

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 for Indoor Commercial Place of Assembly (Healthcare Innovator Institute) at 1820 Ridge Road



Figure 1: Location of proposed business at 1820 Ridge Road.

PURPOSE

The applicant, Kytori Tolbert of Healthcare Innovator Institute, has proposed a teaching center for healthcare professionals, including certified nursing assistants (CNAs), at 1820 Ridge Road. The business will be located within the Golden Eagle Office Center. The office plaza is an existing three-story structure with a variety of commercial tenants, including an event venue, a day care facility, and other professional offices and service uses. The applicant plans to offer semi-regular classes to support students seeking CNA certification from the State of Illinois. Businesses which offer these types of teaching facilities are classified as *indoor commercial places of assembly*.

The healthcare career learning center will be located in an existing office suite within the Golden Eagle Office Center. This suite (#306D) is located on the third floor of the building. The suite consists of a single large room that is approximately 22' x 18' in area. The suite will share restrooms with other office suites located on the same floor. The suite has a fire alarm system installed as required by code.

Based on occupant load requirements in the adopted 2021 International Building Code, the maximum capacity in the space for an educational facility is 20 persons.

The applicant plans to host small classes of up to 10 students between 9 a.m. and 8 p.m. on weekdays and Saturdays (Monday through Saturday). The applicant anticipates that the majority of classes will be hosted during daytime hours (7 a.m. – 5 p.m.), with some evening classes. Classes will be taught by several hired instructors.

The business will employ up to five (5) employees, who will be involved in teaching activities at various times. The applicant plans to staff between one and three employees at a time, depending on the course offering.

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The Golden Eagle Office Center has 81 parking spaces in the visitor lot to the west of the office center, and 24 partially covered parking spaces located on the first floor of the building (105 total parking spaces). 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 adequacy of parking and access may be reviewed through the special use permit review process.

Note: This teaching program does not directly certify prospective CNAs. The Illinois Department of Public Health (IDPH) formally certifies CNAs. The courses offered at this business are designed to assist students in passing the Illinois Nurse Aide Testing exams (also known as the INACE program) and other similar program requirements.

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 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.

OUTCOME

The Planning and Zoning Commission reviewed the applicant, 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 were incorporated into the record.

1. The proposed use is to be located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County PIN 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046.
2. The subject property is located within the B-2 Downtown Transition zoning district.
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL.
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district.
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

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FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.

ATTACHMENT(S)

Ordinance