

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 26, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

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

Topic: Special Use Permit, Indoor Commercial Place of Assembly (Advanced Healthcare Plus), 1820 Ridge Road

PURPOSE

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*.

The proposed teaching facility will be located in Unit 304 of the Golden Eagle Office Center, which is an 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.



Location of proposed business at 1820 Ridge Road

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 9:00 p.m.

The applicant is a CNA instructor, plans to offer classes individually, and does not plan on hiring 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.

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

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assist students in passing the Illinois Nurse Aide Testing exams (also known as the INACE program).

PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for indoor commercial places of assembly. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval by staff.

At the regular meeting of the Planning and Zoning Commission on May 14, 2026, the Commission considered the request for a special use permit to allow the proposed indoor commercial place of assembly use.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant and considered the applicant's responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated 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.
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.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 1820 Ridge Road to Advanced Healthcare Plus.

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ATTACHMENT(S)
Ordinance