



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1820 Ridge Road Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: For teaching

Gross Floor Area: _____ sq. ft. Parking Provided: _____

Existing Use: _____

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: _____

Proposed Development Check all that apply. Provide a description and metrics below.
 New Construction Addition Site Alterations Exterior Building Alterations

Development Metrics

	Existing	Proposed
Gross Floor Area (sq. ft.):	_____	_____
Parking Spaces	_____	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	0.0%	0.0%

New construction?

yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name Managing Member Kasey Reed
 Company Advanced healthcare plus, LLC
 Address 1820 Ridge Road
Homewood Ill
 Phone 773-718-1142
 Email Kasey_place@yahoo.com
 Role Instructor

PROPERTY OWNER

Name James Montesano
 Company _____
 Address _____
 Phone 847-250-0088 219-230-6266
 Email 1820building@gmail.com
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Kasey Reed
 Applicant Name

Kasey Reed
 Applicant Signature

4/22/2024
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

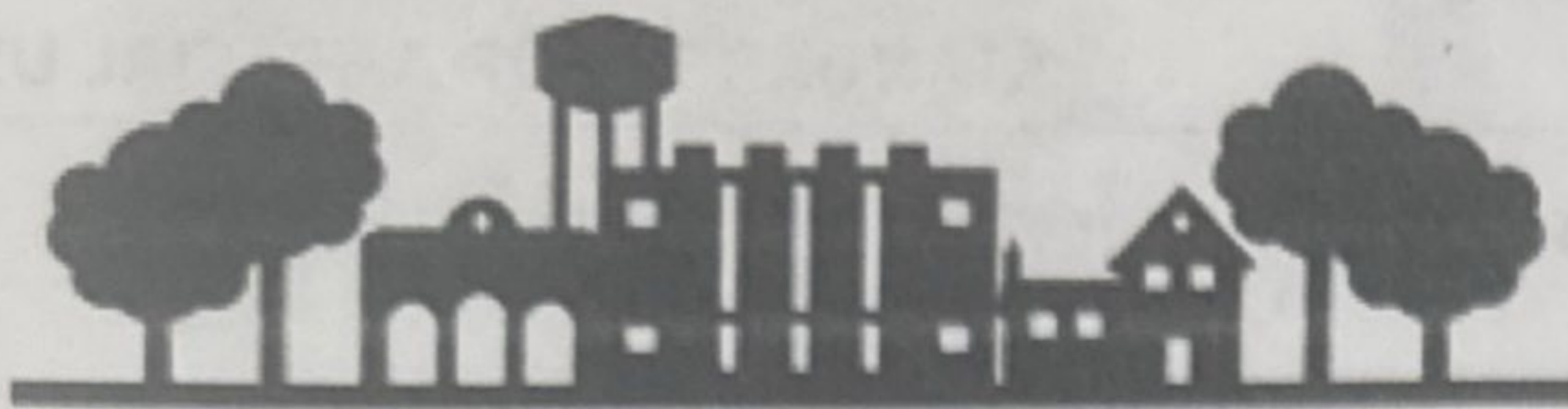
Comments/
Conditions:

CASE NO: _____ REQUEST: _____
 Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1820 Ridge Road Homewood, IL 60430

Requested Use: teaching Area: _____ sq. ft.

Business Name: Advanced healthcare plus, LLC

Applicant Name: Kasey Reed Date: 4/22/26

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

This school provides essential healthcare training, creates local job opportunities, and helps meet the growing demand for skilled medical professionals in the community.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

No, the school will increase foot traffic and support surrounding businesses by bringing in students, staff, and visitors.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

The school supports workforce development, education and community health, aligning with the village's goals of economic growth and public service.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

This location is accessible, appropriately zoned, and well positioned to serve residents seeking convenient healthcare training close to home. No negative impact.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

No, educational facilities typically enhance neighborhood stability and can positively influence property values by improving community resources.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

The school operates in a quiet, professional environment with minimal noise, making it fully compatible with nearby businesses and residents.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

There are no significant negative impacts; operations are low-traffic, low-noise, and managed to respect the surrounding area.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impact, managed to respect the surrounding area and neighbors.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No negative impact. The school will support orderly development by enhancing educational opportunities contributing positively to the continued growth of Homewood.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Students and staff will primarily arrive by personal vehicles and public transportation, with adequate parking and safe access available.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

NO

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

NO