

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Special Use Permit and Variance for Indoor Commercial Place of Assembly (The Nap Lounge) at 18148 Martin Avenue



Figure 1: Location of proposed business at 18148 Martin Avenue (previously operated as The Eos House).

PURPOSE

The applicant, Florence Hardy of The Nap Lounge LLC, has proposed a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) at 18148 Martin Avenue. The business formerly operated as a similar business called The Eos House. This use requires two approvals:

1. **Special Use Permit** - The business was previously operating as a legal non-conforming use. The business is classified as an indoor commercial place of assembly under the current Village Zoning Ordinance. The use did not previously receive a special use permit. The use went greater than six months without operation and requires conformance with the current Zoning Ordinance. A special use permit is required.
2. **Variance** - Under the current Village Zoning Ordinance, indoor commercial places of assembly are only permitted on collector or arterial streets (Section 44-04-04). Martin Avenue is classified as a local street. A variance is required.

Special Use Permit

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. Unlike a traditional co-working space, 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

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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 four to eight attendees. Guests to any event would primarily be members of the business. Members will be able to reserve space in the business between 10 a.m. and 6 p.m. on Wednesday through Sunday.

The business will generally restrict access to the building except during reserved times during the business' operating hours (10 a.m. – 6 p.m., Wednesday through Sunday). The property owner gave testimony to the Planning and Zoning Commission and stated that she does not wish to have members on her property late into the evening.

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 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.

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.

Variance

According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. This code provision was included in the Zoning Ordinance to avoid negative impacts from large places of assembly (event centers, etc.) on local streets, where congestion from large events could occur.

A variance is required to operate an indoor commercial place of assembly on a local street. Martin Avenue between Hickory Road and Olive Road is classified as a local street. As described in the Special Use Permit application, the use is not anticipated to have events larger than 15 people, has a maximum capacity of 25 people, and has limited public access.

Martin Avenue is a local street with less than 500 vehicles per day. Per the Village's 2019 Parking and Traffic Study performed by KLOA Inc., traffic volume is less than comparable through streets in the vicinity (Ridge Road, Harwood Avenue, etc.).

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PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for indoor commercial places of assembly. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval of a special use permit by staff.

At the regular meeting of the Planning and Zoning Commission on August 20, 2026, the Commission considered the request for a special use permit to allow the proposed indoor commercial place of assembly use. The Planning and Zoning Commission reviewed the application against the standards for approval in the Zoning Ordinance. Following this review and the hearing of testimony, the Commission voted 6-0 to recommend approval of the special use permit to the Village Board, with the condition that the variance application is reviewed and approved.

At the Planning and Zoning Commission meeting on August 27, 2026, the Commission considered the request for a variance to allow the operation of an indoor commercial place of assembly on a local street. The Planning and Zoning Commission reviewed the application against the standards for approval in the Zoning Ordinance. Following this review and the hearing of testimony, the Commission voted 6-0 to recommend approval of the variance to the Village Board.

OUTCOME

The Planning and Zoning Commission reviewed the applicant's request for a special use permit, heard testimony by the applicant and considered the applicant's responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact for the special use permit decision were incorporated into the record on August 20, 2026.

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 the B-2 Downtown Transition zoning district.
4. The applicant has requested a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is located on a local classification street.
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.

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The Planning and Zoning Commission also reviewed the applicant's request for a zoning variance, heard testimony by the applicant and considered the applicant's responses to the variance of the Village Zoning Ordinance. The following Findings of Fact for the variance decision were incorporated into the record on August 27, 2026.

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 applicant has requested a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is located on a local classification street.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed variance is consistent with the applicable standards for variance approval as set forth in Section 44-07-12.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

1. Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 18148 Martin Avenue.
2. Pass an ordinance granting a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street at 18148 Martin Avenue.

ATTACHMENT(S)

- Ordinance – Special Use Permit
- Ordinance – Variance