

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 13, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-52: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road



Figure 1: Golden Eagle Office Center in 2025

APPLICATION INFORMATION

APPLICANT	Kytori Tolbert (Healthcare Innovator Institute) 39 Sundance Court Matteson, IL 60443
ACTION REQUESTED	Special use permit approval to allow the operation of a healthcare career school (classified as an <i>indoor commercial place of assembly</i>) in the B-2 Downtown Transition zoning district at 1820 Ridge Road
ADDRESS	1820 Ridge Road, #306D Homewood, IL 60430
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

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Professional office (Golden Eagle Office Center)
SURROUNDING	N: R-2 Single-Family Residential	Single-Family Residence
	E: B-2 Downtown Transition	Multi-tenant commercial center (Eagle Ridge Office Center)
	S: PL-2 Public Land and Open Space	Irwin Park
	W: B-2 Downtown Transition	Professional Office (Briones and Burns Law Office)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250’.

ACTION REQUESTED

Kytori Tolbert (“Applicant”) is requesting a special use permit to allow the operation of a career school for healthcare workers (classified as an *indoor commercial place of assembly*) in the B-2 Downtown

Transition zoning district at 1820 Ridge Road. The applicant is seeking to lease a tenant space within the Golden Eagle Office Center, a large office plaza near Downtown Homewood.

HISTORY

The business center at this location was constructed in 1970 on a 1.18-acre property near Downtown Homewood. The building received substantial renovations in 1996.

CONTINUATION

The applicant continues to work with Village staff to complete required application materials. Village staff have recommended continuation of this review to the next scheduled Planning and Zoning Commission meeting (August 27, 2026) to allow the applicant to complete the application and staff to prepare findings for review.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Continue Case 26-52: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road, Suite 306D, to August 27, 2026, to allow the applicant to complete required materials for a special use permit application.