

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 9, 2026

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Pre-Meeting for Planned Development – 2024 Chestnut and 2066 Ridge Road

APPLICATION INFORMATION

APPLICANT	Holladay Properties
ACTION REQUESTED	Pre-Meeting for Planned Development
ADDRESS	2024 Chestnut Road, Homewood, IL 60430 2066 Ridge Road, Homewood, IL 60430
PIN	29-31-305-018 (2024 Chestnut), 29-31-307-004/005 (2066 Ridge)

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Presentation Packet	9	Holladay Properties, Applicant	04/01/2026
Board Agenda Memo	10	Village of Homewood Staff	03/10/2026

PROCESS

In September 2025, the Village issued a Request for Proposals (RFP) to attract qualified developers for mixed-use and multi-family projects for the redevelopment of two Village-owned downtown development sites (2024 Chestnut Road and 2066 Ridge Road). These are sites which the Village has long considered for redevelopment and are included in the Downtown Transit-Oriented Development Master Plan as priority development sites in the Village’s downtown. The Village recruited developers and advertised the properties for eight weeks. During these eight weeks, the Village received six proposals for mixed-use developments on these sites.

Between November 2025 and February 2026, the Village evaluated proposals and worked with proposal teams to gather additional information. On February 10, 2026, the Village Board selected Holladay Properties as the “preferred developer.” Following this selection, the Village was required to open a Solicitation of Alternative Proposals, which is a requirement for any potential sale and development of Village property within a TIF district. The Village received three revised proposals.

On March 10, 2026, the Village Board voted 5-1 to approve Holladay Properties’ proposal for both development sites. The Board directed staff to negotiate a redevelopment agreement, purchase and sale agreements, and complete required planning and zoning reviews for the property.

Pre-Meeting – Planned Development

Holladay Properties will require the following planning and zoning reviews for each of the two properties:

- Planned Development (for any property within B-1 and B-2 zones)
- Resubdivision or Lot Consolidation (for Matrix Building property)
- Site Plan Review
- Appearance Review

Prior to applying for the Planned Development review, larger projects are required to complete several pre-filing meetings.

- **Pre-Meeting with Planning and Zoning Commission:** Meeting (open to the public) to introduce the project to the Commission, review project requirements with the Commission and Village, and allow for initial questions and feedback from the Commission.
- **Public Meeting:** One or more neighborhood meetings, generally performed in an “open house” format at a public location outside of Village Hall, where residents can learn more about the project, ask questions directly to the development team, and offer feedback or provide comments on the project.
- **Pre-Meeting with Site Plan Review Committee:** Meeting with Village staff to discuss project requirements, assess current site conditions, and discuss proposed development in greater detail prior to submitting applications.

This meeting is the pre-filing meeting with the Planning and Zoning Commission. This meeting is intended to provide the applicant with initial feedback on the proposed development prior to the applicant formally applying for a planned development. **Comments and feedback from this meeting are non-binding.** (Section 44-06-05, Village Zoning Ordinance).

DISCUSSION

Holladay Properties has prepared materials for review by Commission for the pre-meeting. Holladay Properties will present at the pre-meeting and an opportunity will be provided to ask questions and provide feedback.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

No action is required.