

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 11, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-40: Special Use Permit for Child Care Center at 3355 W. 183rd Street

APPLICATION INFORMATION

APPLICANT	Dorothy and Michael Jones
ACTION REQUESTED	Special Use Permit
ADDRESS	3355 W. 183 rd Street
PIN	31-02-201-052-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Vacant (former child care center)
SURROUNDING	N: B-2 Service Business (Hazel Crest)	Multi-tenant commercial center
	E: B-3 General Business	Auto repair (AAG Complete Auto)
	S: R-4 Multi-Family Residential	Multi-family residential
	W: R-0 Single Family Residence (Hazel Crest)	Townhouse residential

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 27, 2026. Letters were sent to property owners and residents within 250 feet.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Michael Jones, Applicant	05/20/2026
Special Use Standards Worksheet	2	Michael Jones, Applicant	05/20/2026
Current Property Information	3	Michael Jones, Applicant	05/20/2026
Floor Plan	1	Michael Jones, Applicant	05/06/2026
Staff Exhibits	1	Noah Schumerth, Int. Dir. ECD	06/06/2026

BACKGROUND

The applicant, Dorothy Jones of Fun as You Grow Daycare, has proposed to operate a child care facility at 3355 W 183rd Street. This 5,800-square-foot building will provide commercial day care facilities for up to 85 total children. The child care center will be the sole tenant of the building.

This use will occupy a building formerly occupied by a child care center. Child care centers are designated as a special use in the B-3 General Business zoning district. The building has been vacant for greater than 180 days and the original approval for this special use has expired. The applicant must receive approval for a special use permit to operate a child care center at this location.

HISTORY

The property was originally occupied by a single-family residence constructed in 1949. The residence was torn down in 2005 and a commercial center was constructed on the site in 2009. The property operated as a commercial day care center between 2015 and 2023. The property has previously been cited for numerous property maintenance violations and required substantial building repair since 2023.

DISCUSSION

The applicant has proposed to operate a commercial day care facility within the existing commercial center located on the subject property. The applicant will utilize the entire center for the daycare facility by combining four separate tenant spaces into a single space. The day care facility will have full control of the parking area in the front of the building and will utilize the existing fenced grass area in the rear of the property for an outdoor supervised play area.

Floor Plan

The applicant has proposed to convert the westernmost tenant space into a reception area with bathroom and kitchen facilities to support the use. The remaining tenant spaces will each be divided into two separate classrooms. Doors will be installed to connect the tenant spaces, and the bathroom installed in each tenant space will be utilized. Entry doors for each of the existing tenant spaces will remain, though these doors will not be used for exterior access into the building and will be locked for emergency use only.

Rear doors will exit into a fenced paved area, which connects the building to a fenced grass area where outdoor supervised play will occur.

Parking

The subject property has 20 parking spaces on-site located in the front of the building. Commercial child care centers require a minimum of one (1) parking space per 300 square feet of floor area. The area is not located within the B-1 or B-2 zoning districts, or within a "transit overlay area" as defined by the Village Zoning Ordinance, and thus must provide off-street parking.

The proposed 5,800 square-foot child care center use requires a minimum of 18 parking spaces. The subject property currently has 20 parking spaces. Spaces will be reserved for pick-up and drop-off traffic, which will make up most of the traffic traveling to and from the proposed business.

Operation Details

The proposed daycare will have a maximum capacity of 85 total children. The business will have a staff of 10 employees.

The business will operate from 6:00 a.m. to 6:00 p.m. on Monday through Friday. There are no weekend hours proposed. The use will require child pick-up by 6:00 p.m. The applicant anticipates that peak traffic at this location will be during morning drop-off hours (before 9:00 a.m.).

The business owner is licensed to operate a child care center through the Illinois Department of Family and Child Services (DFCS).

SPECIAL USE STANDARDS

Child care centers require a *special use* in the B-3 zoning district. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

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

- 1) *Is the special use deemed necessary for the public convenience at that location?* Child care centers are a high-demand use in suburban communities with large numbers of families with children. There are two childcare centers within one (1) mile of the proposed center – Mother Goose Children’s Center at 4112 183rd Street in Hazel Crest, and KinderCare at 3971 W 178th Place in Country Club Hills. There are small home-based childcare centers located in neighborhoods near the subject business. There are two childcare centers in Homewood within two (2) miles of the proposed business – On Cloud Nine at 18341 Dixie Highway (approved by the Planning and Zoning Commission in 2025) and The Learning Lab LLC at 18729 Dixie Highway.
- 2) *Will the special use be detrimental to the economic welfare of the community?* The use is unlikely to impact other businesses in the nearby area. Child care centers are often primarily drop-off/pick-up destinations for children and are unlikely to impact the surrounding area. The business is unlikely to impact demand or performance of any other businesses in Homewood.
- 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 recommended expanding commercial land uses around the 183rd Street and Kedzie Avenue intersection, including areas to the west of Kedzie Avenue. The reoccupation of this building with a commercial land use will increase activity in the corridor.

Additionally, this area is located within the Kedzie Gateway Tax Increment Financing (TIF) district, which has a goal of rehabilitating commercial property and decreasing vacancy rates to increase overall tax revenue (EAV) produced by the TIF 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?* The special use is designed and operated in such a manner to protect the health and safety of those visiting the business or owners or surrounding properties.

Staff has recommended the designation of all entrances not serving as a main entrance to be maintained as “emergency exit only” doors meeting fire code requirements for such doors, in order to preserve the safety of tenants.

- 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 building has been vacant for several years. The building was previously operated as a child care center, but has been closed since 2024.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on surrounding property values are anticipated.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is consistent with the uses and community character of the neighborhood. The property is located at the entrance to a residential subdivision at the end of a major commercial corridor, where the intensity and customer orientation of commercial uses declines. The 183rd Street corridor decreases dramatically in average traffic counts after crossing west of Kedzie Avenue (~22,000 ADT to ~13,000 ADT), which supports a commercial corridor with less intensive uses, including child care centers. The areas of Hazel Crest to the west of the use are civic or residential uses; child care centers may serve as a transitional use between commercial areas and these types of residential/civic corridors.
- 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? There are no anticipated impacts on the enjoyment of other properties in the neighborhood. A large landscape area exists between the outdoor play area and surrounding residential property, minimizing any potential noise impacts or other impacts which may limit full enjoyment of 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 use is not anticipated to impact the development of surrounding properties.
- 10) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The site has adequate ingress and egress for vehicles accessing the 20 parking spaces on the site. Most traffic on the site will be intermittent drop-offs and pick-ups, with up to 10 parking spaces available for such traffic. The site is adjacent to a public sidewalk but does not have any direct pedestrian access to the building. This project does not constitute a new development which would require the installation of this access. The site is not anticipated to generate additional congestion on nearby 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 building is suitable for the operation of a child care center. The building is connected to all necessary utilities and public facilities to support the proposed use.
- 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 are anticipated.

STAFF COMMENTS

The Planning and Zoning Commission shall provide a recommendation of approval or denial of the special use permit to the Village Board, based on the Special Use Standards and approval of the Findings of Fact. The Village Board reserves the final authority to approve or deny a special use permit application.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Sections 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 3355 W. 183rd Street and is located within the B-3 General Business zoning district, with Cook County PIN # 31-02-201-052-0000.
2. The subject property is currently owned by Zenah Taher of Tinley Park, IL.
3. The proposed use of the property is a commercial child care use, which is a special use in the B-3 General Business zoning district.
4. The subject site meets the use-specific standards for child care centers in Section 44-04-06 of the Village Zoning Ordinance, and will be required to meet these requirements prior to issuance of a business operation certificate required for the use.
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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 26-40: Special Use Permit for a child care center located at 3355 W. 183rd Street;

AND

Incorporate the Findings of Fact into the record.