

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Special Use Permit at 18219 Dixie Highway for Live Free 999

### PURPOSE

The applicant, Carmela Wallace of Homewood Brewing Company, wishes to operate the offices for Live Free 999 Foundation at 18219 Dixie Highway. The proposed professional office use exceeds 2,500 square feet, which requires a special use permit in the B-2 Downtown Transition zoning district.



Existing Building

### Live Free 999

Live Free 999 is a foundation aimed at funding and supporting preventative mental health services and treatment of substance abuse in teens and young adults.

The current building was constructed in 1950. The building was a restaurant (Mama and Me Pizzeria) for 19 years, between 2003 and 2022. The building was clad in its current bright yellow stucco exterior around the time of the opening of the pizza restaurant in 2003. The applicant purchased the building in 2022.



Proposed Renderings

The offices will include an open office space with desks and group meeting areas, conference rooms, a lounge, and a podcast studio. The space will also include employee spaces such as a kitchenette and storage areas. Hours of operation will be from 8:00 a.m. to 5:00 p.m. Visitor and employee traffic is expected to be minimal in evenings and on weekends.

# VILLAGE OF HOMEWOOD



## *Zoning Requirements for Parking*

The zoning ordinance requires one parking space per 300 square feet. The total square footage of the proposed office is 4,425 square feet; fifteen (15) parking spaces are required. There are 14 parking spaces on-site. The property owner also owns the neighboring parking lot with 46 spaces, which will also be available for use. The applicant requires an administrative variance to reduce the required on-site parking by one (1) space.



## **PROCESS**

At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the special use permit.

The applicant requires an administrative variance to reduce the required on-site parking by one (1) space. Administrative variances for up to one (1) parking space are permitted in Section 44-07-06 of the Village zoning ordinance. Approval of this administrative variance is a condition of approval.

## **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 2000 W. 183<sup>rd</sup> Street and is located within the B-2 Downtown Transition zoning district, with Cook County PIN 29-31-317-022.
2. The subject property is currently owned by Keith Hoogland of Springfield, IL.
3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district.
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

## **FINANCIAL IMPACT**

None

# VILLAGE OF HOMEWOOD



## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance granting a Special Use Permit for a professional office in the B-2 Downtown Transition zoning district at 18219 Dixie Highway, with the following conditions: (1) the applicant must revise the site plan to indicate the location of one (1) ADA-accessible parking space; (2) the applicant must receive approval of an administrative variance to reduce the on-site parking requirement by one (1) parking space; and (3) the applicant must provide a stop sign on the access road to the south of the building at the sidewalk along Dixie Highway, subject to approval by the Village Engineer.

## **ATTACHMENT(S)**

Ordinance