

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 14, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Special Use Permit for Child Care Center at 3355 West 183rd Street



Figure 1: Proposed business location at 3355 W 183rd Street.

PURPOSE

General Information

The applicant, Dorothy Jones of Fun as You Grow Daycare, has proposed to operate a child care facility at 3355 West 183rd Street. The 5,800-square-foot building will provide commercial day care facilities for up to 85 children. The child care center will be the sole tenant of the building. The building was formerly occupied by Let's Learn Children's Academy, which vacated the building in 2023. The proposed child care center will use existing outdoor play areas and parking areas to support the new business.

The proposed center 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 more 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.

The business will have a staff of 10 employees and 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 commercial child care center through the Illinois Department of Family and Child Services (DFCS).

Parking

The subject property has 20 parking spaces on-site which are 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 business is not located within the B-1 or B-2 zoning districts, or within a "transit

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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.

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.

PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for vehicle-related uses. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval with conditions by staff.

At the rescheduled regular meeting of the Planning and Zoning Commission on June 18, 2026, the Commission considered the request for a special use permit to allow the child care center use. The Commission discussed the location of parking, design of outdoor play areas, building capacity, and other operational concerns.

The Commission received one comment from the public, indicating concerns about the location of a child care center in an area with larger commercial centers nearby.

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 subject property is located at 3355 West 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.

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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.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit for a child care center in the B-3 General Business zoning district at 3355 W. 183rd Street.

ATTACHMENT(S)

Ordinance