

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 14, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-35: Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road

APPLICATION INFORMATION

APPLICANT	Kasey Reed
ACTION REQUESTED	Special Use Permit
ADDRESS	1820 Ridge Road, 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	Mixed-Use (ground floor commercial, residential above ground floor)
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 April 22, 2026. Mailed notice was sent to property owners and residents within 250' on May 8, 2026.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Kasey Reed, Applicant	04/22/2026
Special Use Standards	2	Kasey Reed, Applicant	04/22/2026
Property Information (from realtor)	3	Entre Commercial, Realtor	Undated
Staff Exhibits	2	Noah Schumerth, Interim Dir. ECD	05/08/2026

BACKGROUND

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*.

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.

DISCUSSION

Site/Tenant Space Layout

The proposed teaching facility will be located in Unit 304 of the Golden Eagle Office Center, which is a 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. Access to the tenant space is provided through the building's lobby and stairs or elevators to the third floor.

The office center has a large visitor parking area to the west of the center, in addition to partially covered parking for tenants and visitors on the first floor of the building. Each floor of the building is divided into several tenant spaces. The office center has a ground floor lobby and facilities shared by tenant spaces, including restrooms and kitchens. The office center is managed by a property management group who offers security, maintenance and cleaning services for the building.

Business Operation Details

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 9:00pm.

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

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

Parking

The subject site has 81 parking spaces in the visitor lot to the west of the office center, and 24 partially covered parking spaces located on the first floor of the building (105 total parking spaces).

The building is classified as a *multi-tenant commercial center*, which has a parking requirement of 1 space per 300 square feet of gross floor area. The building has approximately 37,100 square feet of leasable space (two floors at ~16,475 of leasable space per floor, plus approximately 5,000 square feet of additional leasable space on the ground floor (the remaining ground floor is mechanical areas and parking). The building requires approximately 124 parking spaces (37,100 s.f. * 1/300 = 123.6 parking spaces, rounded up to 124 spaces).

Per Section 44-05-01(a)(4), buildings erected prior to January 10, 2023 are not required to add additional parking spaces with a change in use, *“unless and until the aggregate increase in the required number of spaces shall be greater than 50% of the spaces existing on the effective date of the ordinance from which this chapter is derived [January 10, 2023].”* The number of spaces existing at the time of the new ordinance was 105 parking spaces. There is no aggregate increase in the required number of spaces for this property, and no additional spaces are required to approve this use.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-2 Downtown Transition zoning district. Any application for a special use permit must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) *Is the special use deemed necessary for the public convenience at that location?* The use provides an additional education opportunity for residents of the Village and the surrounding region. The use may improve accessibility to resources for members of the community interested in becoming certified nursing aides (CNAs).
- 2) *Will the special use be detrimental to the economic welfare of the community?* There are limited instances of similar teaching facilities in the area. The business may increase regional traffic into the downtown area during the limited class schedule of the business. The business is unlikely to harm any existing economic activity in the Village.
- 3) *Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?* The 1999 Comprehensive Plan identifies this property as commercial. The Comprehensive Plan recommends the support of economic development and encouraging the growth of service-based businesses within designated commercial areas, including the Village’s Downtown. This area was established as part of a TIF district in 2012 and identified as an area for increasing economic activity.
- 4) *Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?* The use does not propose any activity which may harm public health or safety. The proposed use will provide quiet instruction for adults

in a manner which is likely to ensure the welfare of those within the existing office center. The use will be required to be reviewed through the Village's business operation certificate review process, which will require inspection of the tenant space and adherence to all Village building and health/safety codes.

- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The use is similar to other uses in the building, which include indoor commercial places of assembly (small event venue, other instructional facilities) and professional offices. The use is unlikely to cause any impacts to surrounding tenants within the building.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The use is proposed to be located on the third floor of a large office complex and is unlikely to impact any neighboring property.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use is similar to those already located within the Golden Eagle Office Center and in surrounding buildings (such as the Eagle Ridge Office Center and the neighboring Briones and Burns law offices), which primarily house professional office or small-scale assembly uses in a medium-traffic environment near the Village's downtown.
- 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? The B-2 Downtown Transition zoning district is also designed to support uses which do not need direct frontage on high-traffic streets but support the economic vitality of the downtown district. The proposed use is consistent with the purpose of this district.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The proposed use is not anticipated to impact the improvement or development of surrounding property. The use will be located in an existing tenant space and is not proposing any improvements or details of operation which may impact the development of nearby properties.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The site has multiple points of vehicular access (Ridge Road, Homewood Avenue, alley in rear of building) which are sufficient for managing visitor and tenant traffic. The site also has direct pedestrian frontage on both Ridge Road and Homewood Avenue to provide sufficient pedestrian access to the building which are unlikely to cause concerns with pedestrian accessibility and traffic on public streets.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The business has sufficient utility and public safety infrastructure to suitable support the proposed use. The use is also accessible for all potential students, including those requiring ADA accommodations, through the entrance in the rear of the building near the covered parking area. The property has sufficient road and sidewalk access to support the use.

- 12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact on these resources are anticipated from the operation of the proposed use.

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered 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; and
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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-35: Special Use Permit for indoor commercial place of assembly at 1820 Ridge Road;

AND

Incorporate the Findings of Fact into the record.