

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

May 14, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. New Business:
 - A. Appoint Commissioner Seth Bransky as Chair of Planning and Zoning Commission.
4. Minutes:

[Approve](#) minutes from the April 23, 2026 meeting of the Planning and Zoning Commission.
5. Public Comments
6. Regular Business:
 - A. **Public Hearing** for Case 26-32: Special Use Permit for Salon/Spa Establishment at 18332 Kedzie Avenue
 - B. **Public Hearing** for Case 26-35: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road
 - C. **Continuation** for Case 26-33: Special Use Permit for Drive-Through Facility at 17855 Halsted Street
 - D. **Continuation** of Case 26-37: Variance for Front Perimeter Landscape Buffer at 17855 Halsted Street
 - E. **Continuation** of Case 26-08: Site Plan Review for 7Brew Drive-Through Coffee Shop at 17855 Halsted Street
7. Old Business:
8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

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

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

April 23, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

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

ROLL CALL:

Roll call was performed by Chair Pro Tem Bransky. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development serving as Staff Liaison; Noah Schumerth Assistant Director of Economic & Community Development, and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Alfonso, Cap, O'Brien, Johnson, Castaneda, and Chair Pro Tem Bransky)
NAYES (ABSENT): 1 (Chair Sierzega)

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any changes to the minutes from the April 9, 2026 meeting.

Member O'Brien stated on page 2 Assistant Director Schumerth's name was omitted from the roll call and that it should be added. The comment attributed to Member Bransky was asked by him and should be changed to Member O'Brien. And on Page 8 in the second sentence of Member Bransky's comments wide should be changed to wise.

Chair Pro Tem Bransky stated on page 7, in Assistant Director Schumerth's response, wants should be changed to want.

A motion to approve the minutes as amended by Member O'Brien; seconded by Member Alfonso.

AYES: 2 (Members Alfonso and O'Brien)
NAYES: 0 (None)
ABSTENTIONS: 4 (Members Cap, Johnson, Castaneda, and Chair Pro Tem Bransky)
ABSENT: 1 (Chair Sierzega)

Assistant Director Schumerth stated the minutes were not approved and will be brought back up at the next meeting.

PUBLIC COMMENT:

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

Meeting Minutes | April 23, 2026

- **There were no public comments.**

REGULAR BUSINESS:

Assistant Director Schumerth stated that the applicant for Case 26-25 was not in attendance and to move ahead to the next case.

Cases 25-13, 25-15, and 25-16 Rezoning, Special Use Permit, and Site Plan Review for Metra/ComEd Traction Power Substation and Transformation Facility at 18277 Park Avenue:

Chair Pro Tem Bransky stated his employer WSP works for Metra and is part of the Metra PMO. He did ask Metra if his company would be involved and it is not. The company is involved in the Van Drunen/Millennium project. The PMO said there is no issue and his boss has no issue with him hearing about the case. Chair Pro Tem Bransky stated that if there is an issue he would recuse himself.

Member Cap asked if it was appropriate to oversee the case.

Chair Pro Tem Bransky stated that is why he made the statement; there is no direct involvement.

- **Staff Liaison Mesaros stated there is no direct benefit so there is no conflict.**
- **Assistant Director Schumerth stated it was reviewed earlier in the day with Member Bransky and that there are no ethical concerns.**

Chair Pro Tem Bransky introduced the case and swore in Kevin Korab from Chicago, and stated there is a lot contingent on future actions and documentation and asked if any comments had been received.

- **Assistant Director Schumerth stated nothing was received.**

Mr. Korab stated he is a consultant of Hatch Consultants for Metra. They need to expand their electrical needs and a ComEd transformer is involved also. The request to have change the land to PL-2 from B-2. It's less than 2,000 square feet with a fenced area on the north end and the existing CN tower to the south. It would be a private building for Metra Personnel only. It would not be occupied and be for electrical equipment only. An additional ComEd transformer would be installed and there would be landscaping added. As for the lighting photometrics, there would be task lighting at the entrance and exit of the building and it would be less than 1 footcandle at the property line.

Member Castaneda stated it makes sense to have the location be zoned PL-2.

Member Johnson stated he had no questions and that the plan states that the project will take 5 parking spaces and asked what impact it would have on parking for the Village.

- **Assistant Director Schumerth stated it is something to look at with the purchase and sale agreements for compensation for them. The lot isn't usually 100% full, but the Village would have to watch the demand of the lot over time. Schumerth stated that the parking acquisition shouldn't have an immediate impact on commuter parking.**

Member Johnson asked how far out the fence would be.

- **Mr. Korab stated it would be less than 50 feet, but was unsure of the exact distance and would revisit the topic and find the exact number.**

Member O'Brien asked when the estimated construction start date will be, and the expected project length.

- **Mr. Korab stated it would start by September 2026 and be done by early 2028 including close out. The site activity would be less than 1 year, but would have to check the construction schedule.**

Member O'Brien asked how it would affect parking access, the street, and if it would be shut down.

- **Mr. Korab stated Metra doesn't work on properties during peak commuter hours. Korab reiterated that Metra could work with the Village on scheduling if there is a concern.**

Member O'Brien asked if there would be a bottleneck on Park Avenue.

- **Mr. Korab stated yes.**

Member O'Brien asked when expected construction work would begin on the north viaduct.

- **Staff Liaison Mesaros stated the last date the Village was given was March. They are working on permission from Metra and CN.**
- **Assistant Director Schumerth stated they have not given a final schedule.**

Member O'Brien asked if the two projects happening at the same time will cause problems.

- **Staff Liaison Mesaros stated it's unknown.**
- **Member O'Brien asked if the viaduct would be shut down for the construction and stated that Metra should look into the project and inform the public what their options will be.**
- **Assistant Director Schumerth stated the Village will also inform the public. They don't want to encourage people to turn around at Berkot's and want to find proper detours for residents. Detours will be posted and will tell Metra for the alternative routes.**

Chair Pro Tem Bransky asked, for clarity, what if any streets would be closed.

- **Mr. Korab stated he does not know of any planned street closures with construction.**

Member O'Brien asked when the negotiations are expected to be done.

- **Assistant Director Schumerth stated June 2026. It was a reasonable date given by the applicant to have the application in for a lot line adjustment or resubdivision.**

Member O'Brien asked if there could be any delays with the project start.

- **Assistant Director Schumerth stated yes, and it may need to be extended, but it's wanted sooner rather than later to get moving forward.**

Member Cap asked the reason for the proposed project.

- **Mr. Korab stated that it is designed to support electrical needs to continue service on the line.**

Member Cap asked if there is a deficiency in supply now and if the building would be for storing or housing transformers.

- **Mr. Korab stated he is not sure about the supply and it would be for housing active transformers.**

Member Cap asked if the electric supply would be coming from the new ComEd transformer installed to the south and the status of the other one on Park Avenue.

- **Mr. Korab stated it would and there are no plans to demolish the other transformer as far as he is aware; it is not part of the scope for the project.**

Member Cap asked if power would be added to the area and improve the situation with ComEd service in the area, and if Metra owns property between the lot and the railroad.

- **Mr. Korab stated the power is for Metra's needs and doesn't know other than that, but he could find out if it would affect the area. Korab stated that Metra does own all of the property including the rails.**
- **Assistant Director Schumerth stated there is a lot of right-of-way not included on the maps.**

Member Alfonso asked what prompted the project.

- **Mr. Korab stated he is not sure.**
- **Assistant Director Schumerth stated, from the site plan meeting, that goal is to improve reliability and increase capacity and the potential to run more trains.**

Member Alfonso asked if Homewood is a central location for the project.

Chair Pro Tem Bransky stated in his experience with these kinds of structures, there are more trains and longer trains with more power. More trains or longer trains in the corridor need more power and there will probably be more substations on the line. Bransky noted that CTA has substations every track mile. Bransky stated that there would likely be 2-3 man crews doing routine maintenance, and that it is not typically done daily. Bransky stated that a Metra truck might be seen there 1-2 times a week on average at this type of facility. Bransky stated that there is special attire and specific training needed to do work inside, and that there are no pollutants, no noise, and no vibrations produced by the facility. It's just electricity.

Member Cap asked what the ComEd supply would be.

- **Mr. Korab stated he was not sure of the numbers.**
- **Assistant Director Schumerth stated the Village Engineer has been working with Metra and ComEd since August 2025 to get to this point; concerns were addressed by the Engineer and others in Public Works.**

Member Alfonso stated it is a nice building; it doesn't look industrial.

Chair Pro Tem Bransky stated the schedule says approximately 2 years from now to close out.

- **Mr. Korab stated yes, and he can double check the schedule.**

Chair Pro Tem Bransky stated in his experience the bulk of the time is waiting for the equipment. Bransky stated that there could be an interruption on Park Avenue depending on where ComEd would tie into their lines and parking for the equipment staging.

- **Assistant Director Schumerth stated the water and sewer line may also cause planned disruptions because they come up from the lot rather than into the street.**

Chair Pro Tem Bransky asked Staff if it would come back if something changes.

- **Staff Liaison Mesaros stated if changes were made to the plans, it would be looked at again.**
- **Assistant Director Schumerth stated the only remaining application expected to be reviewed by the Commission would be the lot line adjustment from the resubdivision process. Schumerth stated that staff plans that June would be the last time it would be seen by the Commission, and that the Appearance Review will go to the Appearance Commission in May.**

Chair Pro Tem Bransky asked if it is acceptable to just read into the record the paragraph and note the number of conditions.

- **Staff Liaison Mesaros stated it is acceptable.**

Member Johnson asked about the green area indicated on the plat and if there can be comments on the area.

- **Assistant Director Schumerth stated it is all part of the site plan and that this meeting is the time to mention comments. It will go to the Appearance Commission also.**

Member O'Brien asked about the case numbers on page 1, if they would be 25 or 26.

- **Staff Liaison Mesaros stated they should all be 26.**

Chair Pro Tem Bransky said the correction can be made with the motion and asked if they should vote 3 times.

- **Assistant Director Schumerth stated approvals have been done as single votes lately.**

Motion by Member Johnson to approve Case 25-13, a zoning map amendment to rezone a proposed parcel of approximately 5.34 acres from the B-2 Downtown Transition and PL-2 Public Land and Open Space zoning districts to the PL-2 Public Lands and Open Space zoning district, to the Village Board of Trustees, subject to the following conditions: 1. The applicant shall apply for a lot line adjustment with the Village of Homewood and receive approval of final plat from the Planning and Zoning Commission and Village Board, and have a revised plat recorded with the Cook County Clerk's Office, to incorporate a 3,055 square foot (0.07 acre) portion of the parcel with PIN #29-31-306-019 (owned by the Village of Homewood) into the parcel with PIN #29-31-306-024.

And recommend approval of Case 25-15, a special use permit to allow the operation of a utility use within the PL-2 Public Land and Open Space zoning district, to the Village Board of Trustees;

And approve Case 25-16, a site plan review of proposed improvements to support a traction power substation and outdoor transformer yard for use by Metra and Commonwealth Edison, as proposed in the documents submitted by Puppala Phandra of Hatch Consultants Ltd, Metra, and GFT Inc, subject to the 8 conditions; and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 1 (Chair Pro Tem Bransky)

ABSENT: 1 (Chair Sierzega)

Assistant Director Schumerth stated the applicant for 26-25 is not in attendance and will move onto Case 26-25 and see if they are there after it.

Case 25-45, Text Amendment for Off-Street Parking Requirements:

Chair Pro Tem Bransky introduced the case and stated Staff will present the amendments and background.

Assistant Director Schumerth stated the text amendment is due to a State bill that was passed in October 2025. The State bill is for a preemption of parking requirements within 1/8 mile of a transit corridor or 1/2 mile of any transit hub and it applies to both home rule and non-home rule communities. Halsted counts as a transit corridor. On-site parking cannot be required. It effects all of B-1 & B-2 and part of B-4 and some residential properties. There will still be a parking maximum and it can be enforced. And still have the authority to regulate parking in limited instances. The Village can no longer enforce a developer to have public spaces and be free. But the Village can still require parking for dwelling units, i.e. 1 per dwelling unit, and bike parking can still be required.

The first amendment is to the B-1 and B-2 districts to exempt them from parking requirements, and to add a transit overlay zone to the parking code. The amendments also look at other areas of the code to make sure the code is clear and to fix errors. To clarify requirements for buildings existing before January 10, 2023 because of a lack of clarity, simplification, and fix errors in the code numbers. There were challenges in the past with enforcing the parking table, the uses in the commercial center will be

looked at, a definition for EV parking will be added, and “multi-tenant commercial center” will be removed from the code.

Schumerth introduced that a parking plan will be created that will merge parking policies and plans in the downtown area. Schumerth noted that there was an inventory of parking completed by staff, and that there is enough parking downtown in the public lots based on the initial analysis.

Member Alfonso stated she is happy to see these amendments. Alfonso stated that it will make life easier for business owners, and the amendment gives leeway to bring businesses into town.

Member Cap stated he did read the State statute and the comments on it. It is fairly specific saying “no parking requirements for anything” and it would allow prospective tenants to not comply with Village requirements and it has the potential to aggravate concerns about parking downtown. Member Cap asked, from a practical standpoint will this make things easier or harder.

- **Staff Liaison Mesaros stated it’s a broad question and it will be the case in every community, and it might change the nature of communities that are able to provide parking. Mesaros stated that the bill puts a lot of pressure on communities to provide public parking.**

Member Cap asked if parking garages would be prohibited by the proposed changes to the parking code text.

- **Staff Liaison Mesaros stated they’re allowed. Mesaros noted that by removing parking it can restrict what can go into some locations.**

Member Cap asked if public parking remains a permitted use, especially public garages.

- **Assistant Director Schumerth stated it’s not required to provide parking, but a parking structure can be built by the Village. It doesn’t prohibit the Village or a developer from building a parking structure. A lot of buildings have no parking or are deficient in parking and rely on the public lots. Many spaces available are empty in the evenings and not an efficient use of space which may be addressed by the changes to the code.**

Member Cap asked if private lots can be encouraged to provide public parking.

- **Staff Liaison Mesaros stated they have been doing that with other cases and the Village is looking into agreements for private lots and parking agreements for public parking.**

Member Cap asked how other communities view these State policy changes at the staff level.

- **Staff Liaison Mesaros stated La Grange had no parking requirements for parking in the downtown area, several communities have already done it.**
- **Assistant Director Schumerth stated Elmhurst is an extreme example with multiple parking structures for future development, and that is increasingly the planning trend for communities now.**

Member O’Brien asked on page 74 item 6 if it for commercial or residential being EV ready.

- **Assistant Director Schumerth stated either. EV ready is for larger multi-family or commercial.**

Member O'Brien stated the act doesn't preclude ADA.

- **Assistant Director Schumerth stated ADA is a federal requirement, but it would have to be looked into more to understand the relationship between federal requirements and the State bill.**

Member O'Brien stated there is no reference to ADA in the State statute.

- **Staff Liaison Mesaros stated ADA requirements are based on the number of required parking spaces.**
- **Assistant Director Schumerth stated that reasonable accommodation is required for projects in the Illinois Accessibility Code, and developments must be properly routed with reasonable access. Schumerth stated these requirements do not change.**

Member Castaneda stated on the Municipal League website it says business have continuing ADA requirements.

- **Assistant Director Schumerth stated more research would have to be done on the topic.**

Member O'Brien stated at first reading the entire statute seems problematic.

Member Johnson stated the trend seems to favor larger cities than smaller towns and depends on population surrounding the transit area. Member Johnson said he's unsure if it works in smaller communities.

Member Castaneda stated in a lot of ways it makes things simpler and we'll have to adjust to the mandate.

Chair Pro Tem Bransky asked how the amendment addresses concerns about individual situations, like parking at specific businesses.

- **Staff Liaison Mesaros stated the special use standards would give the ability to argue that parking is not sufficient to support a use without impacting other properties or other concerns, even when spaces are not required.**

Chair Pro Tem Bransky asked if there is the ability to shut something down in a special use situation.

Member Johnson stated "parking" cannot be used.

- **Staff Liaison Mesaros stated they would have to use the impact on the surrounding area rather than concerns about parking requirements.**

Chair Pro Tem Bransky asked if events and assembly uses can be limited in the downtown area.

- **Staff Liaison Mesaros stated they would have to look into it and other uses too, on a case by case basis reviewed by the Commission.**

Chair Pro Tem Bransky asked if the Village can require existing properties to provide public parking.

- **Staff Liaison Mesaros stated she does not believe they can.**

Chair Pro Tem Bransky asked if there were any public comments.

There were no public comments.

Motion by Member Castaneda to approve case 25-45, text amendment for Off-Street Parking Requirements, to the Village Board of Trustees, including amendments to a) Section 44-05-01, including Table 44-05-01 (c); b) Section 44-05-02 (j), Section 44-05-02 (k), and Section 44-05-02 (m); c) Table 44-03-04; and Section 44-09-02; and Incorporate the Findings of Fact into the record; Seconded by Member Alfonso.

AYES: 6 (Members Alfonso, Cap, O'Brien, Johnson, Castaneda, and Chair Pro Tem Bransky)
 NAYES: 0 (none)
 ABSTENTIONS: 0 (None)
 ABSENT: 1 (Chair Sierzega)

Case 26-25 Special Use Permit for Salon/Spa Establishment at 18019 Dixie Highway:

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

- **Assistant Director Schumerth stated no.**

Chair Pro Tem Bransky swore in the applicant Karly Ivy.

- **Ms. Ivy stated the business would be for lashes, facials, nails with a specialty for those with diabetes, makeup, and brows. Ivy stated that the focus would not be on hair. Most would be by appointment and most customers are local. There is hope to bring in makeup artists and brow techs.**

Member Castaneda asked if walk-ins are allowed and what the hours would be.

- **Ms. Ivy stated walk-ins are welcome if someone is free. The hours are 9a-5p and until 8p with appointments only.**

Member Castaneda asked if there would only be 2 employees and how many customers would be in the business at the busiest time.

- **Ms. Ivy stated yes, just two for now and 1-2 customers, and the hours will be fairly limited.**

Member Castaneda asked if there would be any retail sales at the business.

- **Ms. Ivy stated yes. Currently there are face washes and they are looking into getting the necessary license to sell higher-end products.**

Member Johnson asked for clarification about the business operation hours on each day.

- **Ms. Ivy stated Monday-Wednesday currently are closed, but that may change with the location change. Tuesday is 9-5, Thursday & Friday are 9-8, and Saturday and Sunday depend on the demand.**

Member O’Brien asked if the 3 beauty booth workers would be employees or independent contractors.

- **Ms. Ivy stated they would be independent contractors with rules to follow.**

Member O’Brien stated in the Findings of Fact #6 should be changed from a fitness use to a salon/spa use.

Member Alfonso asked if the applicant had a location currently.

- **Ms. Ivy stated that they are operating in a leased space in Olympia Fields.**

Motion by Member Alfonso to approve Case 26-25, Special Use Permit for salon/spa establishment at 18019 Dixie Highway and Incorporate the Findings of Fact as amended into the record; Motion seconded by Member Cap.

AYES: 6 (Members Alfonso, Cap, Castaneda, Johnson, O’Brien, and Chair Pro Tem Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Chair Sierzega)

NEW BUSINESS:

Staff Liaison Mesaros stated this would be her last meeting as she has accepted another position and would be leaving.

OLD BUSINESS:

Holladay Properties will be at the next meeting for discussion of the building at Ridge & Harwood.

ADJOURN:

Member Castaneda made a motion to adjourn; seconded by Member O'Brien. The meeting adjourned at 8:52 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Chair Sierzega)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 14, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-32: Special Use Permit for Salon/Spa Establishment at 18332 Kedzie Avenue

APPLICATION INFORMATION

APPLICANT	Stanley Nevels
ACTION REQUESTED	Special Use Permit
ADDRESS	18332 Kedzie Avenue, Homewood, IL 60430
PIN	31-02-201-025

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Mixed-Use (ground floor commercial, residential above ground floor)
SURROUNDING	N: B-3 General Business	Bank/Financial Institution (U.S. Bank)
	E: B-3 General Business	Retail (Jewel-Osco)
	S: B-3 General Business	Motor Vehicle Repair (Dobbs Tire/Auto)
	W: B-3 General Business	Motor Vehicle Sales (Homewood Ford)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on April 22, 2026. Mailed notice was sent to property owners and residents within 250' on May 8, 2026.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Stanley Nevels, Applicant	04/15/2026
Special Use Standards	2	Stanley Nevels, Applicant	04/07/2026
Floor Plan and Business Information	1	Stanley Nevels, Applicant	04/15/2026
Property Information (from realtor)	8	Frontline Real Estate Partners, Realtor	Undated
Staff Exhibits	2	Noah Schumerth, Interim Dir. ECD	05/08/2026

BACKGROUND

The applicant has proposed a salon/spa establishment at 18332 Kedzie Avenue. The applicant has proposed to locate the business within an existing business center with six (6) other tenant spaces. The business center is currently occupied by a restaurant, a dry cleaning facility, and two (2) other salons. The center currently has two (2) other vacant tenant spaces.

HISTORY

The business center at this location was constructed in 1979.

The tenant space at 18332 Kedzie Avenue was previously occupied by a barber shop called “The Duke’s Yesterday’s Jazz Barbershop”. The previous barber shop was not required to receive a special use permit for operation. The barber shop was out of operation for greater than 180 days, which is the maximum length of time that a non-conforming use may be out of operation before the use must receive approvals as required by the current zoning ordinance.

DISCUSSION

Site/Tenant Space Layout

The proposed salon use will occupy a 1,100 square foot tenant space within the existing business center. The salon will be arranged as a single room with eight (8) barber stations. The applicant plans to utilize existing improvements within the tenant space from the previous barber shop tenant. The applicant anticipates that the only changes will be the installation of new barber chairs and cosmetic interior changes. The tenant space has two points of ingress/egress (one in the front of the business, one in the rear) and an existing restroom.

Parking

The subject site has forty-four (44) parking spaces located in front of the building. The parking area in the rear of the building is utilized for additional parking and service access for the adjacent Homewood Ford.

The building is classified as a *multi-tenant commercial center*, which has a parking requirement of 1 space per 300 square feet of gross floor area. The 12,675 square-foot building requires a minimum of 42 parking spaces ($12,675 \text{ s.f.} \times 1/300 = 42.25$ parking spaces, rounded down to 42 parking spaces). The building meets current parking requirements. The current uses in the building is not known to cause impacts on any neighboring property or Village streets.

Business Operation Details

The proposed salon is planned to be staffed with independent contractors who will rent individual chairs from the applicant. The applicant is a practicing barber, but does not intend to be regularly present at this location. Barbers will provide a variety of common types of appointments, including haircuts, facial hair trims and treatments, and other services. The applicant anticipates barbers only being present when appointments are available, and that it is very unlikely that all eight (8) barbers will be present at any given time.

The barber shop will primarily provide service by appointment only. The applicant has stated that walk-in appointments could be accepted but will not be encouraged. The applicant does not intend to provide any retail or other services at this location.

The proposed barber shop is planned to have the following hours:

- **Tuesday – Saturday:** 8:00am – 8:00pm
- **Sunday/Monday:** Appointments only (no walk-in customer traffic) from 8:00am – 8:00pm

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines a salon/spa establishment as a *special use* in the B-2 Downtown Transition zoning district. Any application for a special use permit must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) Is the special use deemed necessary for the public convenience at that location? There are other salon/spa establishments in the vicinity of the proposed use, including a nail salon in the same business center as the proposed use. There are also two (2) salons located within 1/8 mile in a nearby business center in Hazel Crest (NW corner of Kedzie and 183rd). The location of the proposed use was previously a barbershop for several years.
- 2) Will the special use be detrimental to the economic welfare of the community? The proposed business will not generate any sales taxes, places of eating taxes, or other locally collected taxes. The use will occupy a location which has been vacant for several years.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The 1999 Comprehensive Plan identifies this property as commercial. The Comprehensive Plan recommends the support of economic development and encouraging the growth of service-based businesses within designated commercial areas, including the “gateway area” near the intersection of 183rd Street and Kedzie Avenue.
- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The proposed use is unlikely to generate appointment traffic which may impact surrounding properties or Village streets. The use is not proposed in a manner which is anticipated to impede public health and safety. The use will be subject to required inspections and compliance with health and safety codes adopted by the Village.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The tenant space within which the use is proposed to be located has been vacant for several years. The business center within which the use is proposed to be located has struggled with vacancy and poor overall condition for several years. The business center may be harmed if high vacancy continues in the space. The space has not generated significant interest from retail users or other higher-traffic commercial users.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is unlikely to generate impacts on existing businesses within the business center, or on surrounding properties in the neighborhood. The area is a medium-intensity commercial area with numerous businesses with similar hours, including a grocer, multiple restaurants and salons in the nearby area.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The area is a medium-intensity commercial area with numerous businesses with similar hours, including a grocer, multiple restaurants and salons in the nearby area. The salon is likely to operate in a manner which is consistent with this land use pattern.
- 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 impacts of the proposed use on surrounding property are anticipated to be minimal. Similar businesses, such as a nail salon within the same business center, operate with comparable levels of customer traffic without injury or significant impact 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 use is not anticipated to impact the improvement or development of surrounding property. The business is proposed to rent an existing tenant space and is not proposing any improvements or details of operation which may impact the development of nearby properties.
- 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 site has two (2) points of access to Kedzie Avenue and access to the public sidewalk on the west side of Kedzie Avenue, providing sufficient access for vehicles and pedestrians which are unlikely to cause congestion on public streets. The northern driveway of the existing business center is within the required driveway spacing with the eastern driveway of the U.S. Bank building to the north; this arrangement is legal non-conforming and is not required to be reconstructed for the approval of this use.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The business has all facilities required to support the use, including a restroom. The tenant space was previously operated as a barber shop, and the applicant is not required to upgrade the restroom or other facilities from their current condition. The Village will confirm that the space meets building and health/safety codes when the applicant applies for a business operation certificate.
- 12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact on these resources are anticipated from the operation of the proposed use.

FINDINGS OF FACT

The 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:

1. The proposed use is to be located at 18332 Kedzie Avenue, a tenant space within a larger building located at 18320-18336 Kedzie Avenue, within property identified with Cook County PIN 31-02-201-025;
2. The subject property is located within the B-3 General Business zoning district;
3. The subject property is currently owned by Intercontinental Homewood LLC of Oak Brook, IL;
4. The proposed use is classified as a salon/spa establishment, which is a special use within the B-3 General Business zoning district;
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed salon/spa establishment is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-32: Special Use Permit for salon/spa establishment at 18332 Kedzie Avenue;

AND

Incorporate the Findings of Fact into the record.



VILLAGE OF HOMEWOOD

APPL Item 6. A.

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18332 Kedzie Ave Homewood, IL 60430

Property Index Number(s): 31-02-201-025

Lot Size: 41,950 sq. ft. 0.95 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

- yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Barber shop

Gross Floor Area: 1,100 sq. ft. **Parking Provided:** Lot in front

Existing Use: _____

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: _____

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

New Construction Addition Site Alterations Exterior Building Alterations

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

New construction?

- yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

- yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

- yes no

Is site circulation or parking impacted?

- yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

- yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

- yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

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

The applicant requests:

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

APPLICANT

Name Stanley Nevels
 Company Faded Creations
 Address 314 Indiana St
Park Forest, IL 60466
 Phone 708-955-5160
 Email stanleynevelsjr@gmail.com
 Role Owner

PROPERTY OWNER

Name Erin Heinemann
 Company Inter Continental Real Estate & Development
 Address 2221 Camden Court, Suite 200
Oak Brook, IL 60523
 Phone 630-560-8307
 Email eheinemann@icred.com
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Stanley Nevels
 Applicant Name

Stan Nevels
 Applicant Signature

04/15/2026
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____
 Comments/ Conditions:

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18332 Kedzie Ave Homewood, IL 60430

Requested Use: Barber Shop Area: _____ sq. ft.

Business Name: Faded Creations

Applicant Name: Stanley Nevels Date: 04/07/2026

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

This specific location was previously a barber shop.

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

Will the business have a negative impact on other businesses?

No

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.

N/A

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

Yes, protected by IDPH guidelines

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.

Property will not be diminished in value.

- 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

- 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.

Service industry, next door is a cleaners, braid shop and fast food.

- 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

- 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

- 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.

Yes, there is adequate parking and two ways to enter and exit.

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

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

No

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

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

No

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.

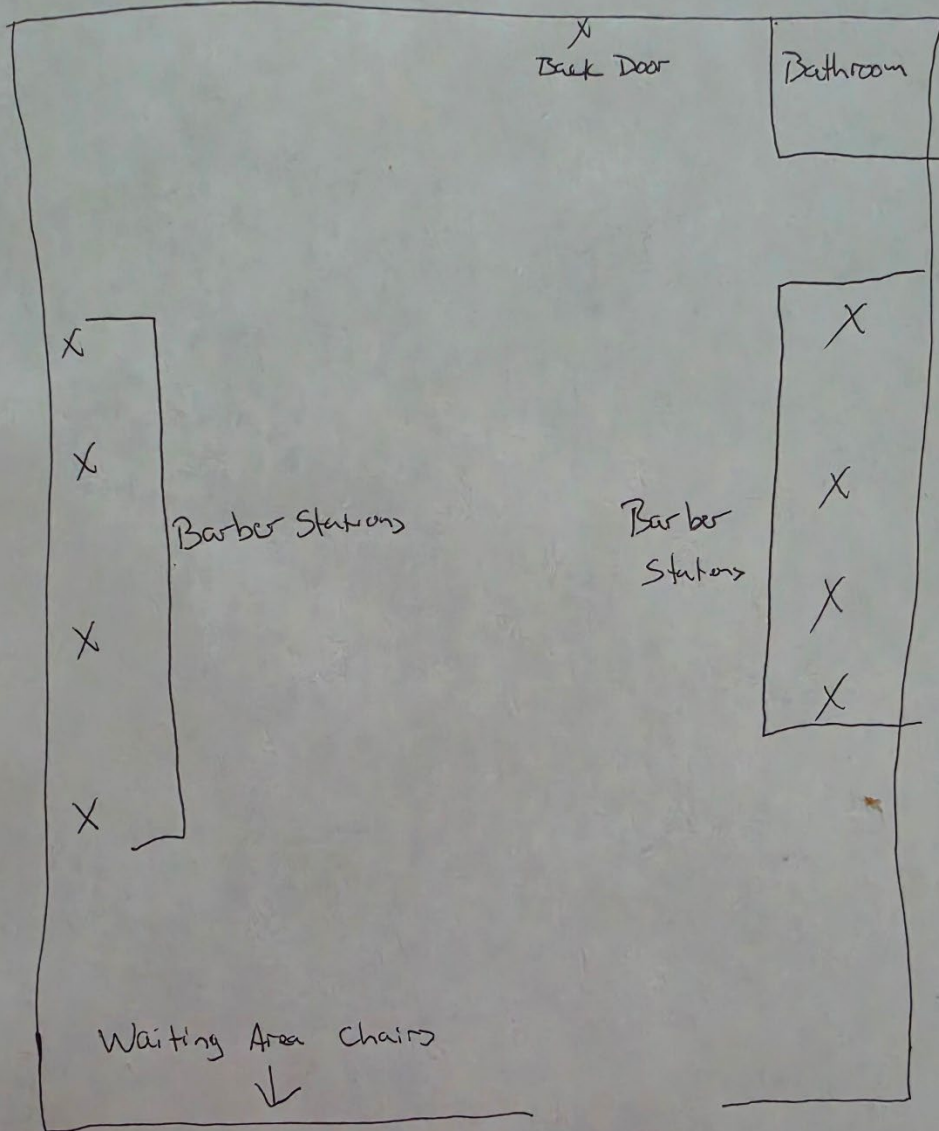
2009 DOWNTOWN MASTER PLAN

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.

Barber shop
18332 Kedzie



Hours: Tues - Sat
8Am - 8pm
Sun & Monday
Appointment only

Enter/Exit

FOR SALE - VALUE ADD OPPORTUNITY

Homewood Center
18320-18336 S Kedzie Avenue
Homewood, IL 60430



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All materials and information received or derived from Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

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1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Building Size:	12,675 SF
Occupancy:	34.7%
Lot Size:	0.95 Acres
Year Built:	1979
Traffic Count:	Approx. 14,400 VPD
Submarket	South Chicago Suburbs
Market	Chicago

Property Overview

12,675 SF multi-tenant neighborhood center located along the west side of Kedzie Avenue, just south of 183rd Street, in Homewood, IL (Chicago MSA). The center is located directly across the street from Jewel-Osco and Ollie's Bargain Outlet and is adjacent to U.S. Bank to the north and Car -X Tire & Auto to the south. There are several national retailers in the immediate vicinity including Aldi, McDonald's, Dollar Tree, Chase Bank, Walgreens, Starbucks, and Burger King, among others. The center is currently 35% leased to a mix of local Tenants including JJ Fish, Charm Cleaners, and Shining Salon, among others. Pylon signage fronting Kedzie Avenue provides visibility and exposure to over 14,000 VPD.

Property Highlights

- 12,000+ SF center located along the east side of Kedzie Avenue, just south of 183rd Street, with over 32,000 VPD at the intersection
- Value-add opportunity with the ability to add value through lease-up and stabilization
- Pylon signage fronting Kedzie Avenue provides visibility and exposure to over 14,000 VPD
- Located directly across the street from Jewel- Osco and Ollie's Bargain Outlet and within the immediate vicinity of several national retailers including Aldi, McDonald's, Dollar Tree, Chase Bank, Walgreens, Starbucks, and Burger King, among others

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RETAIL PROPERTY FOR SALE



Location Description

Homewood Center is located at 18320–18336 S. Kedzie Avenue in Homewood, Illinois, one of the South Suburbs' most dynamic and growing communities. With nearly one (1) acre of land, 12,600+ square feet of retail space, and 192 feet of highly visible frontage along Kedzie Avenue, the property provides unmatched exposure within a commercial corridor. Just 22 miles south of downtown Chicago, Homewood Center benefits from exceptional regional connectivity via Metra, Amtrak, and major interstates, drawing consistent traffic from both local residents and surrounding suburbs. Anchored by Homewood's award-winning schools, thriving downtown, and vibrant community amenities, this prime location positions tenants to capture strong consumer demand and long-term growth in one of Chicagoland's southern suburban markets.

Property Highlights

- Positioned along S. Kedzie Avenue with 192 feet of highly visible frontage in a bustling commercial corridor
- Nearly one (1) acre of land with over 12,600 square feet of existing retail space, ideal for a variety of uses
- Located 22 miles south of downtown Chicago with convenient access to major interstates, Metra, and Amtrak
- Surrounded by a dense residential population with high household incomes and a stable consumer base
- Located in Homewood, a thriving suburb with award-winning schools, cultural amenities, and a dynamic downtown
- Value-add opportunity with the ability to add value through lease-up and stabilization

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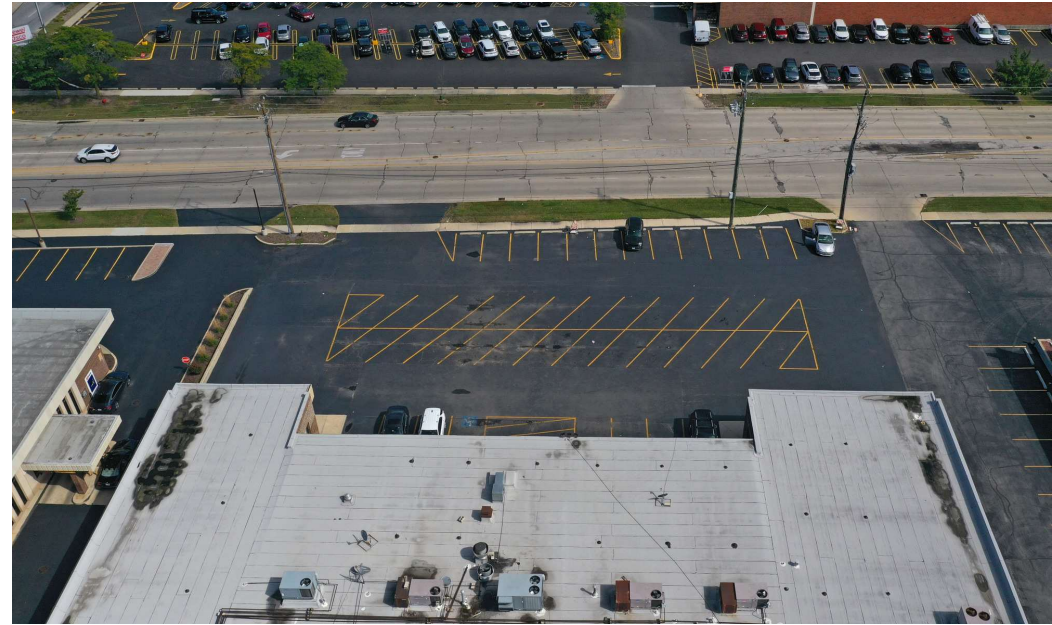
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RETAIL PROPERTY FOR SALE

ADDITIONAL P **Item 6. A.**



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FrontlineRealEstatePartners

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RENT ROLL

RETAIL PROPERTY FOR SALE

REN Item 6. A.

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
836-104	Charm Cleaners	1,100 SF	8.68%	\$9.41	\$10,351	7/1/2013	11/30/2027
836-105	JJ Fish	1,100 SF	8.68%	\$12.54	\$13,794	10/12/2017	10/31/2028
836-106	DeDe African Hair	1,100 SF	8.68%	\$14.69	\$16,159	9/1/2002	9/30/2027
836-107	Shining Salon	1,100 SF	8.68%	\$14.99	\$16,489	1/10/2014	9/30/2029
836-101	Vacant	4,050 SF	31.95%	-	-	-	-
836-103	Vacant	1,100 SF	8.68%	-	-	-	-
836-108	Vacant	3,125 SF	24.65%	-	-	-	-
Totals		12,675 SF			\$56,793		

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VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 14, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-35: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road

APPLICATION INFORMATION

APPLICANT	Kasey Reed
ACTION REQUESTED	Special Use Permit
ADDRESS	1820 Ridge Road, 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	Mixed-Use (ground floor commercial, residential above ground floor)
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 April 22, 2026. Mailed notice was sent to property owners and residents within 250’ on May 8, 2026.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Kasey Reed, Applicant	04/22/2026
Special Use Standards	2	Kasey Reed, Applicant	04/22/2026
Property Information (from realtor)	3	Entre Commercial, Realtor	Undated
Staff Exhibits	2	Noah Schumerth, Interim Dir. ECD	05/08/2026

BACKGROUND

The applicant has proposed a teaching center for certified nursing assistants (CNAs) at 1820 Ridge Road, within the Golden Eagle Office Center. The office plaza is an existing three-story structure with a variety of commercial tenants, including an event venue, a day care facility, and other professional offices and service uses. The applicant plans to offer semi-regular classes to support students seeking CNA certification from the State of Illinois.

Businesses which offer these types of teaching facilities are classified as *indoor commercial places of assembly*.

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.

DISCUSSION

Site/Tenant Space Layout

The proposed teaching facility will be located in Unit 304 of the Golden Eagle Office Center, which is a 847 square foot tenant space. The tenant space is comprised of two large rooms. The space also has access to a bathroom, storage room and kitchen that are shared with another tenant of the building. The applicant plans to utilize the two larger rooms for instruction and other teaching activities. Access to the tenant space is provided through the building's lobby and stairs or elevators to the third floor.

The office center has a large visitor parking area to the west of the center, in addition to partially covered parking for tenants and visitors on the first floor of the building. Each floor of the building is divided into several tenant spaces. The office center has a ground floor lobby and facilities shared by tenant spaces, including restrooms and kitchens. The office center is managed by a property management group who offers security, maintenance and cleaning services for the building.

Business Operation Details

The applicant plans to offer classes three days per week. Classes will be hosted on weekday evenings at variable times. Classes are designed to support up to 10 students at a time who are seeking CNA certification. Students must be at least 16 years of age. Classes are unlikely to extend past 9:00pm.

The applicant is a CNA instructor and plans to offer classes individually does not plan on hiring any additional employees for instruction. The applicant has stated that the business may add an additional instructor in the future, but plans to remain a small teaching program.

(Note: This teaching program does not directly certify prospective CNAs. The Illinois Department of Public Health (IDPH) formally certifies CNAs. The courses offered at this business are designed to assist students in passing the Illinois Nurse Aide Testing exams (also known as the INACE program).

Parking

The subject site has 81 parking spaces in the visitor lot to the west of the office center, and 24 partially covered parking spaces located on the first floor of the building (105 total parking spaces).

The building is classified as a *multi-tenant commercial center*, which has a parking requirement of 1 space per 300 square feet of gross floor area. The building has approximately 37,100 square feet of leasable space (two floors at ~16,475 of leasable space per floor, plus approximately 5,000 square feet of additional leasable space on the ground floor (the remaining ground floor is mechanical areas and parking). The building requires approximately 124 parking spaces (37,100 s.f. * 1/300 = 123.6 parking spaces, rounded up to 124 spaces).

Per Section 44-05-01(a)(4), buildings erected prior to January 10, 2023 are not required to add additional parking spaces with a change in use, *“unless and until the aggregate increase in the required number of spaces shall be greater than 50% of the spaces existing on the effective date of the ordinance from which this chapter is derived [January 10, 2023].”* The number of spaces existing at the time of the new ordinance was 105 parking spaces. There is no aggregate increase in the required number of spaces for this property, and no additional spaces are required to approve this use.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-2 Downtown Transition zoning district. Any application for a special use permit must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) *Is the special use deemed necessary for the public convenience at that location?* The use provides an additional education opportunity for residents of the Village and the surrounding region. The use may improve accessibility to resources for members of the community interested in becoming certified nursing aides (CNAs).
- 2) *Will the special use be detrimental to the economic welfare of the community?* There are limited instances of similar teaching facilities in the area. The business may increase regional traffic into the downtown area during the limited class schedule of the business. The business is unlikely to harm any existing economic activity in the Village.
- 3) *Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?* The 1999 Comprehensive Plan identifies this property as commercial. The Comprehensive Plan recommends the support of economic development and encouraging the growth of service-based businesses within designated commercial areas, including the Village’s Downtown. This area was established as part of a TIF district in 2012 and identified as an area for increasing economic activity.
- 4) *Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?* The use does not propose any activity which may harm public health or safety. The proposed use will provide quiet instruction for adults

in a manner which is likely to ensure the welfare of those within the existing office center. The use will be required to be reviewed through the Village's business operation certificate review process, which will require inspection of the tenant space and adherence to all Village building and health/safety codes.

- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The use is similar to other uses in the building, which include indoor commercial places of assembly (small event venue, other instructional facilities) and professional offices. The use is unlikely to cause any impacts to surrounding tenants within the building.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The use is proposed to be located on the third floor of a large office complex and is unlikely to impact any neighboring property.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use is similar to those already located within the Golden Eagle Office Center and in surrounding buildings (such as the Eagle Ridge Office Center and the neighboring Briones and Burns law offices), which primarily house professional office or small-scale assembly uses in a medium-traffic environment near the Village's downtown.
- 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 B-2 Downtown Transition zoning district is also designed to support uses which do not need direct frontage on high-traffic streets but support the economic vitality of the downtown district. The proposed use is consistent with the purpose of this district.
- 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 use is not anticipated to impact the improvement or development of surrounding property. The use will be located in an existing tenant space and is not proposing any improvements or details of operation which may impact the development of nearby properties.
- 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 site has multiple points of vehicular access (Ridge Road, Homewood Avenue, alley in rear of building) which are sufficient for managing visitor and tenant traffic. The site also has direct pedestrian frontage on both Ridge Road and Homewood Avenue to provide sufficient pedestrian access to the building which are unlikely to cause concerns with pedestrian accessibility and traffic on public streets.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The business has sufficient utility and public safety infrastructure to suitable support the proposed use. The use is also accessible for all potential students, including those requiring ADA accommodations, through the entrance in the rear of the building near the covered parking area. The property has sufficient road and sidewalk access to support the use.

12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact on these resources are anticipated from the operation of the proposed use.

FINDINGS OF FACT

The 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:

1. The proposed use is to be located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County 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.
2. The subject property is located within the B-2 Downtown Transition zoning district;
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL;
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district;
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-35: Special Use Permit for indoor commercial place of assembly at 1820 Ridge Road;

AND

Incorporate the Findings of Fact into the record.



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1820 Ridge Road Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: For teaching

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

Existing Use: _____

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: _____

Proposed Development Check all that apply. Provide a description and metrics below.
 New Construction Addition Site Alterations Exterior Building Alterations

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

New construction?

yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

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

The applicant requests:

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

APPLICANT

Name Managing Member Kasey Reed
 Company Advanced healthcare plus, LLC
 Address 1820 Ridge Road
Homewood Ill
 Phone 773-718-1142
 Email Kasey_place@yahoo.com
 Role Instructor

PROPERTY OWNER

Name James Montesano
 Company _____
 Address _____
 Phone 847-250-0088 219-230-6266
 Email 1820building@gmail.com
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Kasey Reed
 Applicant Name

Kasey Reed
 Applicant Signature

4/22/2024
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

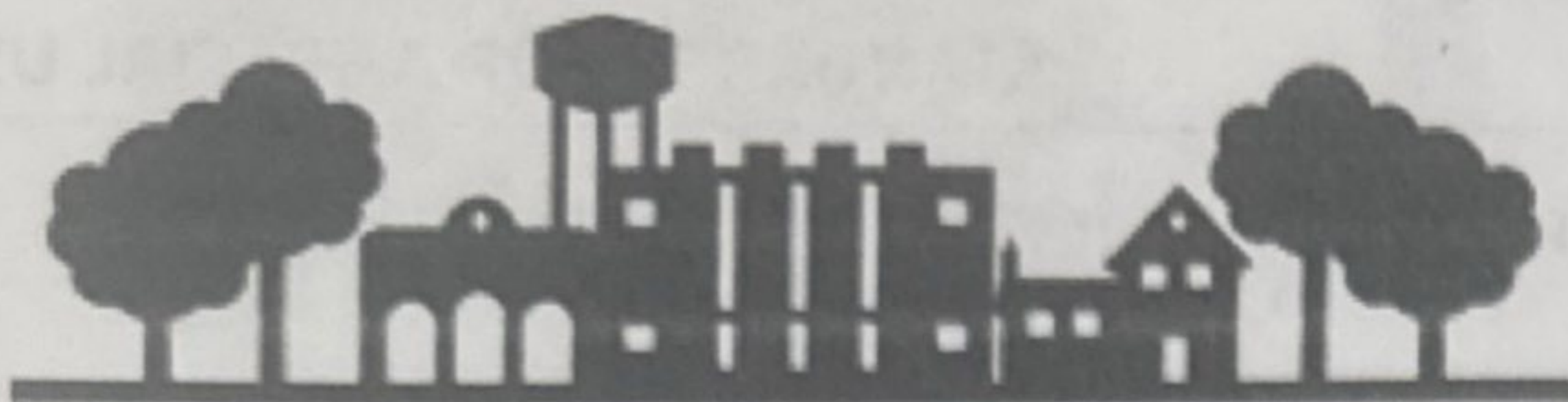
Comments/
Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

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

Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1820 Ridge Road Homewood, IL 60430

Requested Use: teaching Area: _____ sq. ft.

Business Name: Advanced healthcare plus, LLC

Applicant Name: Kasey Reed Date: 4/22/26

Provide responses to each question below using complete sentences and specific to the proposed business and selected location. The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?
Describe why this location is best-suited for your business to serve the community.

This school provides essential healthcare training, creates local job opportunities, and helps meet the growing demand for skilled medical professionals in the community.

2. Is the special use detrimental to the economic welfare of the community?
Will the business have a negative impact on other businesses?

No, the school will increase foot traffic and support surrounding businesses by bringing in students, staff, and visitors.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
Describe how your business fits with the goals and policies summarized on the attached sheet.

The school supports workforce development, education and community health, aligning with the village's goals of economic growth and public service.

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.

This location is accessible, appropriately zoned, and well positioned to serve residents seeking convenient healthcare training close to home. No negative impact.

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.

No, educational facilities typically enhance neighborhood stability and can positively influence property values by improving community resources.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

The school operates in a quiet, professional environment with minimal noise, making it fully compatible with nearby businesses and residents.

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.

There are no significant negative impacts; operations are low-traffic, low-noise, and managed to respect the surrounding area.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impact, managed to respect the surrounding area and neighbors.

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 negative impact. The school will support orderly development by enhancing educational opportunities contributing positively to the continued growth of Homewood.

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.

Students and staff will primarily arrive by personal vehicles and public transportation, with adequate parking and safe access available.

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

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

NO

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

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

NO

1820 Ridge Rd., Homewood IL

For Sale: 49,098 SF

Item 6. B.



FOR SALE: 49,098 SF Multi-Tenant Office Building

BUILDING SIZE: 49,098 SF

LOT SIZE: 1.18 Acres

CONSTRUCTION: Brick/Block/Steel

YEAR BUILT: 1973/1996 Renovation

STORIES: 3

TYPICAL FLOOR: 16,475 SF

SPRINKLERED: Yes

HEATING: Gas-Forced Air

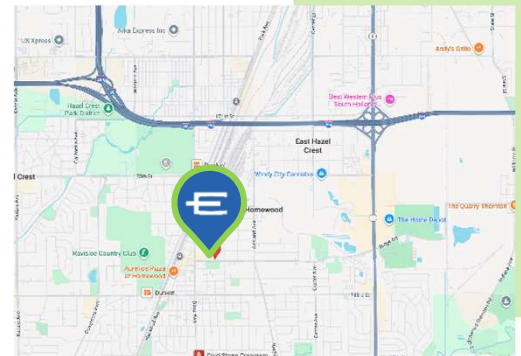
PARKING: Ample

TAXES: \$125,142

ZONING: B-2

SALE PRICE: \$3,400,000

Owner Financing Available



- Proximity to I-294 & I-80
- Close to many major amenities
- Professionally managed
- Rent Roll available by request
- Located in Downtown Homewood
- Convenient access to Metra Electric and Amtrak station

SCAN FOR LISTING



43

ENTRE
Commercial Realty LLC

Chris Wilbur
708-860-8589
cwilbur@entreccommercial.com

Jeff Locascio, SIOR
708-705-3857
jeff@industrialbroker.net









Front Lobby Entrance

Covered Parking

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 14, 2026

To: Planning and Zoning Commission

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

Topic: Cases 26-08, 26-33 and 26-37: Special Use Permit, Variance and Site Plan Review for 7Brew Drive-Through Coffee Shop at 17855 Halsted Street

APPLICATION INFORMATION

APPLICANT	Laura Pacino
ACTION REQUESTED	Special Use Permit, Variance and Site Plan Review
ADDRESS	17855 Halsted Street, Homewood, IL 60430
PIN	29-33-100-063

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Vacant (former Boston Market)
SURROUNDING	N: B-4 Shopping Center	Restaurant (Krispy Kreme)
	E: B-4 Shopping Center	Retail (Home Depot)
	S: B-4 Shopping Center	Retail (various)
	W: B-4 Shopping Center	Retail (various)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on April 22, 2026. Mailed notice was sent to property owners and residents within 250’ on May 8, 2026.

BACKGROUND

The applicant has proposed the construction of a drive-through coffee shop restaurant at 17855 Halsted Street. The applicant has proposed the demolition of an existing vacant restaurant building (formerly occupied by Boston Market) to allow for the construction of the coffee shop restaurant. The proposed coffee shop will be operated by national chain brand 7Brew Coffee. The coffee shop will only serve drive-through customers, and will not have interior customer service or a walk-up window for ordering.

The applicant will require three approvals from the Planning and Zoning Commission:

- **Special Use Permit:** For drive-through facility associated with new development
- **Variance:** For reduction of front perimeter landscape buffer width from 15’ to 12’
- **Site Plan Review:** For all improvements associated with new restaurant use

APPEARANCE COMMISSION

On May 7, 2026, the Appearance Commission conditionally approved an Appearance Review for the proposed development. The approval was conditioned on the following:

1. Submit a revised landscape plan to provide shrubs/grasses and understory/evergreen trees as required by the Village Zoning Ordinance and the Halsted Street Corridor Landscape Plan, subject to review by Village planning staff and Village Arborist;
2. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance;
3. Applicant shall receive a variance from Tier I material standards set forth in Section 44-05-11 of the Village Zoning Ordinance.
4. Submit a revised material board and elevation drawings to replace proposed fiber cement cladding with brick or similar material, subject to review by Village planning staff and Village Arborist;

The applicant will work with staff to address these conditions prior to final review of the Site Plan Review and other reviews by the Planning and Zoning Commission.

CONTINUATION

Staff recommends continuation of the Site Plan Review, Special Use Permit and Variance applications for this project to permit additional time for the applicant to address design and planning conditions following the Appearance Commission review, as well as comments from Village Engineer Max Massi. \

Staff recommends that all three cases be considered at the same hearing(s). The applicant has consented to this timeline.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

- Continue** Case 26-33: Special Use Permit for drive-through facility associated with a proposed restaurant use at 17855 Halsted Street;
- AND
- Continue** Case 26-37: Variance for reduction of required width of perimeter parking lot landscape buffer associated with a proposed restaurant use at 17855 Halsted Street;
- AND
- Continue** Case 26-08: Site Plan Review for proposed restaurant development at 17855 Halsted Street.