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## UNCHECKED CAPITAL LLC

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October 12, 2022

801 Franklin St.  
Unit 1204  
Oakland, CA 94607

Village of Homewood  
Planning and Zoning Commission  
2020 Chestnut Road  
Homewood, IL 60430

Chairman Sierzega and the Commission:

I am writing as the managing member of Unchecked Capital LLC, record owner of 18201-18209 Dixie, PIN 29-31-409-056-0000. The building is the six-unit commercial strip center located across Dixie Highway from St. Paul's Community Church, in the downtown Central Business District (B-1 zoning).

In early September, we (Unchecked) received an inquiry from Kimberly Taylor, on behalf of her client bbHOLISTIC LLC. Ms. Taylor had seen our ad for 18203 Dixie Highway, a 2173-square foot former dental office, and felt the unit's size, location, and in-place build-out (walls, plumbing, HVAC) would be a good fit for her client's business, described to us as a "growing holistic wellness center that provides integrative health services to help clients relax, heal, and nourish their mind, body, and spirit".

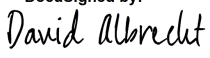
We were advised bbHOLISTIC would likely be deemed "salon/spa establishment" per the Village Zoning Ordinance, which is allowed subject to special use authorization in areas zoned B-1. As the building's owner, we offer this letter in support of bbHOLISTIC's petition for special use authorization at 18203 Dixie.

Specifically, we (Unchecked Capital LLC) represent that:

1. We are contemplating (but have not yet signed), a lease granting bbHOLISTIC use of 18203 Dixie Highway;
  2. Subject to satisfactory leasing, it would be our pleasure to have bbHOLISTIC LLC operate in our building (18203 Dixie). We additionally note (1) the prior dental/medical use of the space, (2) the retail character of the business, and (3) recent removal of wellness / medical space in the area (e.g. pending demolition of the old library) strengthen the case for special use authorization at 18203 Dixie.
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We respectfully request, and encourage, the Planning and Zoning Commission to authorize bbHOLISTIC LLC and/or Benita Best, its owner, to commence operation at 18203 Dixie Highway, without delay.

Thank you for your kind consideration in this matter.

DocuSigned by:  
  
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David Albrecht

Managing Member, Unchecked Capital LLC

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