only increase the value of the building.

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.*

Yes. There are other office based businesses within 1 block radius of our location.

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, there will be no negative impact.

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, there will be no negative impact.

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.*

We have a dedicated parking lot that ensures there is no congestion on public 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.'*

Yes.

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.

## 1999 COMPREHENSIVE PLAN

*Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.*

### Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

#### Objectives

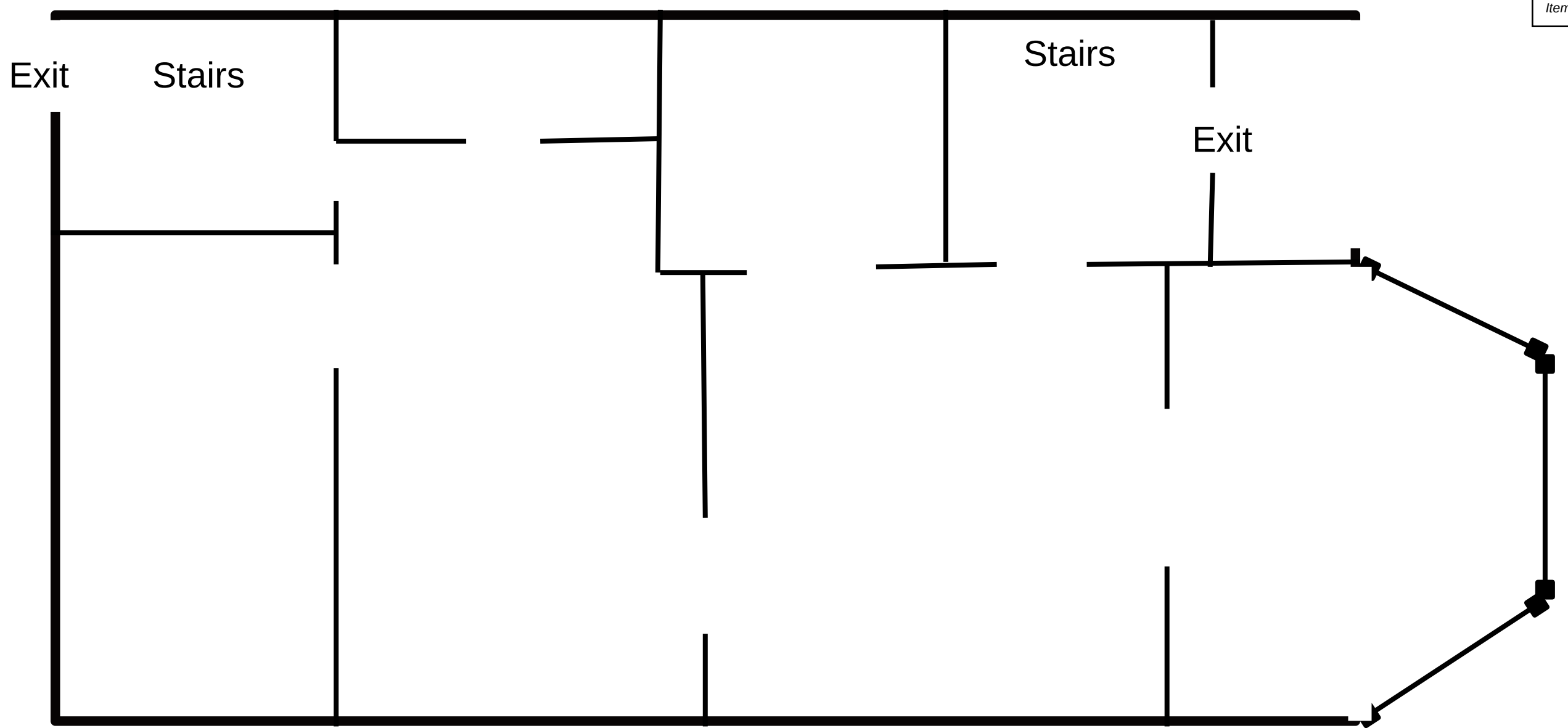
- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

## 2009 DOWNTOWN MASTER PLAN

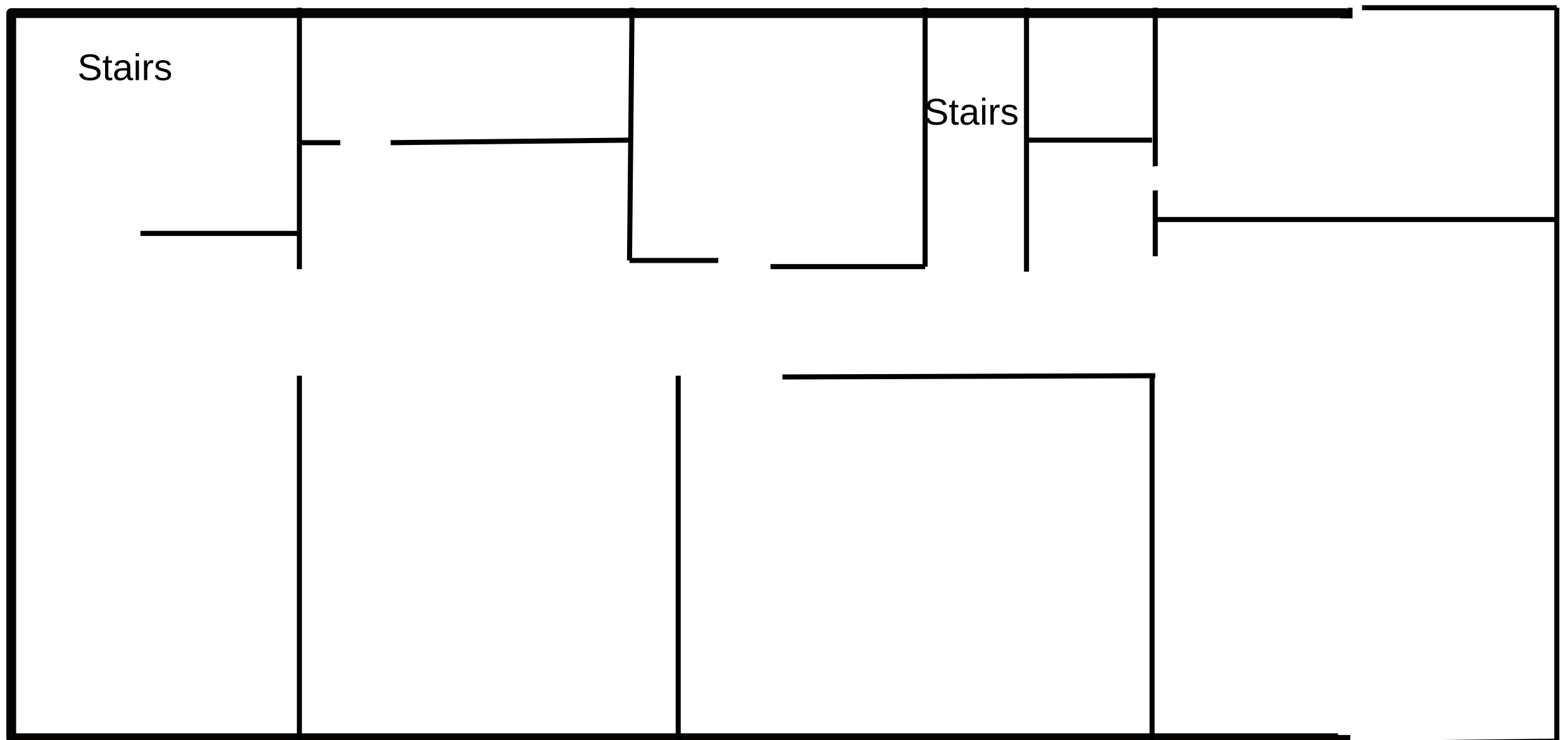
*Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.*

### Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

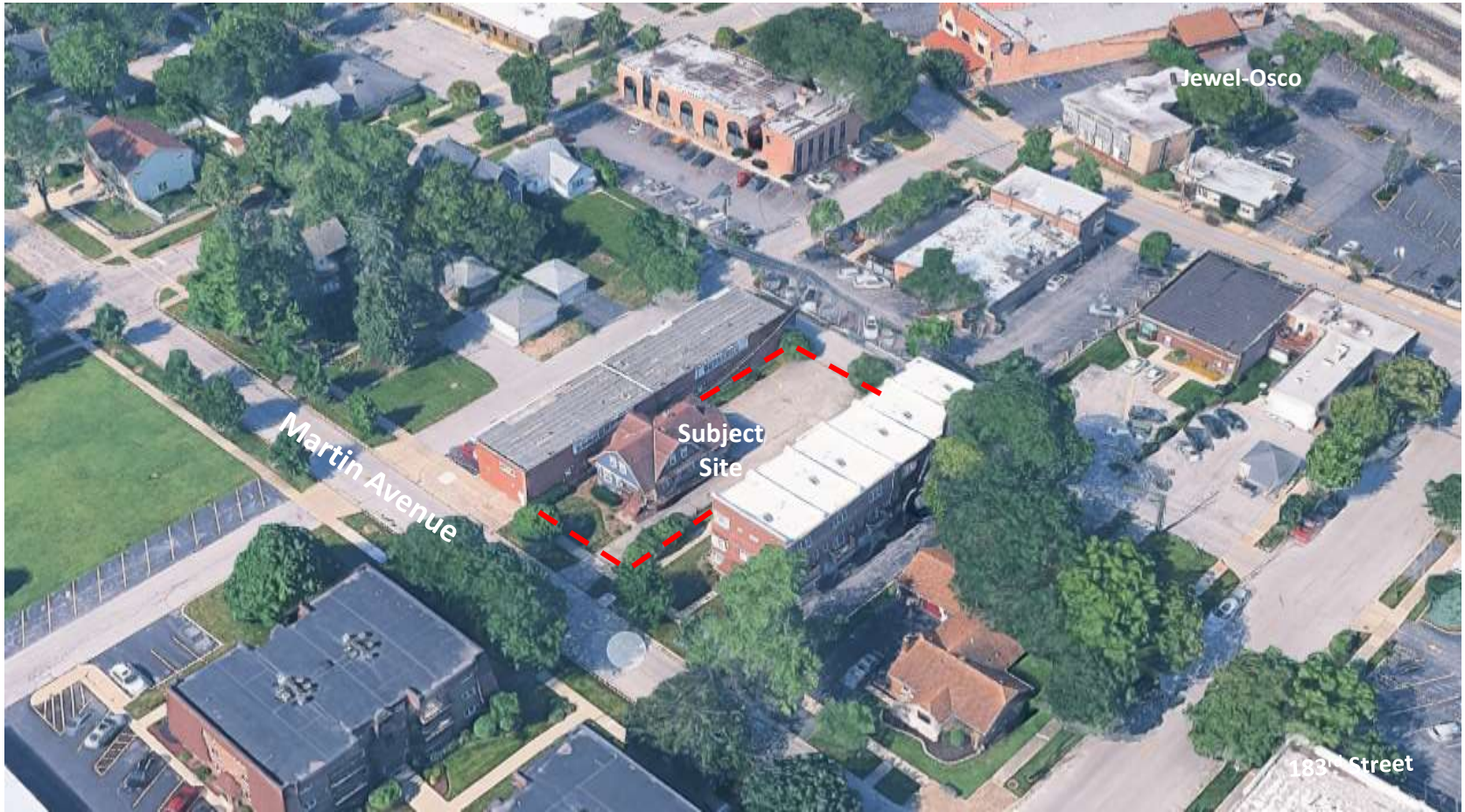


## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor









# VILLAGE OF HOMEWOOD



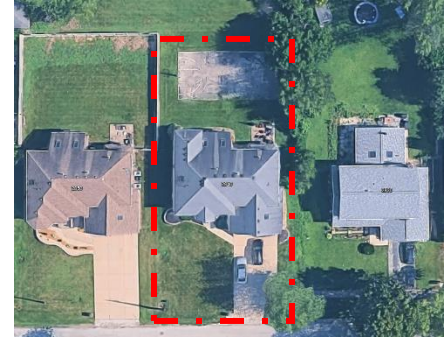
## MEMORANDUM

DATE OF MEETING: August 13, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-48: Variance for Impervious Surface Coverage Requirements at 2840 Willow Road



## APPLICATION INFORMATION

|                  |                                                                                                                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT        | Anthony Binion (homeowner)<br>2840 Willow Road<br>Homewood, IL 60430                                                                                                                                                     |
| ACTION REQUESTED | Variance from Table 44-03-01 <i>Bulk and Dimensional Standards</i> to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad |
| ADDRESS          | 2840 Willow Road<br>Homewood, IL 60430                                                                                                                                                                                   |
| PIN              | 31-01-105-040-0000                                                                                                                                                                                                       |

## ZONING & LAND USE

| SUBJECT PROPERTY | ZONING                        | LAND USE                |
|------------------|-------------------------------|-------------------------|
| CURRENT          | R-1 Single Family Residential | Single-family residence |
| SURROUNDING N:   | R-1 Single Family Residential | Single-family residence |
| E:               | R-1 Single Family Residential | Single-family residence |
| S:               | R-1 Single Family Residential | Single-family residence |
| W:               | R-1 Single Family Residential | Single-family residence |

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250'.

## DOCUMENTS FOR REVIEW

| Title                                 | Pages | Prepared by                       | Date      |
|---------------------------------------|-------|-----------------------------------|-----------|
| Application                           | 2     | Anthony Binion, Applicant         | 7/11/2026 |
| Variance Standards Worksheet          | 2     | Anthony Binion, Applicant         | 7/11/2026 |
| Annotated Plat of Survey              | 1     | JNI Land Surveying Services, Inc. | 7/11/2022 |
| Plans of Improvements (Deck and Pool) | 2     | Anthony Binion, Applicant         | 7/1/2026  |
| Staff Exhibits                        | 3     | Village Staff                     | 8/7/2026  |

## ACTION REQUESTED

Anthony Binion (“Applicant”) is requesting a variance from Village requirements for maximum impervious surface coverage to allow for the construction of a swimming pool and a small concrete pad.

## HISTORY

The property was originally a portion of a larger lot which was subdivided in the early 2000s. The single-family residence on the property was constructed in 2005. A large sports court and other improvements were added to the property in 2006. The home was sold to the current property owner in 2010.

## BACKGROUND

In early July 2026, the applicant submitted plans to the Village’s Building Department for construction of a new deck and swimming pool. The swimming pool is proposed to be an above-ground pool which is permanently recessed into the deck structure. The proposed pool will be approximately 24’ x 12’ in area (288 square feet).

The current impervious surface coverage on the lot is approximately **39%**. This high impervious surface coverage is due to a large sports court (basketball court) located in the rear yard of the property which is approximately 29’ x 60’. The court was constructed by a previous property owner.

The addition of the swimming pool will increase the impervious surface coverage on the lot to **43%**, which exceeds the 40% maximum coverage permitted in the R-1 Single Family Residential zoning district where the subject property is located.

The proposed deck on the property (within which the pool will be constructed) does not count toward impervious surface coverage. According to Section 44-09-11 (“I” Definitions), raised decks composed of boards with gaps of at least 0.25” between them are exempted from impervious surface coverage requirements. The proposed deck meets these requirements to be excluded from impervious surface coverage.

## DISCUSSION AND VARIANCE STANDARDS

The applicant is seeking a variance to increase the maximum impervious surface coverage requirement for the lot to 43% (maximum 40% per the Village Zoning Ordinance).

All variance applications are reviewed against the two sets of Variance Standards found in Section 44-07-12 of the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property.

The full responses to the Variance Standards, completed by the applicant, are attached with this application. Village staff have reviewed the proposed variance with these standards and provided staff findings below.

- (1) The Planning and Zoning Commission shall use the following standards when considering this variance request, as set forth in Section 44-07-12 of the Village Zoning Ordinance. No variance shall be granted unless findings of fact for each specific application demonstrate a suitable degree**

**of hardship outside of the control of the property owner, and the minimal deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:**

- a) Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The existing improvements on the property cover approximately 39% of the subject property in impervious surfaces, which is near the maximum for the R-1 zoning district (40%). The property may yield a reasonable return, as the conditions do not prohibit the use of the property as a single-family residence.

However, very few additional improvements which are common residential improvements, such as pools, sheds or other accessory structures (which are commonly found on other properties in the immediate vicinity) may be constructed because such improvements will exceed the impervious surface coverage limit on the property. Such limits may impact the full enjoyment of the residential use of the property, which is a consideration of reasonable return for variance applications.

- b) Is the plight of the owner due to unique circumstances?

The subject site has a large sports court installed in the rear by a previous property owner. This large sports court (1,763 square feet) is designed to be a full-length basketball court. This is a unique improvement compared to other properties in the vicinity. This improvement is only lightly used by the owner and the owner has sought to remove the court. The owner has cited high costs as the reason for not removing the court instead of requesting a variance.

Additionally, the footprint of the single-family residence on the property covers approximately 26% of the lot (3,383 sq. ft.). The residence on the lot has a similar footprint to those located on larger lots in the vicinity, which increases the impact of the existing home on impervious surface coverage requirements for the lot. Most similarly-sized or smaller lots in the vicinity (including those below the minimum lot size for the R-1 zoning district) have homes with smaller footprints.

The lot adjacent to the subject property (2850 Willow Road) was subdivided at the same time as the subject property. Both properties have a smaller area than immediately adjacent properties. The neighboring lot at 2850 Willow Road has a similar percentage of impervious surface coverage (38%).

Many lots in the vicinity with an area smaller 13,000 square feet have a similar percentage of impervious surface coverage, with impervious surface coverages between 30% and 40% of lot area. Only one lot in the vicinity was found to exceed Village requirements for impervious surface coverage (2837 Willow Road, across the street from the subject property). Most smaller lots in the vicinity below 13,000 square feet have a smaller home footprint with additional accessory structures on the lot (sheds, pools, etc.).

- c) If granted, will the variance alter the essential character of the locality?

The proposed variance is unlikely to alter the essential character of the locality. All proposed improvements, including the pool which would exceed Village impervious surface requirements, would be located in the rear yard behind the home on the property. The proposed pool structure will meet local zoning requirements for size, placement, and equipment screening and is unlikely to cause impacts on surrounding property.



(2) Supplemental to the above standards, the decision-making authority shall also consider findings on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.

d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

The lot size (12,632 sq. ft.) meets the minimum lot size required for properties in the R-1 Single-Family Residential zoning district. The lot is rectangular and does not have an irregular shape.

e. Would the conditions upon which the petition for variance is based be generally applicable to other properties within the same zoning classification?

The residence on the lot has a similar footprint to those located on larger lots in the vicinity, which increases the impact of the existing home on impervious surface coverage requirements for the lot. The lot adjacent to the subject property (2850 Willow Road) was subdivided at the same time – both properties have a smaller area than immediately adjacent properties. The neighboring lot at 2850 Willow Road has a similar amount of impervious surface coverage (38%).

Many lots in the vicinity with an area smaller 13,000 square feet have a similar percentage of impervious surface coverage, with impervious surface coverages between 30% and 40% of lot area. Only one lot in the vicinity was found to exceed Village requirements for impervious surface coverage (2837 Willow Road, across the street from the subject property). Most smaller lots in the vicinity below 13,000 square feet have a smaller home footprint with additional accessory structures on the lot (sheds, pools, etc.).

f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

The owner purchased the property after the home and sports court were constructed on the property.

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

The applicant has proposed a landscape plan which otherwise meets the requirements for perimeter landscape zone placement and the number of trees, shrubs, and groundcover plantings within the perimeter landscape zone. The property is also setback from Halsted Street by an additional 25' parkway controlled by IDOT. **The variance is unlikely to be detrimental to the public welfare or injurious to other neighboring property.**

e. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?

The variance is unlikely to impair the adequate supply of light and air to adjacent property, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair the value of

neighboring property. All improvements proposed meet local zoning and building requirements, as reviewed by staff from the Building Department and Economic and Community Development.

### STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for variance applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application. A variance must be approved by the Village Board of Trustees by ordinance.

### FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-12 of the Village Zoning Ordinance for variance 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 2840 Willow Road and is located within the R-1 Single Family Residential zoning district, with Cook County PIN # 31-01-105-040-0000;
2. The subject property is currently owned by Anthony Binion of Homewood, Illinois;
3. The applicant has proposed an increase in impervious surface coverage on a residential property which exceeds the coverage permitted by the Village Zoning Ordinance (40% maximum required by Village Zoning Ordinance in R-1 Single Family Residential zoning district);
4. The applicant has requested a variance from impervious surface coverage requirements to allow for an increase in maximum impervious surface coverage on the lot to 43%;
5. The subject site meets the use-specific standards for single-family residential uses in Section 44-04-03 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Sections 44-04-14 and Section 44-05 of the Village Zoning Ordinance;
7. The variance application and proposed improvements meet the applicable standards for variance approval as set forth in Section 44-07-12.

### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

**Recommend approval** of Case 26-48, Variance for Impervious Surface Coverage at 2840 Willow Road, to increase maximum impervious surface coverage on the subject property, located in the R-1 Single Family Residential zoning district, from 40% to 43%;

AND

Incorporate the Findings of Fact into the record.



2020 Chestnut Road, Homewood, IL 60430



## PROPOSED DEVELOPMENT

Description: New deck/swimming pool

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

| Principal Structure                         | Existing                            |                          |                    | New                      |                                     |                    |
|---------------------------------------------|-------------------------------------|--------------------------|--------------------|--------------------------|-------------------------------------|--------------------|
|                                             | No Change                           | Demo                     | Building Footprint | Addition                 | New Build                           | Building Footprint |
| Single family detached dwelling             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Duplex dwelling                             | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Townhouse dwelling                          | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Other:                                      | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Accessory Structure(s)                      | No Change                           | Demo                     | Area               | Addition                 | New Build                           | Area               |
| Accessory dwelling unit, attached/internal  | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Accessory dwelling unit, detached           | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Garage, attached                            | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Garage, detached                            | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Deck, Porch, or Patio                       | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 780 sf             |
| Shed, Cabana, Greenhouse, Playhouse, Gazebo | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Solar energy collection, roof               | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Solar energy collection, ground             | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Swimming Pool or Spa                        | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 240 sf             |
| Other:                                      | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Impervious Surfaces                         | No Change                           | Demo                     | Area               | Addition                 | New Build                           | Area               |
| Driveway                                    | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Parking Pad                                 | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Walkways                                    | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Other:                                      | <input type="checkbox"/>            | <input type="checkbox"/> | sf                 | <input type="checkbox"/> | <input type="checkbox"/>            | sf                 |
| Impervious Lot Coverage                     |                                     |                          | Area               |                          |                                     | Area               |
| Total Impervious Area                       |                                     |                          | 0 sf               |                          |                                     | 0 sf               |
| Percentage of Total Site Area               |                                     |                          | 0 %                |                          |                                     | 0 %                |

## Staff Notes

Do not write below this line.

CASE NO: \_\_\_\_\_

Fee: \_\_\_\_\_ ☐ Paid

Date Received: \_\_\_\_\_

Request: \_\_\_\_\_ Action: \_\_\_\_\_ Comments/Conditions: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

STANDARDS FOR:  
**VARIANCE**

2020 Chestnut Road, Homewood, IL 60430

Street Address: 2840 Willow Road Homewood, IL 60430

Requested Variance: \_\_\_\_\_

Zoning Requirement: \_\_\_\_\_

Ordinance Reference: \_\_\_\_\_

Applicant Name: Anthony Binion Date: 7-11-2026

*Provide responses to each question below using complete sentences and specific to the property and relief requested.*

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

*Describe why you cannot comply with the zoning regulations and how it impacts the property value.*

The property currently carries 1,753 sq ft of impervious coverage (13.6% of the 12,914 sq ft lot) from a basketball court constructed by a previous owner prior to the enactment of the 40% lot coverage regulation. Excluding this legacy structure, the property's coverage from the house and proposed deck/pool addition totals approximately 29.4% — well within the district's standard. It is only the combination of this pre-existing, non-owner-created improvement with a reasonable residential deck and pool addition that pushes the total to 43%. Strictly enforcing the 40% cap under these circumstances would prevent the owner from adding a common residential amenity that would otherwise fully comply with the ordinance, based on the coverage the applicant did not create.

2. Is the plight of the owner due to unique circumstances?

*Describe why this request is unique to you; would it apply to your neighbors as well?*

Yes. The applicant's proposed addition, considered on its own, would use approximately 7.9% of the lot's total area and would leave the property well under the 40% cap. It is the pre-existing 1,753 sq ft basketball court — 13.6% of the lot, built by a previous owner before the ordinance existed — that consumes the majority of the remaining allowance. This is not a condition most similarly situated properties in the district share, since most neighboring lots are not carrying a legacy hardscape improvement of comparable scale.

3. If granted, will the Variance alter the essential character of the locality?

*Describe how the property, with this relief, will compare to the surrounding properties.*

No. The proposed deck and pool are common residential improvements found throughout the neighborhood, and the basketball court has existed on the property for years without altering the character of the block.

*Continued on following page.*

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the Variance, as provided in the applicant's responses to each of the following standards. No one of the standards is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

*Describe the unique characteristics of the site that limit use or development without the requested relief.*

Nothing about the lot's physical shape is unusual, however the pre-existing basketball court itself is a physical condition of the site that constrains where new construction can reasonably go.

5. Would the conditions upon which the petition for Variance is based be generally applicable to other property within the same zoning classification?

*Do your neighbors have the same circumstances?*

No. The specific combination of an inherited, pre-ordinance basketball court occupying a substantial share of the coverage allowance is not a condition generally shared by other lots in the district. Most properties in the district are not constrained by a legacy nonconforming structure of this size predating the current regulation.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

*Provide information about any personal gains related to the hardship.*

No. The basketball court accounts for 1,753 sq ft (13.6%) of the lot's total coverage and was constructed by a previous owner prior to both the applicant's ownership and the enactment of the 40% regulation. Removing this pre-existing structure from the calculation, the applicant's own proposed construction (house plus new deck and pool) totals approximately 29.4% coverage — fully compliant with the ordinance. The current owner has not created or contributed to the condition causing the overage.

7. If granted, will the Variance be detrimental to public welfare or injurious to other neighboring properties?

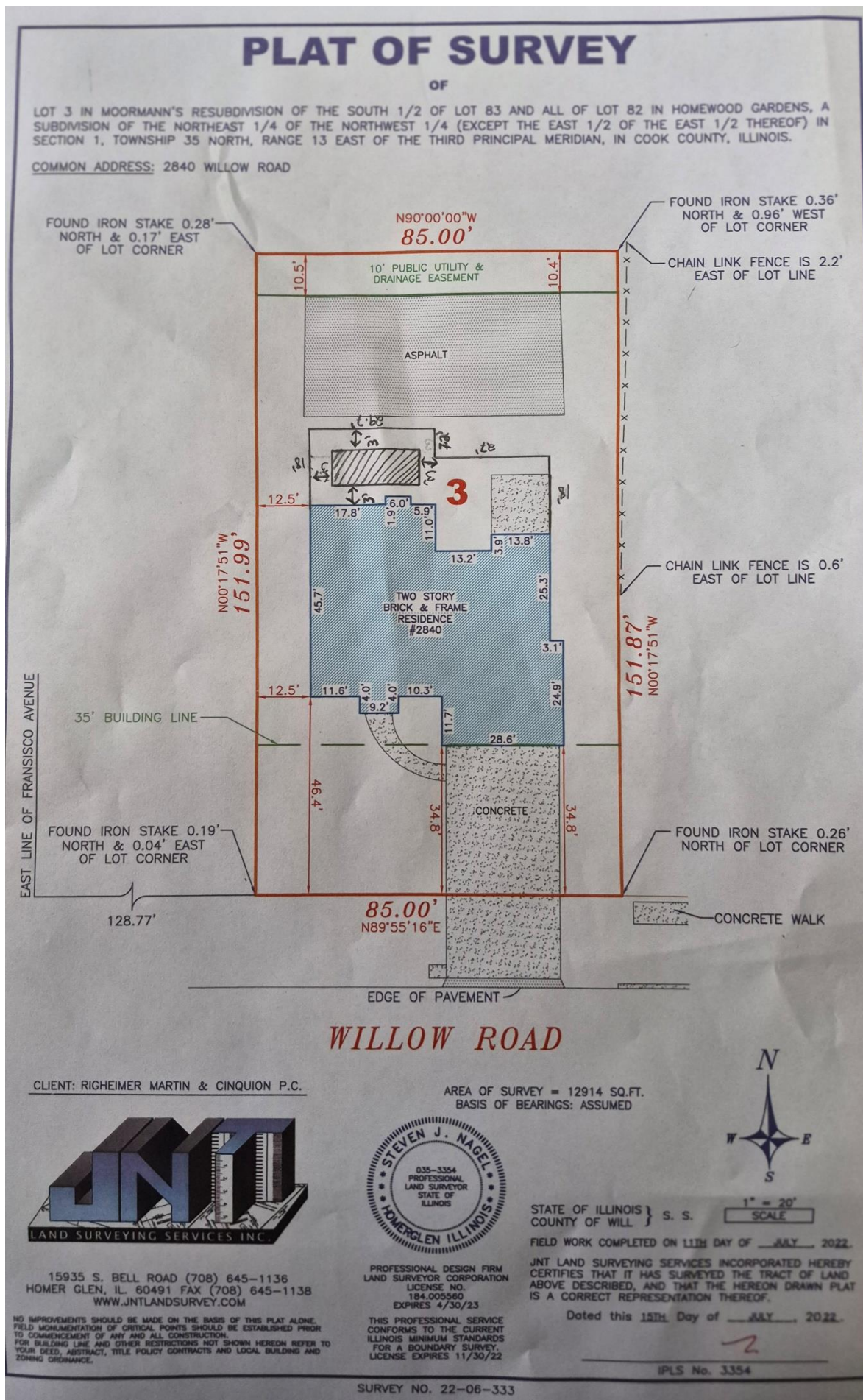
*Describe any potential negative impacts on neighboring properties and mitigation efforts.*

No. The proposed deck and pool are set back appropriately from all property lines and do not encroach on public utility or drainage easements. The addition will not obstruct neighboring sightlines, drainage, or access.

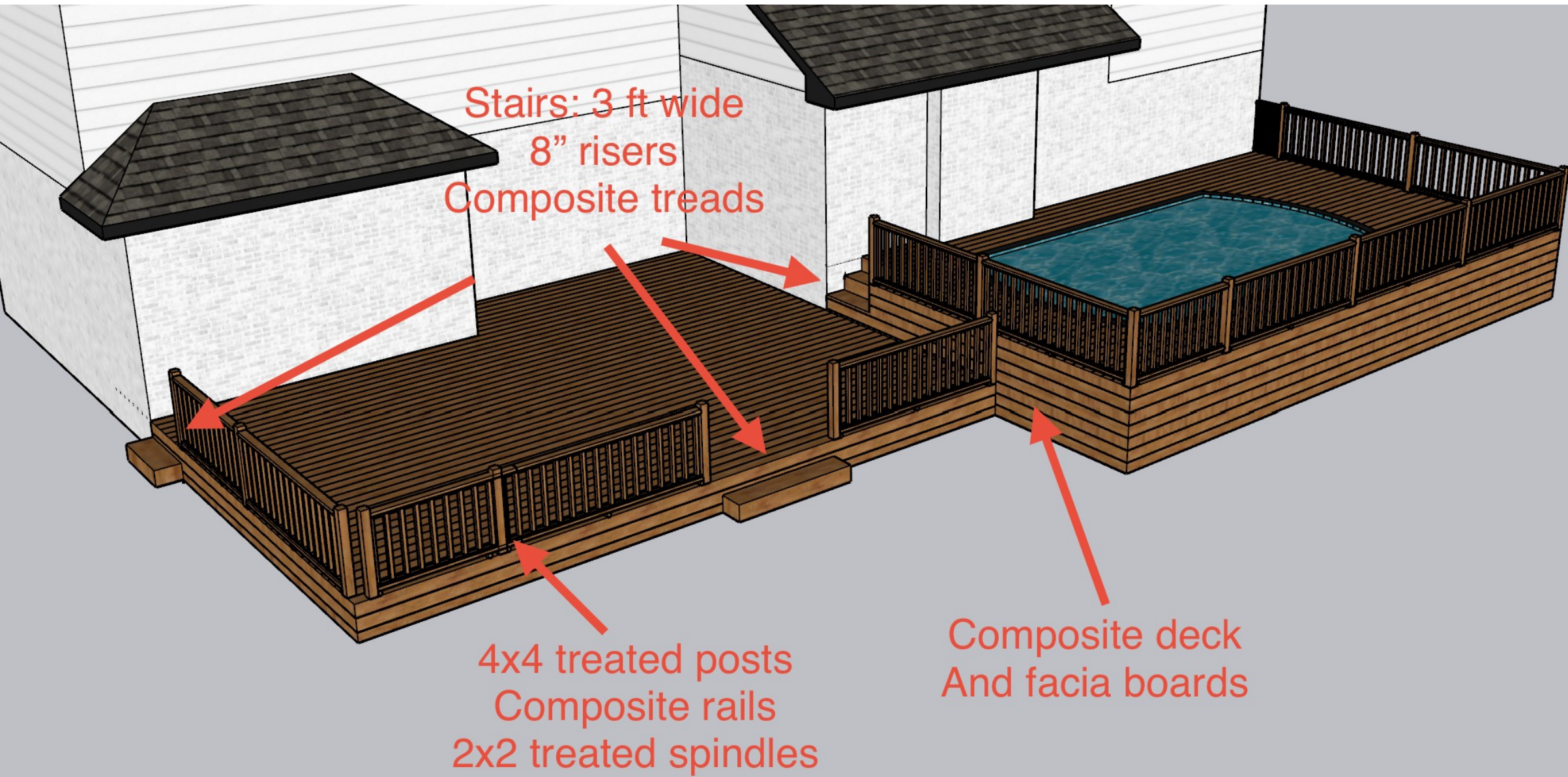
8. If granted, will the Variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

*Explain how the requested relief will not create a hazard or de-value adjacent property.*

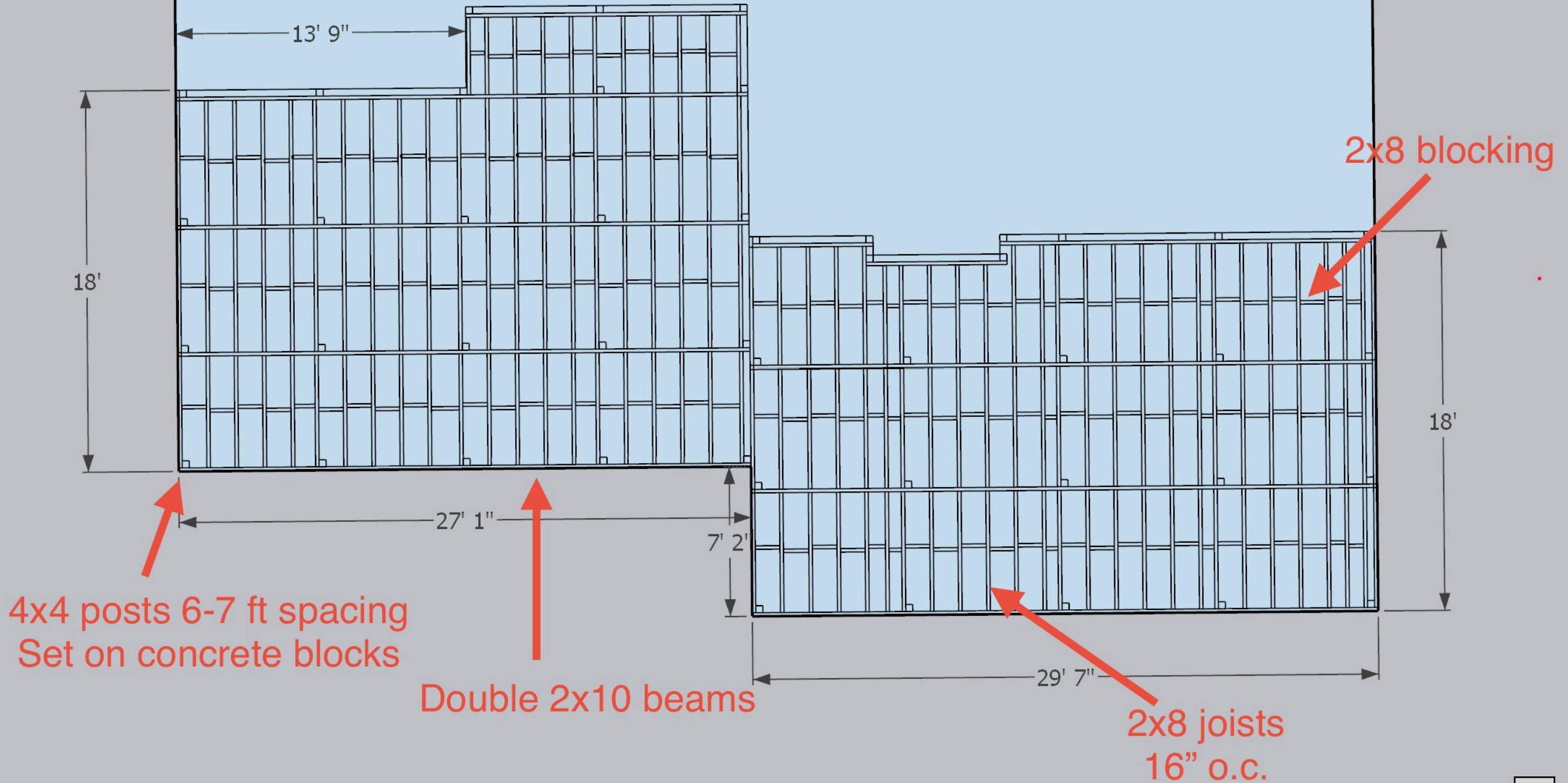
No. The deck and pool are residential-scale improvements consistent with those found on comparable properties in the neighborhood. They do not include any structure of a height or mass that would block light or air to adjacent lots, and composite/treated lumber construction under current building code does not present an elevated fire risk relative to typical residential accessory structures.



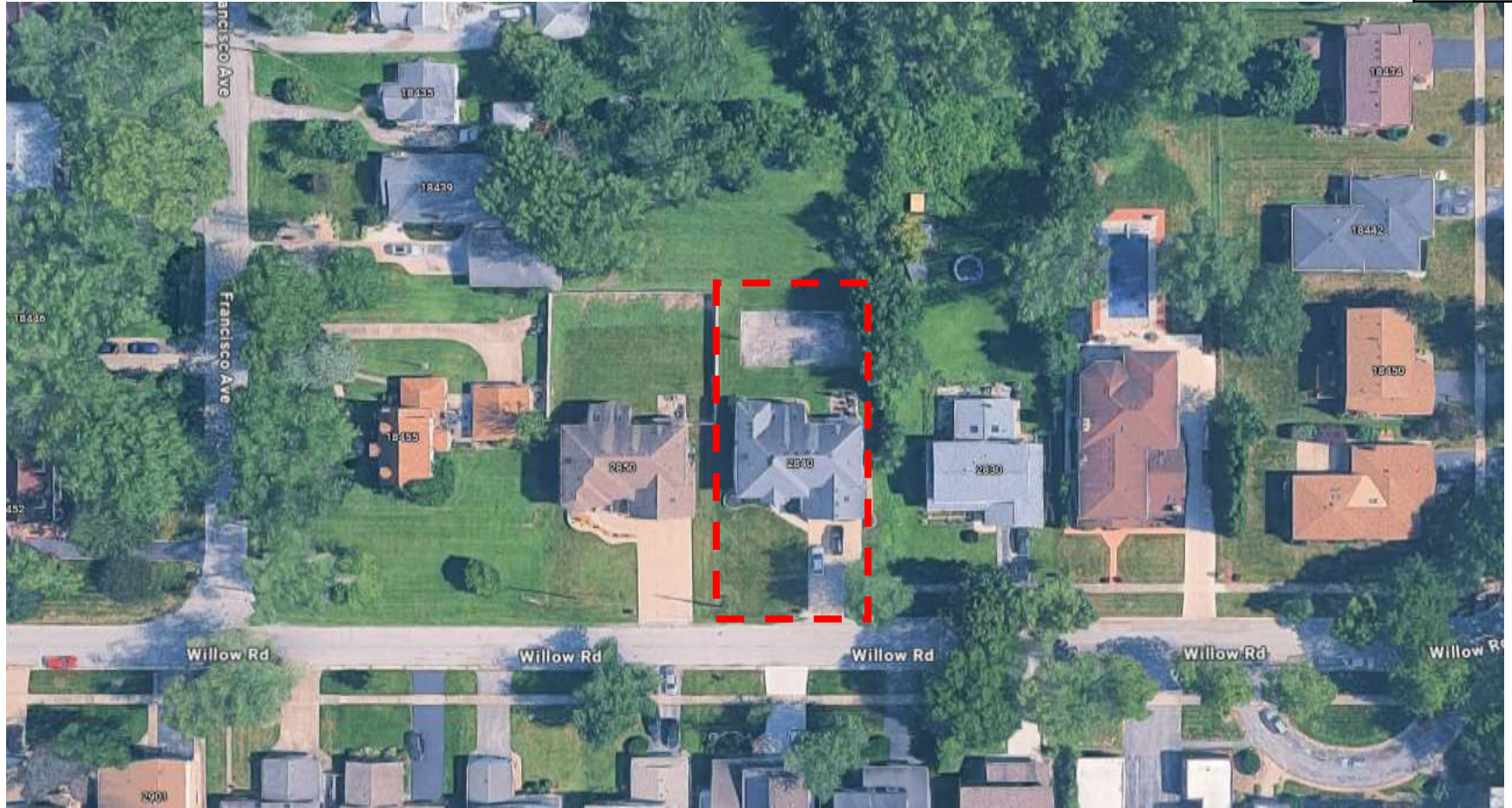




All lumber to be treated











PIN: 31-01-105-040-0000

Case 26-48

August 13, 2026  
Item 5. B.

| PINs within 500' of Subject Property | Address                 | Area                      | Meets Lot Size Requirements | Built on | Impervious surface coverage |
|--------------------------------------|-------------------------|---------------------------|-----------------------------|----------|-----------------------------|
| 31-01-105-026-0000                   | 2821 BIRCH RD           | 24,344.14 ft <sup>2</sup> | Yes                         | Yes      | 12%                         |
| 31-01-105-037-0000                   | 2830 WILLOW RD,         | 23,898.69 ft <sup>2</sup> | Yes                         | Yes      | 14%                         |
| 31-01-105-025-0000                   | 2829 BIRCH RD           | 23,856.49 ft <sup>2</sup> | Yes                         | Yes      | 16%                         |
| 31-01-105-018-0000                   | 18435 FRANCISCO AVE     | 14,824.30 ft <sup>2</sup> | Yes                         | Yes      | 18%                         |
| 31-01-105-016-0000                   | 18429 FRANCISCO AVE     | 14,855.24 ft <sup>2</sup> | Yes                         | Yes      | 25%                         |
| 31-01-105-017-0000                   | 2845 BIRCH RD,          | 15,270.21 ft <sup>2</sup> | Yes                         | Yes      | 25%                         |
| 31-01-105-038-0000                   | 18455 FRANCISCO AVE,    | 19,570.97 ft <sup>2</sup> | Yes                         | Yes      | 25%                         |
| 31-01-105-012-0000                   | 18425 FRANCISCO AVE,    | 22,549.15 ft <sup>2</sup> | Yes                         | Yes      | 26%                         |
| 31-01-105-011-0000                   | 2841 BIRCH RD,          | 14,855.66 ft              | Yes                         | Yes      | 27%                         |
| 31-01-104-044-0000                   | 18452 FRANCISCO AVE, HO | 12,017.07 ft <sup>2</sup> | Yes                         | Yes      | 28%                         |
| 31-01-105-031-0000                   | 18426 CALIFORNIA AVE,   | 9,359.31 ft <sup>2</sup>  | No                          | Yes      | 28%                         |
| 31-01-105-020-0000                   | 18439 FRANCISCO AVE,    | 22,145.06 ft <sup>2</sup> | Yes                         | Yes      | 29%                         |
| 31-01-105-032-0000                   | 18434 CALIFORNIA AVE    | 9,536.98 ft <sup>2</sup>  | No                          | Yes      | 30%                         |
| 31-01-105-034-0000                   | 18450 CALIFORNIA AVE    | 8,867.15 ft <sup>2</sup>  | No                          | Yes      | 31%                         |
| 31-01-108-013-0000                   | 2849 WILLOW RD          | 8,257.59 ft <sup>2</sup>  | No                          | Yes      | 32%                         |
| 31-01-105-033-0000                   | 18442 CALIFORNIA AVE    | 9,449.51 ft <sup>2</sup>  | No                          | Yes      | 32%                         |
| 31-01-108-016-0000                   | 2831 WILLOW RD,         | 7,966.17 ft <sup>2</sup>  | No                          | Yes      | 33%                         |
| 31-01-108-017-0000                   | 2825 WILLOW RD          | 8,230.90 ft <sup>2</sup>  | No                          | Yes      | 34%                         |
| 31-01-105-036-0000                   | 2820 WILLOW RD,         | 24,980.71 ft <sup>2</sup> | Yes                         | Yes      | 36%                         |
| 31-01-105-035-0000                   | 18458 CALIFORNIA AVE    | 10,193.97 ft <sup>2</sup> | No                          | Yes      | 38%                         |
| 31-01-105-039-0000                   | 2850 WILLOW RD          | 12,703.62 ft <sup>2</sup> | Yes                         | Yes      | 38%                         |
| 31-01-108-012-0000                   | 2855 WILLOW RD,         | 8,286.70 ft <sup>2</sup>  | No                          | Yes      | 38%                         |
| 31-01-108-014-0000                   | 2843 WILLOW RD          | 8,234.70 ft <sup>2</sup>  | No                          | Yes      | 40%                         |
| 31-01-108-015-0000                   | 2837 WILLOW RD,         | 8,125.19 ft <sup>2</sup>  | No                          | Yes      | 42%                         |
| 31-01-105-040-0000                   | 2840 WILLOW RD          | 12,516.10 ft <sup>2</sup> | Yes                         | Yes      | 43%                         |

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: August 13, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-52: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road



Figure 1: Golden Eagle Office Center in 2025

## APPLICATION INFORMATION

|                  |                                                                                                                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT        | Kytori Tolbert (Healthcare Innovator Institute)<br>39 Sundance Court<br>Matteson, IL 60443                                                                                                                        |
| ACTION REQUESTED | Special use permit approval to allow the operation of a healthcare career school (classified as an <i>indoor commercial place of assembly</i> ) in the B-2 Downtown Transition zoning district at 1820 Ridge Road |
| ADDRESS          | 1820 Ridge Road, #306D<br>Homewood, IL 60430                                                                                                                                                                      |
| PIN              | 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046                                                                                                           |

## ZONING & LAND USE

| SUBJECT PROPERTY | ZONING                             | LAND USE                                                   |
|------------------|------------------------------------|------------------------------------------------------------|
| CURRENT          | B-2 Downtown Transition            | Professional office (Golden Eagle Office Center)           |
| SURROUNDING      | N: R-2 Single-Family Residential   | Single-Family Residence                                    |
|                  | E: B-2 Downtown Transition         | Multi-tenant commercial center (Eagle Ridge Office Center) |
|                  | S: PL-2 Public Land and Open Space | Irwin Park                                                 |
|                  | W: B-2 Downtown Transition         | Professional Office (Briones and Burns Law Office)         |

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250’.

## ACTION REQUESTED

Kytori Tolbert (“Applicant”) is requesting a special use permit to allow the operation of a career school for healthcare workers (classified as an *indoor commercial place of assembly*) in the B-2 Downtown

Transition zoning district at 1820 Ridge Road. The applicant is seeking to lease a tenant space within the Golden Eagle Office Center, a large office plaza near Downtown Homewood.

## HISTORY

The business center at this location was constructed in 1970 on a 1.18-acre property near Downtown Homewood. The building received substantial renovations in 1996.

## CONTINUATION

The applicant continues to work with Village staff to complete required application materials. Village staff have recommended continuation of this review to the next scheduled Planning and Zoning Commission meeting (August 27, 2026) to allow the applicant to complete the application and staff to prepare findings for review.

## RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

**Continue** Case 26-52: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road, Suite 306D, to August 27, 2026, to allow the applicant to complete required materials for a special use permit application.

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: August 13, 2026

**To:** Planning and Zoning Commission

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Topic:** Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly

## APPLICATION INFORMATION

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT        | Village of Homewood<br>2020 Chestnut Road<br>Homewood, IL 60430                                                                                           |
| ACTION REQUESTED | Text amendment to consider addition of some commercial uses as permitted accessory uses for non-commercial places of assembly in Village zoning districts |
| ADDRESS          | N/A                                                                                                                                                       |
| PIN              | N/A                                                                                                                                                       |

**LEGAL NOTICE** Legal notice was published in *Daily Southtown* on July 16, 2026. No mailed notice was required for this text amendment.

The Village will continue to conduct voluntary outreach with operators or owners of impacted non-commercial places of assembly.

## ACTION REQUESTED

The Village of Homewood is preparing a proposed text amendment to consider some existing commercial uses as permitted accessory uses for non-commercial places of assembly.

## BACKGROUND

The Village has seen an influx of requests in the past 12-24 months to use space previously approved for a non-commercial place of assembly (i.e. places of worship, community centers, etc.). Many non-commercial places of assembly have seen declining demands for space to operate in, or increases in vacancies. These institutions have brought forward requests or applications for the operation of various commercial uses, such as professional offices or personal service uses.

Due to the influx of applications, the Village is currently researching potential text amendments to allow accessory uses in under-utilized spaces (such as closed community centers or places of worship with large unused spaces).



**CONTINUATION**

The Village continues to research options for moving forward with the proposed text amendments. Village staff continue to conduct various forms of research, including:

- Case studies/best practices from other communities
- Legal guidance from various sources, including the Illinois Municipal League and the American Planning Association
- Feedback from other institutions in the Village (such as places of worship and community centers)

Village staff will continue to present research and feedback to the Planning and Zoning Commission. The Village requests a continuation of this case to provide additional time for research and writing draft language in partnership with other Village departments and the Village Attorney. A first presentation of research will be provided at the August 13 meeting of the Planning and Zoning Commission.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

The Planning and Zoning Commission may wish to consider the following motion:

**Continue** Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly until August 27, 2026, to allow additional time to complete research and write draft language for the proposed text amendment.