



APPLICATION:
**NON-RESIDENTIAL
ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18035 Dixie Hwy Homewood, IL 60430

Property Index Number(s): 29-31-400-054-0000

Lot Size: 10 369 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: Smoothie Drink Cafe

Gross Floor Area: 1300 sq. ft. Parking Provided: N

Existing Use: _____

The requested use is:

☒ Permitted

☐ Limited

☐ Special

☐ Other:

SITE OR BUILDING CHANGES

Existing Development: N/A

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 Kathy Bracy Smith
 Company Sunny's Smoothie Cafe
 Address 18035 Dixie Hwy
Homewood, IL 60430
 Phone 708 983 9998
 Email SunnyCafe180@gmail.com
 Role owner

PROPERTY OWNER

Name OMAR Hassad
 Company LESSOR UMC MEDS LLC
 Address 17320 Oak Park
Tinley Park IL 60477
 Phone 708 805-4467
 Email ohassad1@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.

Kathy Bracy Smith
 Applicant Name

[Signature]
 Applicant Signature

4-7-25
 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: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18035 Dixie Hwy	Homewood, IL 60430
Requested Use:	Smoothie Cafe	Area: 1300 sq. ft.
Business Name:	Sunny's Smoothie Cafe LLC	
Applicant Name:	Kathy Bracy	Date: 4-7-25

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 BUSINESS PROMOTES health, wellness and convenience to 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?

THIS business will have an impact on other businesses because it promotes nutritious food options and a wholesome alternative to traditional fast food which seems to fit right in with the existing businesses already established in homewood.

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.

I believe my business with the menu and decor aesthetics will bring an upscale vibe that will attract clientele that will support other businesses within the downtown area.

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, without any negative impacts to the community.

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

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

HOMEWOOD IL has a long and Steadfast Reputation For being a community of values, Family Orientated that cater to a wide range of ages.

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.

With growing interest in nutritious food options and active lifestyles, I believe a healthy option will be welcomed.

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.

It's a walk in business but there is ample street parking.

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