

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: August 20, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-51: Special Use Permit, Indoor Commercial Place of Assembly at 18148 Martin Avenue



Figure 1: The subject property in 2024

## APPLICATION INFORMATION

|                  |                                                                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT        | Florence Hardy (The Nap Lounge Illinois Inc.)<br>18148 Martin Avenue<br>Homewood, IL 60430                                                                                                                                         |
| ACTION REQUESTED | Special use permit approval to allow the operation of a members-only wellness retreat center (classified as an <i>indoor commercial place of assembly</i> ) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. |
| ADDRESS          | 18148 Martin Avenue<br>Homewood, IL 60430                                                                                                                                                                                          |
| PIN              | 29-31-313-018-0000                                                                                                                                                                                                                 |

## ZONING & LAND USE

| SUBJECT PROPERTY | ZONING                     | LAND USE                                     |
|------------------|----------------------------|----------------------------------------------|
| CURRENT          | B-2 Downtown Transition    | Vacant (formerly retreat center)             |
| SURROUNDING      | N: B-2 Downtown Transition | Townhomes                                    |
|                  | E: B-2 Downtown Transition | Multi-family residential (Martin Place)      |
|                  | S: B-2 Downtown Transition | Professional office/multi-family residential |
|                  | W: B-2 Downtown Transition | Restaurant (Grady's)                         |

## LEGAL NOTICE

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

## DOCUMENTS FOR REVIEW

| Title                 | Pages | Prepared by               | Date      |
|-----------------------|-------|---------------------------|-----------|
| Application           | 2     | Florence Hardy, Applicant | 8/7/2026  |
| Special Use Standards | 2     | Florence Hardy, Applicant | 8/7/2026  |
| Floor Plan            | 1     | Florence Hardy, Applicant | 7/1/2026  |
| Staff Exhibits        | 2     | Village Staff             | 8/11/2026 |

## ACTION REQUESTED

Florence Hardy ("Applicant") is requesting a special use permit to allow the operation of a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. The applicant is the owner of the building and purchased the building with the intention of running the proposed business. The property was previously used for the same type of business.

The applicant also requires approval of a variance to allow the operation of an indoor commercial place of assembly on a local street. According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. The applicant will request a variance to allow the proposed business to operate at this location which will be heard by the Commission on August 27.

## HISTORY

The building on-site was originally constructed in 1908 as a single-family residence. The building was converted into a business (an antique store) in 1977. The building was converted into a duplex in 1997, a conversion which was approved by the Board of Trustees by zoning variance. The business was converted into a surveyor's office in 2005. The building was used as a small retreat center called The Eos House for several years.

## BACKGROUND

**Summary:** The applicant plans to create a co-working and exhibition space called The Nap Lounge at 18148 Martin Avenue. The applicant describes the business as offering a members-only space for "co-working and exhibition space." Members may join the business to operate self-care related businesses or events (including podcasts, meditation retreats, artwork, etc.). The previous use of the building was the similar type of business.

**Operating Details:** Unlike a "co-working space" as defined by the Zoning Ordinance, the proposed business is designed for members to both work in and reserve for small wellness events and retreats. This requires the space to be classified as an "indoor commercial place of assembly." The applicant expects members of the business to host a range of small-scale events such as meditation retreats, podcasts, small yoga courses, or similar events. The largest events would be seated classes on meditation or other topics related to self-care, which would seat a maximum of 25 guests. Larger events such as yoga classes could support up to 15 attendees. Most events will be no larger than 4-8 attendees. Guests to any event would primarily be members of the business. Members will be able to reserve space in the business between 10am and 6pm on Wednesday through Sunday.

**Membership Details:** Membership is proposed to be \$99/month for any individual. Member grants access to the business space and the opportunity to reserve the space for small events. The applicant plans to cap membership at 75 members who could have access to the business. The applicant has stated that the business currently operates from a far smaller space at 18300 Dixie Highway and has 12 members. The business will generally restrict access to the building except during reserved times during the business' operating hours (10a – 6p, Wednesday through Sunday).

**Public Access:** The applicant has requested that the space be made accessible for the general public when a member wishes to reserve the space for an art exhibition or another exhibit about self-care topics. These exhibitions are proposed to be offered as part of larger tours incorporating visits to other nearby businesses which emphasize similar “self-care” principles, such as bookstores and yoga studios. These exhibitions would not be offered at the same time as other events or reservations by members.

**Business Location/Physical Details:** The total floor area of the business will be approximately 1,200 square feet, plus additional space for storage, stairwells, and other utility areas. The building is divided into many smaller rooms (six on each floor) which could be used for different types of individual or small group meditation or wellness activities. The applicant has stated that there will not be any situation where the entire building would be used at a single time.

The building has two bathrooms (one on the upper floor, one on the lower floor). The bathrooms are not required to be upgraded to current code standards because the business is not changing use from the previously permitted use (event center, The Eos House).

**Employees:** The applicant does not plan to have employees on-site at all times. However, the business will have a “house manager” who serves as a full-time manager, and is available to offer tours, clean and prepare spaces for events or exhibitions, and provide responses to concerns from members.

**Parking:** The business currently has seven dedicated parking spaces in the rear of the building. There are no parking requirements currently applied to property in the B-2 Downtown Transition zoning district. The business is not required to add additional parking spaces. However, the Planning and Zoning Commission may weigh the adequacy of parking and access through the special use permit review.

**Use-Specific Requirements:** The Village Zoning Ordinance outlines use-specific standards which apply to some types of uses in the Village. Section 44-04-04 of the Village Zoning Ordinance requires that places of assembly (as the proposed use is designated as) are located on arterial or collector streets only. Martin Avenue is designated as a local street per the Village’s functional classification (federal Class 7). The applicant would require approval of a variance from this requirement to allow the operation of the business at this location. Staff has recommended the application for a variance.

Staff has provided a review of the special use permit application below. The applicant’s variance application requires legal notice and will be brought forward at a future meeting date.

## DISCUSSION AND SPECIAL USE STANDARDS

The applicant is seeking to receive a special use permit to operate an indoor commercial place of assembly in the B-2 Downtown Transition.

All special use permit applications are reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance. The full responses to the Special Use Standards, completed by the applicant, are attached with this application. Village staff have reviewed the proposed variance with these standards and provided staff findings below. No one condition is binding.

- 1) Is the special use deemed necessary for the public convenience at that location? The location will improve accessibility and convenience for the existing business.

- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to negatively impact the economic welfare of the surrounding area or community as a whole. The small events hosted by members may provide opportunities to improve traffic at nearby businesses through partnerships with events or providing additional customers visiting the Downtown area more frequently. The applicant has also described the business as encouraging entrepreneurship by allowing very small self-care businesses to begin operating and building a presence in the business community.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The area is designed for commercial use through the 1999 Comprehensive Plan.

The business is proposed in the B-2 Downtown Transition zoning district, which is designed to “support the adaptive reuse of existing building for residential or non-residential uses” and “provide contextually sensitive infill development in a pedestrian-oriented environment that supports the downtown core.” The proposed business is likely to support this policy for land uses in the B-2 Downtown Transition zoning district.

- 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? No negative impacts to public health, safety or general welfare are anticipated by the new business.

The previous business operating at the location, The Eos House, operated with a similar business function with no known complaints or citations regarding the protection of public health, safety, and welfare.

- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The proposed business is similar to the previous business operating in the building, which operated successfully for several years. The use has private parking to support most functions of the business, and additional street parking in the vicinity on Martin Avenue south of Hickory Road which may support larger events without impacting parking availability for the surrounding area. The business may support business development and traffic in support of the nearby “downtown core” area.

The property is currently vacant. The building is unlikely to be substantially diminished in value if the special use is not approved, as the building has been converted into numerous different residential and non-residential uses.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed business is unlikely to cause injury to surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on surrounding property. The seven on-site parking spaces will likely handle parking for most member events, and additional on-street parking is available nearby on Martin Avenue south of Hickory Road.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is commercially-focused for small operators of self-care businesses and similar enterprises. The use encourages additional event activity in a manner which may support other local businesses in the “downtown core” area. The proposed use is

unlikely to impact the character of the neighborhood. The previous tenant at the subject property operated a similar business.

- 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 proposed business is unlikely to injure the use or enjoyment of surrounding property. No environmental impacts such as noise or light are anticipated to impact the full use and enjoyment of surrounding residential properties. The proposed hours of the business are not anticipated to harm any surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on surrounding property.
- 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 business is unlikely to impede the development of any surrounding property for uses permitted in the zoning district.
- 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 use has vehicle and pedestrian access from both Martin Avenue and a public alley in the rear of the building. The traffic generated from the proposed business is unlikely to be substantial so as to cause congestion in the vicinity of the business. The parking on-site is likely to handle the vast majority of member traffic, with larger events having access to on-street parking in the immediate vicinity of the proposed business.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The proposed business has sufficient utilities, drainage, access, safety infrastructure and other facilities to operate as proposed. The building previously operated with a similar use without any concerns regarding public safety, utilities, access, or other building functions. The building is in good condition. Some upgrades (such as resurfacing of the driveway) may be required to the property, which will be addressed through the inspections process during business operation certificate review.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impacts on historical, archeological, cultural, natural or scenic resources are anticipated.

## STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for special use applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

A variance is required to allow the applicant to operate the proposed business on a local street as proposed (instead of a collector or arterial street as required by the Zoning Ordinance). This case will be brought forward at a future meeting date.

If the special use and forthcoming variance applications are approved (by ordinance by the Village Board), the business will require approval of a business operation certificate. The applicant has applied

for this certificate. This approval requires inspections for code compliance and review of business details prior to issuance.

### FINDINGS OF FACT

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 upon a recommendation of approval:

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in Table 44-03-04 of the Village Zoning Ordinance;
4. The subject site meets the use-specific standards for places of assembly in Section 44-04-04 of the Village Zoning Ordinance;
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;

*These are recommended Findings of Fact which may be used once a review is completed for a required variance application for operating the business at this location (local street vs. collector or arterial street)*

### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

**Continue** Case 26-52: Special Use Permit for an indoor commercial place of assembly (Nap Lounge Illinois LLC) at 18148 Martin Avenue until August 27, 2026, to allow the applicant to complete a variance application and review for the operation of the proposed business on a local street.