

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 27, 2025

To: Village President and Board of Trustees

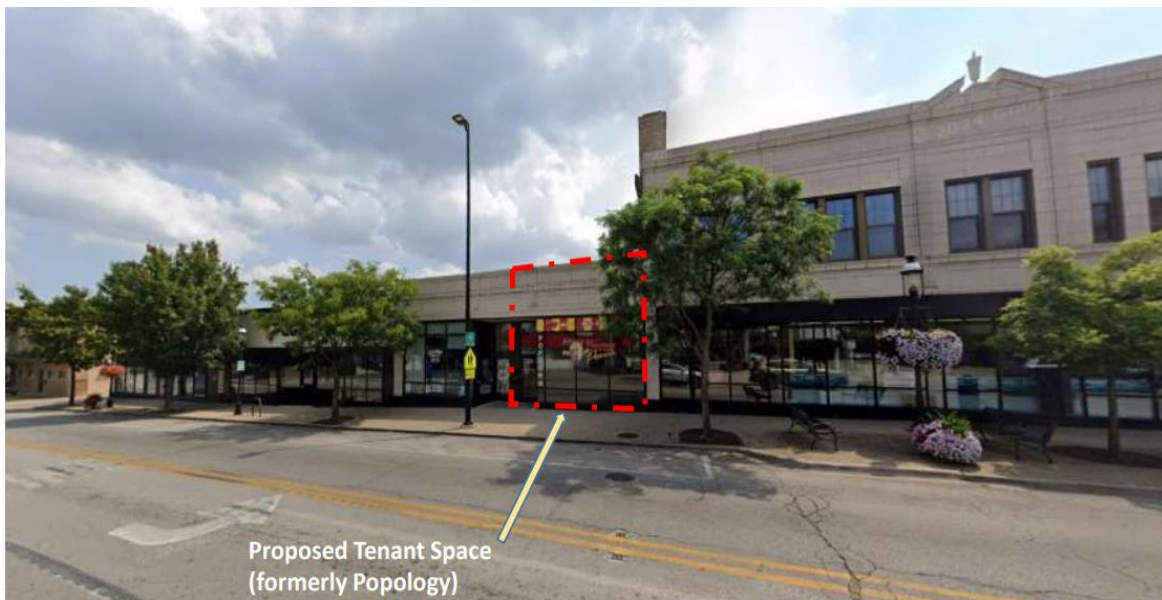
Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for a carry-out facility in the B-2 Downtown Transition District at 18035 Dixie Highway, Sunny's Smoothie Café

PURPOSE

The applicant, Kathy Bracy Smith, wishes to operate a carry-out facility at 18035 Dixie Highway. The restaurant is proposed to be operated as a juice bar serving smoothies and other similar beverages. The building is currently vacant and is located in the B-2 Downtown Transition zoning district.



The Homewood Zoning Ordinance defines a carry-out facility as *“a business which sells food or beverages to the consumer in a ready-to-consume state and whose operation includes serving food or beverages in paper, plastic, or other disposable containers, and does not include associated seating for dining on the premises.”* The applicant does not plan to provide seating for patrons, except for temporary seating while they wait for their food and beverages. The applicant intends to serve all products in disposable containers and a ready-to-consume state. Therefore, the use meets the definition of a carry-out facility.

VILLAGE OF HOMEWOOD



A carry-out facility requires a special use permit in the B-2 zoning district. In addition, according to Section 44-04 of the Zoning Ordinance, Carry-out facilities are required to meet the following use-specific standards:

- Vehicular access, as applicable, shall be provided from a collector or arterial street (Section 44- 04-07.A.1)
- The operator shall provide daily litter clean up along the right-of-way abutting the property (Dixie Highway) and adjacent properties subject to litter from the establishment. (Section 44-04- 07.A.2)

The café will meet these requirements. Dixie Highway is an arterial street, and the applicant agrees to provide litter cleanup. The smoothie café will operate in the large open area in the front of the building. A small existing kitchen space in the rear of the building will serve the business. An existing restroom for employees is located in the rear of the building. Employee access to the building is provided in the rear, while customer access will be provided through the front storefront. The café will be open Monday through Saturday, 6:30 a.m. until 7:00 p.m., and closed on Sundays. The applicant plans to have two (2) staff members and one (1) summer employee.



The zoning ordinance requires one parking space per 200 square feet; therefore, five (5) parking spaces are required for this proposed business. The business has one (1) dedicated parking space behind the building. The property is deficient by four (4) parking spaces. Section 44-05-02.j of the Zoning Ordinance allows the use of off-site parking spaces within 300 feet of the business to meet the requirements. The four (4) spaces located on Dixie Highway in front of the building meet this requirement.

VILLAGE OF HOMEWOOD



PROCESS

At its regular meeting on May 8, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With five (5) of the seven (7) members present, the Commission voted unanimously to recommend approval. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, at the northeast corner of Dixie Highway and Ridge Road;
2. The subject property is owned by UMC Meds LLC of Mokena, Illinois;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,100 square feet of gross floor area;
5. The applicant has proposed a carry-out facility to occupy the subject property;
6. The current zoning designation of the property allows a carry-out restaurant as a special use;
7. The subject property has four (4) parking spaces on-site, shared with other businesses adjacent to the proposed business, with one (1) dedicated parking space;
8. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
9. The existing commercial building is adequately served by utilities, access, and parking.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit for a carry-out facility, Sunny's Smoothie Café at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district.

ATTACHMENT(S)

Ordinance