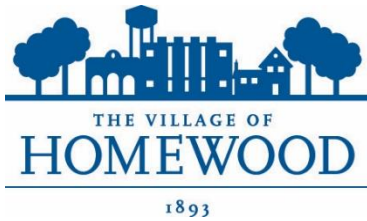


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

July 09, 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 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 June 18, 2026 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. **Public Hearing** for Case 26-36: Special Use Permit for Motor Vehicle Rental at 900 Ridge Road
 - B. **Public Hearing** for Case 26-40: Special Use Permit for Child Care Center at 3355 W 183rd Street
6. Old Business:
7. New Business:
 - A. Workshop** for Permitted Accessory Uses and Non-Commercial Places of Assembly
8. Adjourn

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

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

June 18, 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 7:02 pm.

Chair Bransky mentioned that the initial meeting of Thursday, June 11, 2026 was rescheduled to Thursday, June 18, 2026 due to inclement weather.

ROLL CALL:

Roll call was performed by Chair Bransky. Present from the Village were Noah Schumerth Interim Director of Economic & Community Development, Charise Campbell, Building Department Secretary, and Village Manager Napoleon Haney. There were 3 members of the public in attendance, and there were no members of the public on Zoom webinar.

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

NAYES (ABSENT): 1 (Member Cap)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for approval to the minutes from the May 28th meeting.

Member O'Brien requested that an insert is made on pg. 8 by adding a bullet stating that "Member O'Brien read the reference from the Zoning Code pg. 58.

Chair Bransky stated that there is a typo on his last name on pg. 3 third paragraph down under regular business and on pg. 9 third sentence up. Also on pg. 9 same sentence change the wording to "Build Illinois Act".

A motion to approve the minutes with amendments from the May 28th by Member O'Brien; seconded by Sierzega.

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

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Alfonso)

ABSENT: 1 (Member Cap)

Chair Bransky stated that there was a continuance on the minutes from April 9th due to there not being enough commission members present at the meeting. It was determined that the minutes will be tabled until the next meeting on July 9th.

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 26-38: Special Use Permit for an Event Center Indoor Commercial Place of Assembly at 18027 Dixie Highway:**

Chair Bransky introduced the case and asked if there were any comments received from any residents or nearby property owners.

- **Interim Director Schumerth stated that the Village received 1 comment from the owner at 1944 Ridge Rd. which is the former Eldridge & Eldridge Dental. Schumerth stated that they were curious as to the use of the premises and where guests plan to park. Interim Director Schumerth shared details of the applicant's response regarding parking and the owner accepted the information that was shared.**

Both applicants Darshawn Hunter and Quanteisha Carter introduced themselves.

Quanteisha Carter stated that the business that they are opening is an event space for families to create memories. Darshawn Hunter stated that they have been in the field for about 10 years and looking for a home to open their business.

Member Alfonso asked what would be the average size group that you would be entertaining?

- **Quanteisha Carter stated that that number varies based upon the event but maybe 50-75 people but their events don't never go up to that amount of people. She states it's definitely under the 50-75 people. But they do plan for last minute guest due to RSVP discrepancies.**

Member Alfonso asked do you have to bring any equipment such as tables, chairs, audio systems etc.?

- **Quanteisha Carter stated yes they will be providing equipment and plan to put up sound proof walls due to them having events involving children and music so that they are not causing a disruption to the neighbors.**

Member Alfonso asked do you have any ideas about parking. Have you contacted the neighbors about parking arrangements or maybe shared parking?

- **Quanteisha Carter stated that they had just started researching options for street parking but not for other areas yet. She stated that they have not had an opportunity to speak with the neighbors yet but do plan to speak with them and work out a plan for parking so they are not causing a disruption to the community.**

- **Member Alfonso suggested that they may want to have some written arrangement between them and the neighbor regarding parking.**
- **Interim Director Schumerth stated that if they wanted to park on private property that it would require a shared use agreement. There is a process in the code regarding that, but as far as public parking lots the agreement is not necessary.**
- **Quanteisha stated they are planning to put up signs and also provide a list of rules along with the contract to their clients ahead of time regarding parking so that there are no issues.**

Member Alfonso asked will you be serving food and beverages?

- **Quanteisha Carter stated that they are not supplying food and beverages to their guest and that they are only providing the space and the decorations for clients.**

Member Sierzega stated that the business has been operating in this region since 2018 and asked where is your current location.

- **Darshawn Hunter stated that they do not have a current location and that she previously had a location in Hazel Crest that closed in 2024.**

Member Sierzega asked so you do not have a current location and not operating anywhere?

- **Both applicants stated that they are travel decorators who are not currently operating from a single location.**

Member Sierzega stated what operating hours are planned to be.

- **Quanteisha Carter stated that the operation hours are not based upon when they have an event. Their operation times includes them showing the space for potential bookings.**

Member Sierzega asked when you do have an event going on what type of hours are you expecting to be opened.

- **Quanteisha Carter stated that the hours will vary. Carter said that most events will be after 5pm.**

Member Sierzega stated that his concerns about the business hours proposed are based upon parking concerns. Sierzega asked where guests will park if there are several restaurants in the area that are busy during the time an event is occurring.

Member O'Brien referenced the applicant statement on pg. 27 regarding avoiding traffic by scheduling events at a time when they anticipate the traffic volume to be lower. O'Brien stated that the applicants are proposing hours for events in the evening at a time that restaurants and nearby shops will have a high volume of traffic.

- **Darshawn Hunter stated that they were really expecting to rely on street and public parking to be enough parking.**

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Member O'Brien referenced pg. 34 regarding the applicant's response to the Special Use Standards, specifically to standard #10. O'Brien asked if the applicants could elaborate on the comments regarding circulation patterns in the area and comments about utilizing the existing roadway access.

- **Darshawn Hunter stated that when they initially applied that believed that they had parking in the rear of the building that was available to them. They were just made aware of the parking arrangements after they had submitted their application.**
- **Interim Director Schumerth provided additional clarification stating that the applicants believed that the parking spaces that belong to the former Eldridge & Eldridge Dental were part of their property. After their initial review they were informed that the spaces were not part of their property and they then submitted a list of potential parking spaces which was provided in the memo.**
- **Interim Director Schumerth also stated they are referring to the alley way north of the building and south of the neighboring property when stating they will utilize the roadway access.**

Member O'Brien stated that he is concerned about the road way access due to people being dropped off and cars stopping in front of the facility.

- **Darshawn Hunter stated that their intentions are for guests to enter and exit the side door of the property rather than the front. The front could be used as access but there will be no one standing there as an entry point.**
- **Quanteisha Carter stated that guests will be able to pull up to the side door and unload any items for the event and pull off to go park on the street or public parking lot.**

Member O'Brien stated that there is a concern for traffic in the northbound lane of Dixie Highway during emergency calls for the Fire Department. He stated there is already an occasional issue with St. John Newman Church having people parking on the front of the property.

Member Johnson stated that it is important to consider what is being communicated to guests about parking. Johnson asked what customers being told on social media? Johnson also asked how guests are going to communicate to guests about where they should park?

- **Quanteisha Carter stated yes we do have social media and plan to have information regarding the facility on there but also from previous experience we have placed all information in the contract as well.**

Member Johnson stated that he believes that parking instructions be in writing so that it's clear to the clients where they can park.

Member Johnson asked if alcohol will be served, or if BYOB service will be allowed?

- **Both applicants stated that there will not be liquor served and that they do not have a license to serve liquor or alcohol. The applicants stated that they would rather not have alcohol on the premises, and to ensure there is no alcohol brought in they are hiring a security team.**

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Member Johnson asked if there would be “no liquor allowed” signage up in the facility and the website?

- **Quanteisha Carter stated yes, and that they have a clientele already that knows what to expect when it comes to alcohol at events. Carter noted they have a large number of existing customers who rely on them for events.**
- **Interim Director Schumerth stated that the Village does not have a class of liquor license for event centers. Schumerth stated that the Village does not currently allow liquor licensing for this type of use.**

Member Castaneda stated that when speaking with potential clients, the applicants should be clear on parking guidelines especially around peak times.

Member Castaneda stated that the parking lots can be a hot commodity when there are special events going on downtown and that they may want to consider avoiding scheduling events on event days or around the hours that the special events are going on in the area. Castaneda also stated while doing walk through with clients, that they should make sure they are very clear about putting on hazard lights when doing drop-offs at the building and avoiding drop-offs on Dixie Highway to prevent traffic or safety for all drivers.

- **Quanteisha Carter stated that they are not planning to allow guest to use the front entrance off Dixie Highway to avoid front drop-offs. Carter stated that they prefer side door entry into the business and will be encouraging guests to use the side door entrance.**

Member Castaneda suggested to distribute parking maps that the Village had created to guests.

Chair Bransky referenced pg. 35 the plat of survey for the property asking for clarification regarding access. He stated that there is an easement near the side entrance that can be used during loading and unloading vehicles. Bransky said that they would allow traffic to still flow through the alley way when loading vehicles.

- **Interim Director Schumerth stated yes that is correct. The building does have a cross access easement that runs on the back of the property but remember that is the primary vehicle access for the Taekwondo Studio next door. They could access that easement for loading and unloading just as long as their activities don't block property access for the neighbor.**

Interim Director Schumerth also stated to forgive the error of not adding the rear access door on the floor plan submitted with the application. He stated that there is an additional rear access door on the building serving as an emergency exit.

Chair Bransky mentioned if the applicants are relying on public parking, to make sure they are aware that the parking is limited on Thursdays, Fridays or Saturday nights in downtown Homewood. Bransky said that these are the conditions that will need to be navigated unless they end up in a successful parking agreement with a neighbor.

Chair Bransky asked what the limit on occupancy is for the space.

- **Interim Director Schumerth stated that he had the Chief Building Inspector Dennis Johnson re-run the occupancy allowances for the building because the Fire Code was recently updated this year. The occupancy load for the space is measured to be a maximum of 120 with standing guests only.**

Chair Bransky asked do the applicants foresee any event within the typical business model surpassing the 50-75 people?

- **Quanteisha Carter stated that it's difficult to come up with a specific number because it's a lot of in and out traffic due to people leaving early or coming late to the events. Carter said it is unlikely that there will be that number in the building at any given time.**

Member O'Brien referenced pages 35 and 37 stating that the layout of direction on the drawings are opposite of each other.

- **Interim Director Schumerth stated that there are a few discrepancies on the floor plan provided by the applicant, and that the plat of survey is more reliable to reference when looking at dimensions and layout of space.**

Member Sierzega asked how many people the applicants would normally get for a baby shower event on a weekday night, such as a Tuesday night.

- **Quanteisha Carter stated that typical baby showers would not be held a weekday. Carter stated that larger events are normally held on weekends. Carter said if they were to come across a situation like that, it would probably be a very small baby shower.**
- **Darshawn Hunter stated that once she hosted a baby shower on a Tuesday and it was about 15 people. Hunter said that those types of events are typically planned late and would probably be about 10-15 people.**

Member Sierzega asked what is the most popular type of event is in the applicants' experience?

- **Both applicants stated baby showers are the most popular type of event.**

Member Sierzega asked if there will be many events happening during weekdays.

- **Both applicants stated that during the week, they are generally doing showings or decorating for an event coming up for the weekend.**

Chair Bransky asked if there were there any public comments.

- **1 public comment was made by an individual in-person in the audience, who disclosed that she is the realtor for the business. She recommended the business for approval and stated how they have always presented professionalism in their work.**

Chair Bransky asked for a motion to approve Case 26-38.

Member Castaneda motioned to recommend approval for Case 26-38 Special Use Permit for an indoor commercial place of assembly located at 18027 Dixie Highway and incorporate the findings in fact into the record.

A motion to approve Case 26-38 motioned by Member Castaneda and second by Member O'Brien.

AYES: 4 (Members Alfonso, Johnson, Castaneda, and Chair Bransky)

NAYES: 2 (Members Sierzega and O'Brien)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Chair Bransky motioned for regular business Item "A" public hearing Case 26-36 and Item "C" 26-40 to continue those cases until the next meeting on July 9th as part of the old business item of the agenda.

Member O'Brien motioned and Member Sierzega seconded.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

OLD BUSINESS:

None.

NEW BUSINESS:

Member Castaneda asked when Old Fashion Donuts will open.

- **Interim Director Schumerth stated it's supposed to open at the end of the month and the hot dog side of the business is already opened for business with a soft opening.**

Interim Director Schumerth stated that there was a community meeting with Holiday Properties on Tuesday, June 16, for the proposed development on the Village Hall parking lot site. Schumerth stated that there were many residents who came out and met with the developers to have one-on-one conversations with members of their development team. Schumerth stated that it was a positive experience for the Village and that staff are currently working on a redevelopment agreement for the project to move forward with incentives. Schumerth said that the agreement is currently scheduled to go before the Board on July 14th. Schumerth said that the Site Plan Review Committee will be having their first meeting with Holladay next week and then Holladay will submit their planning and zoning applications formally soon after the RDA is signed.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Alfonso made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 8:18 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

Respectfully submitted,



Charise Campbell
Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

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

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

APPLICATION INFORMATION

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

ZONING & LAND USE

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

LEGAL NOTICE

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

DOCUMENTS FOR REVIEW

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

BACKGROUND

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

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

HISTORY

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

DISCUSSION

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

Floor Plan

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

Parking

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

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

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

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

Operation Details

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

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

SPECIAL USE STANDARDS

Indoor commercial places of assembly require a *special use permit* in the B-2 zoning district. Any special use permit application must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

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

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

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

STAFF COMMENTS

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

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

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 900 Ridge Road and is located within the B-4 Shopping Center zoning district, with Cook County PIN # 29-32-401-018-0000.
2. The subject property is currently owned by the 900 Ridge Road Building LLC of Bedford Park, IL.
3. The proposed use of the property is a motor vehicle rental facility, which is a special use in the B-4 Shopping Center zoning district.
4. The subject site meets the use-specific standards for motor vehicle rental facilities in Section 44-04-09 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-36: Special Use Permit for a motor vehicle rental facility located at 900 Ridge Road, subject to the following condition:

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

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|--|---|---|
| ☐ Completed application form | ☐ Proof of ownership, or
Letter of authorization by the owner | ☐ Materials, as listed below |
| ☐ Plat of survey with legal description | | ☐ Payment of fee |

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

Special Use, Limited Use, Temporary Use

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

Variance

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

Site Plan Review

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

Text or Map Amendment

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

Planned Development

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

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

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



NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: _____ Homewood, IL 60430

Property Index Number(s): _____

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

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☐ B-3 ☐ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

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

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

☐ yes ☐ no

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

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

REQUESTED USE

Requested Use:

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

Existing Use: _____

The requested use is:

- ☐ Permitted
- ☐ Limited
- ☐ Special
- ☐ Other:

SITE OR BUILDING CHANGES

Existing Development: _____

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

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

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

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

ZONING RELIEF OR CHANGES

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

The applicant requests:

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

APPLICANT

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

PROPERTY OWNER

Name _____
 Company _____
 Address _____
 Phone _____
 Email _____

☐ Check box if the applicant is the property owner

I acknowledge and attest that:

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

Mo'nique Smith/Christopher Jones

Applicant Name

Mo'nique Smith

Applicant Signature

5/4/2026

Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ 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:	900 ridge rd ste 2p	Homewood, IL 60430
Requested Use:	Professional Office Use	Area: 192 sq. ft.
Business Name:	Budget Truck Rental DBA L&J RENTALS & LEASING	
Applicant Name:	Mo'nique Smith/Christopher Jones	Date: 05/04/2026

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

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

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

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

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

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

Will the business have a negative impact on other businesses?

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

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

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

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

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

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

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

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

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

Will your business decrease the value of other properties?

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

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

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

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

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

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

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

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

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

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

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

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

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

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

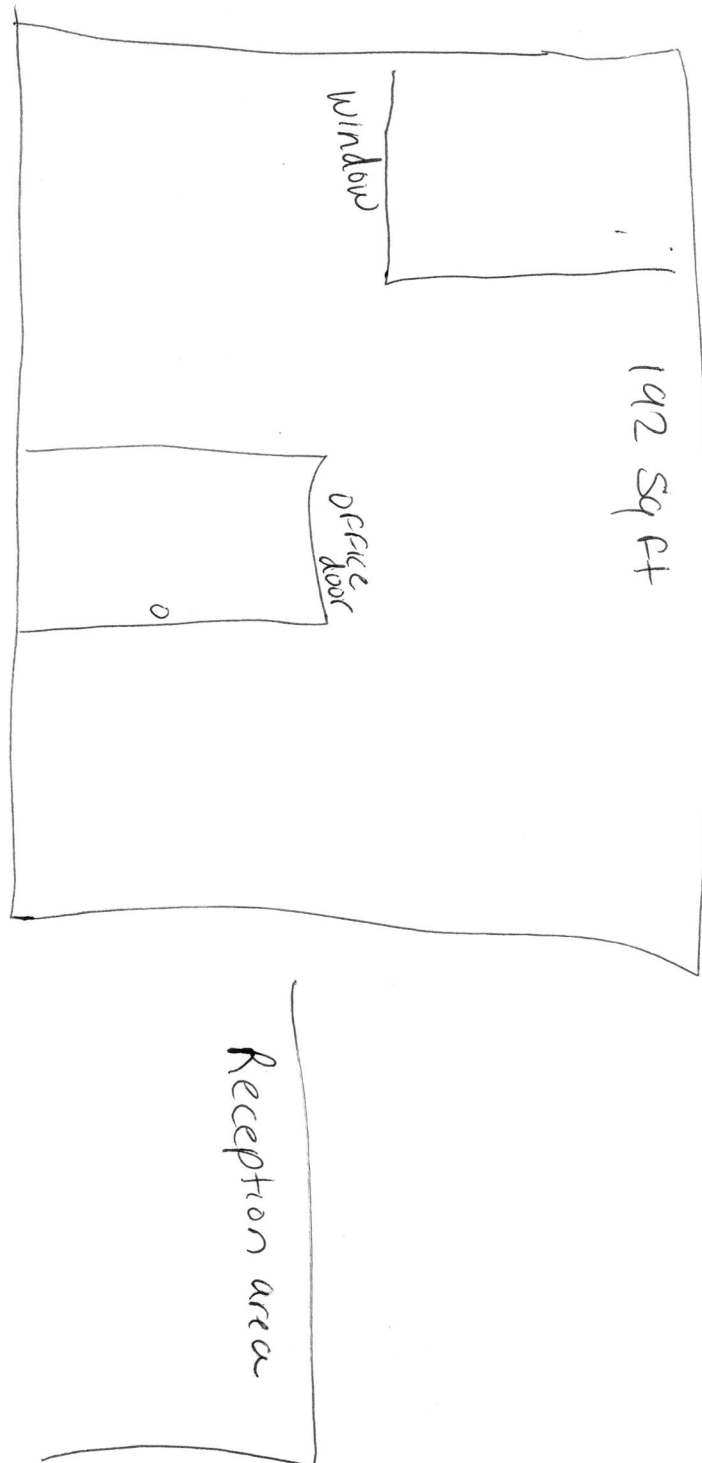
12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

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

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

900 Ridge Rd Ste 2p Floor plan

Item 5. A.



HOMEWOOD PROFESSIONAL, LLC

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

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

The premises shall not be used for:

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

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

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

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

Agreed and Accepted:

LANDLORD: Homewood Professional, LLC.



Date: 5-15-2024

TENANT:



Mo'nique Smith

Date: 5/15/2024





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

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

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

APPLICATION INFORMATION

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

ZONING & LAND USE

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

LEGAL NOTICE

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

DOCUMENTS FOR REVIEW

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

BACKGROUND

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

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

HISTORY

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

DISCUSSION

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

Floor Plan

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

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

Parking

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

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

Operation Details

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

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

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

SPECIAL USE STANDARDS

Child care centers require a *special use* in the B-3 zoning district. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

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

- 1) Is the special use deemed necessary for the public convenience at that location? Child care centers are a high-demand use in suburban communities with large numbers of families with children. There are two childcare centers within one (1) mile of the proposed center – Mother Goose Children’s Center at 4112 183rd Street in Hazel Crest, and KinderCare at 3971 W 178th Place in Country Club Hills. There are small home-based childcare centers located in neighborhoods near the subject business. There are two childcare centers in Homewood within two (2) miles of the proposed business – On Cloud Nine at 18341 Dixie Highway (approved by the Planning and Zoning Commission in 2025) and The Learning Lab LLC at 18729 Dixie Highway.
- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to impact other businesses in the nearby area. Child care centers are often primarily drop-off/pick-up destinations for children and are unlikely to impact the surrounding area. The business is unlikely to impact demand or performance of any other businesses in Homewood.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The 1999 Comprehensive Plan recommended expanding commercial land uses around the 183rd Street and Kedzie Avenue intersection, including areas to the west of Kedzie Avenue. The reoccupation of this building with a commercial land use will increase activity in the corridor.

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

- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The special use is designed and operated in such a manner to protect the health and safety of those visiting the business or owners or surrounding properties.

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

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

STAFF COMMENTS

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

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 3355 W. 183rd Street and is located within the B-3 General Business zoning district, with Cook County PIN # 31-02-201-052-0000.
2. The subject property is currently owned by Zenah Taher of Tinley Park, IL.
3. The proposed use of the property is a commercial child care use, which is a special use in the B-3 General Business zoning district.
4. The subject site meets the use-specific standards for child care centers in Section 44-04-06 of the Village Zoning Ordinance, and will be required to meet these requirements prior to issuance of a business operation certificate required for the use.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-40: Special Use Permit for a child care center located at 3355 W. 183rd Street;

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|---|--|--|
| ☒ Completed application form | ☒ Proof of ownership, or
Letter of authorization by the owner | ☒ Materials, as listed below |
| ☒ Plat of survey with legal description | | ☐ Payment of fee |

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

Special Use, Limited Use, Temporary Use

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

Variance

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

Site Plan Review

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

Text or Map Amendment

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

Planned Development

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

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

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



NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

APPL
Item 5. B.

PROPERTY INFORMATION

Street Address: 3355 183rd St Homewood, IL 60430

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

Lot Size: 30,200 sq. ft. 0.76 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☒ B-3 ☐ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

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

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

☐ yes ☒ no

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

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

REQUESTED USE

Requested Use: A single-tenant commercial day-care facility

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

Existing Use: Vacant Property

The requested use is:

- ☒ Permitted
- ☐ Limited
- ☒ Special
- ☐ Other:

SITE OR BUILDING CHANGES

Existing

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

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

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

None

New construction?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☒ yes ☐ no

Is site circulation or parking impacted?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☐ yes ☒ no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

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

None

The applicant requests:

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

APPLICANT

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

PROPERTY OWNER

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

☐ Check box if the applicant is the property owner

I acknowledge and attest that:

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

Michael Jones

Applicant Name

Michael Jones

Applicant Signature

05/20/26

Date

Staff Notes

Do not write below this line.

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

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

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

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

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

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

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

Will the business have a negative impact on other businesses?

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

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

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

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

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

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

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

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

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

Will your business decrease the value of other properties?

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

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

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

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

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

No. In fact, the proposed use is a low-impact, community-serving facility that is compatible with the surrounding zoning. Through careful operational planning and traffic management, we will ensure that the Fun As You Grow Learning Academy is a positive addition to the neighborhood without causing injury or detriment to neighboring properties.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

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

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

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

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

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

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

No. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.

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

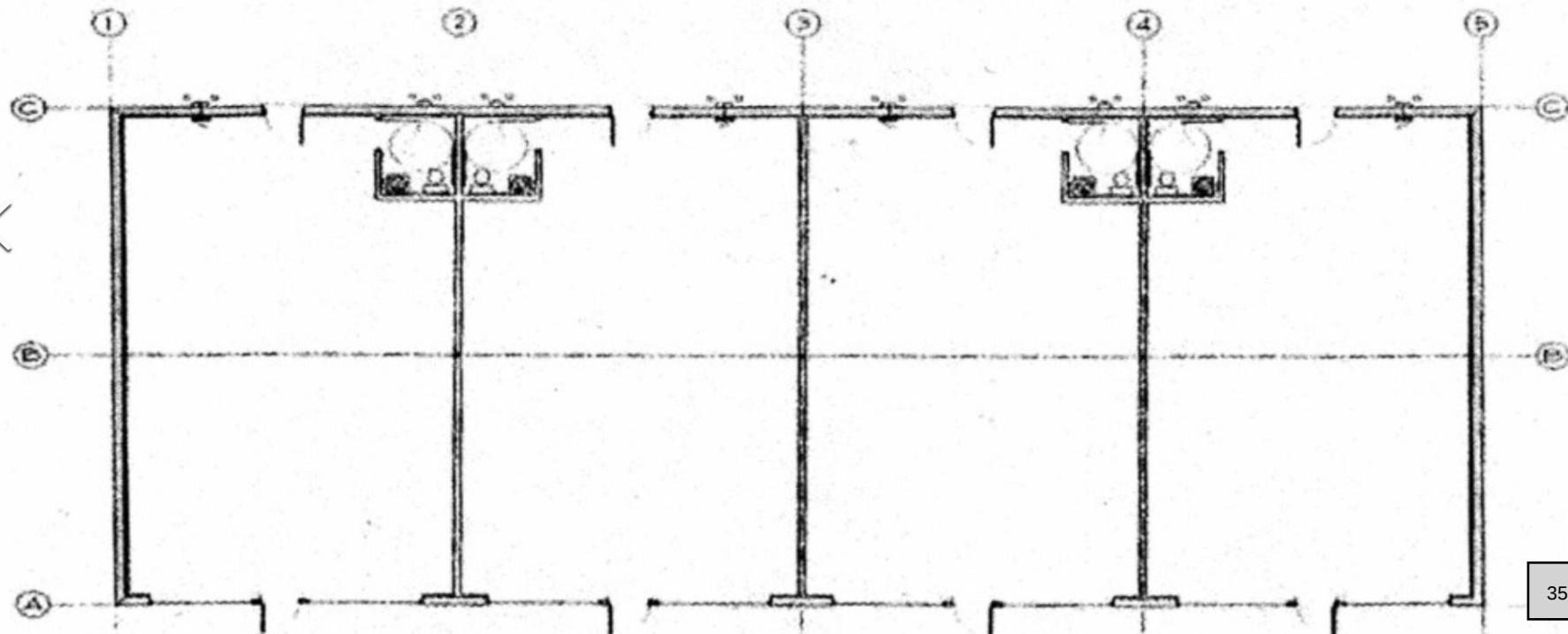
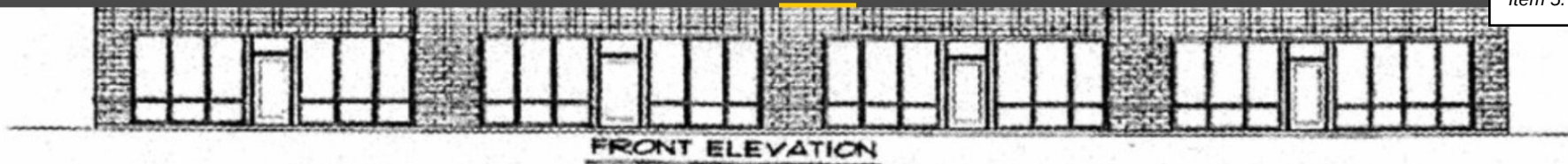
A new business going into an existing development, may answer 'no.'

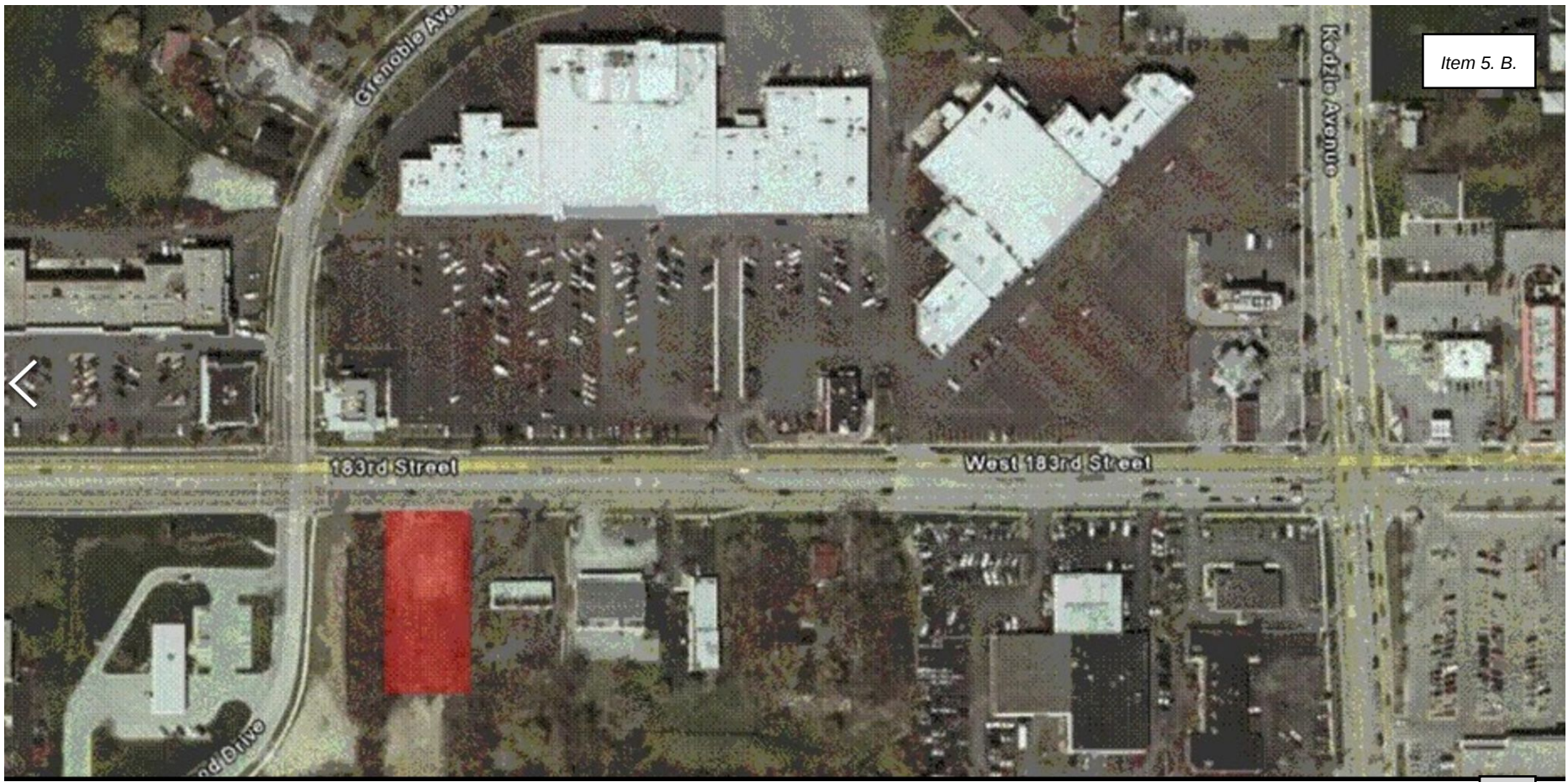
No. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.

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

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

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





Item 5. B.

