

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

December 12, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the November 21, 2024 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 24-50: Special Use Permit for Multiple-Family Residence (>7 units) at 18240 Harwood Avenue

B. **Public Meeting** for Case 24-51: Site Plan Review for Multiple-Family Residence (>7 units) at 18240 Harwood Avenue

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: November 21, 2024

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:02 pm and stated the meeting will end at 9pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Castaneda, Johnson, O'Brien, Castaneda, and Chair Sierzega. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 8 members of the public in attendance.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from October 10, 2024.

Member Castaneda stated there is a typo in the list of attendees, she is listed twice and one should be Member Cap.

Member O'Brien complimented Economic Development Director Mesaros for the training session and stated it was the best training meeting ever attended and stated he will be submitted a memo for the record regarding it. Member O'Brien stated there was a question to Member Bransky at the end about past cases that needed context.

Member Bransky stated that in discussions of current cases they need to be cautious about discussing past cases as the attorney stated there is no precedence.

Member O'Brien motioned to approve the minutes as corrected from October 10, 2024; seconded by Member Bransky.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda

NAYES: NONE

ABSTENTIONS: Chair Sierzega

ABSENT: NONE

Meeting Minutes | November 21, 2024

C:\Users\MeetingsOfficeUser11\AppData\Local\Temp\tmp7A19.tmp

Last Revised: 12/06/2024

PUBLIC COMMENT:

None

REGULAR BUSINESS:**Case 24-32: Site Plan Review for Redevelopment at 2124 183rd Street.**

Chair Sierzega introduced the case and swore in the applicant, Animesh (Andy) Kumar, who presented the case.

Chair Sierzega asked if the existing structure will be used.

- **Mr. Kumar stated the existing structure will be used, but the interior will be completely remodeled. The area is very tight with only 12 parking spaces. He also owns the neighboring gas station and they will be using spaces there for extra parking. Between the two properties there should space for 18-20 cars at a time. Mr. Kumar stated he also bought the residential property behind is so employees can park there.**

Member Castaneda stated that local plants will be incorporated and glad that they had spoken to the arborist regarding the landscape plan.

- **Mr. Kumar stated they are doing 120% of what the State requires and 130% of what the Village requires.**

Member Johnson asked about installation of an outdoor grease trap and any curbing.

- **Mr. Kumar stated the Village wants an outdoor grease trap and one will be installed. By the proposed usage one can be installed inside, but the outside one would be bigger and need less cleaning out.
Mr. Kumar stated the area on the east side by 183rd Street will be paved at the Illinois EPA's instructions and added that nothing can be put there.**

Member O'Brien stated that #2 on page 16 for the grease interceptor is incomplete.

Assistant Director Schumerth stated it should have the technical details for what can be installed.

Member Cap asked if the Village Engineer has been satisfied for drainage and if an oversized pipe will be needed for drainage.

- **Mr. Kumar stated all the codes, including stormwater, have been met and his engineer is doing a study to determine the runoff. They are waiting for the civil engineer to provide the report to know if an oversized pipe is needed.**

Member Cap stated the drainage is to be at the southeast corner of the property and asked how they would cross the property and if their entire parking lot will be resurfaced.

- **Mr. Kumar stated it depends on the civil engineer’s report and he is unsure at this time if the entire lot will be repaved.**

Chair Sierzega asked the seating capacity, hours of operation, and work start date.

- **Mr. Kumar stated it would be considered full at 30-40 people, but would be able to hold more. The hours are not guaranteed but are proposed to be 11am-12am on weekdays, 11am to 2am on weekends if the Village allows it, and 11am-10pm on Sundays. The original plan to start was June 2024 but sine the weather has changed it won’t be before March 2025 and expect 4-4 ½ months to complete.**

Member Bransky asked Staff if a special use permit is needed for the video gaming machines.

Staff Liaison Mesaros stated no as the liquor license for restaurants includes it.

Chair Sierzega asked if there were any public comments.

- **Routher Montgomery from Martin Avenue asked about cycle parking as it’s not on the plans.**

Mr. Kumar stated there is space next to the patio it can be put at, but it depends on if approval is given to remove a tree.

Member Bransky motioned to approve Case 24-32 to approve the Site Plan review for 2124 183rd Street, as proposed by J. Scott McKay, Architect, subject to the following conditions the location of an outdoor grease interceptor to accommodate the proposed restaurant must be identified in revised site drawings submitted to Village Staff before the issuance of any building permit; proposed improvements within public right-of-way with the removal of a curb cut on Morris Avenue, including parkway improvements, must be identified in revise site drawings; and a photometric plan showing the location of lighting fixtures, photometric values, and any proposed lighting product details shall be submitted prior to the issuance of any building permits; and to be compliant with the requirements from the Village Engineer for the site improvements; seconded by Member O’Brien.

AYES: Members, Alfonso, Bransky, Cap, O’Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: None

Case 24-46: Text Amendment to Permit Child Care Centers as Special Use in B-2 Downtown Transition Zone:

Chair Sierzega introduced the case and asked if any public comments had been received.

Assistant Director Schumerth stated no public comments were received and presented the case.

Member Alfonso asked if the locations not in single use buildings would be grandfathered in.

Staff Liaison Mesaros stated the conditions were only for the B-2 District.

Member Alfonso asked what the difference was.

Staff Liaison Mesaros stated B-2 is around the downtown area and they didn't want to have store fronts be taken and B-3 is strip centers.

Member Cap asked if B-4 is non-conforming as well as churches. Member Cap asked about the Park District.

Staff Liaison Mesaros stated yes regarding the B-4 district and for the churches it is an ancillary use with day care being considered an accessory use. Staff Liaison Mesaros stated they offer activities not child care.

Member Alfonso asked about existing day care locations in the B-2 District.

Staff Liaison Mesaros stated they are grandfathered in unless they are closed for more than 1 year.

Member O'Brien asked if the text and map amendment applies to just this property.

Staff Liaison Mesaros stated it applies to all of the B-2 District, but the Special Use permit is just for this property.

Member Cap motioned to approve Case 24-46, amendments to the text of the zoning ordinance: Amend Table 44-03-04 of the Village Zoning Ordinance to add child care centers as a special use within the B-2 Downtown Transition zoning district and Amend Section 44-04-06 child Care Center of the Homewood Zoning Ordinance to add the following standards for child care: operation in the B-2 Downtown Transition district is limited to properties with a single principle use, operation in the B-2 Downtown Transition district is limited to a freestanding building, structures used for a child care center shall be a minimum of 3,000 square feet in gross floor area and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members, Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: None

Meeting Minutes | November 21, 2024

Cases 24-47 and 24-48 Map Amendment from R-2 Single Family Residence to B-2 Downtown Transition and Special Use Permit for Child Care Center at 18341 Dixie Highway:

Chair Sierzega introduced the case and swore in the applicant, Wilnetta Robinson from Georgetown Road in Frankfort, Illinois.

Ms. Robinson stated there will be a maximum capacity of 50 kids. The property has been vacant for a number of years and minor updates are needed. Ms. Robinson stated there are 5 other day cares in the area, but there is demand as the current locations have waiting lists.

Chair Sierzega asked if the applicant will be buying or renting.

- **Ms. Robinson stated renting to start and plan to purchase the property in a year.**

Member Alfonso asked if the entrance would be through the rear because of the location of the parking.

- **Ms. Robinson stated yes, and there will be 2 security gates.**

Member Alfonso asked about qualifications.

- **Ms. Robinson stated she is required to be teaching qualified by the stated and have continuing education yearly.**

Member Castaneda stated there is a definite need for child care centers in the area and the hours are nice for the parents.

Member Johnson asked if the 16 space would be enough.

Mr. Robinson stated due to the parents' work the pickup and drop off times are staggered but the peak would be from 7:30-8:30.

Member O'Brien stated #10 on page 50 is incomplete and asked if the ADA space is included in the parking count.

Assistant Director Schumerth stated the ADA space is included and the end of the sentence should state "west side of the building along Dixie Highway".

Chair Sierzega asked the hours of operation, if they would be open on weekends, the number of kids, and the number of employees.

- **Ms. Robinson stated they are finalized yet and they would depend on staffing, so they are tentative as 7am-7pm. At this time they will be closed on weekends. There are 40 rooms and there is a capacity of 50, but would maybe have 40 kids with a minimum of 4 employees and a maximum of 8**

Member Bransky motioned to approved Case 24-47 a map amendment for the property at 18341 Dixie Highway from the R-2 Single-Family Residence zoning district to the B-2 Downtown Transition zoning district; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, O’Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

Member Bransky motioned to approve Case 24-48 to allow a child care center as a special use permit at 18341 Dixie Highway, subject to the following conditions: the applicant must provide a revised site drawing restriping the parking lot for 16 parking spaced in the rear prior to the issuance of a business license or any building permit associated with the proposed use; the applicant must provide one (1) ADA-accessible handicap space on the site prior to issuance of a business license or any building permit associated with the proposed use; and incorporate the Findings of Fact into the record; seconded by Member O’Brien.

AYES: Members Alfonso, Bransky, Cap, O’Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

Case 24-53: Variance for driveway at 18148 Perth Avenue:

Chair Sierzega introduced the case and swore in the petitioner, Ruth Fulwiley.

Ms. Fulwiley stated the fence was replaced this summer, but they want to have a swing gate and they need asphalt to be put down from Stewart Avenue in the rear to 14 feet into the yard enough so the gate would open inward.

Member Johnson asked what would be parked there.

- **Ms. Fulwiley stated it would be just to have access. The driveway is off Perth at the front of the house.**

Member O’Brien questioned the 14 foot depth into the yard.

Ms. Fulwiley stated it’s approximately 24 feet from Stewart to the fate and another 14 feet into the yard, so a total of about 37 feet.

Member Cap asked Staff if being a double frontage lot the frontage on Stewart is to someone else’s yard and if the fence is considered a front yard fence.

Assistant Director Schumerth stated there are 3 or 4 properties that are double frontage.

Building Department Secretary Leonard stated the fence permit would have been issued as a rear yard fence and not flagged for review because it is for the rear yard.

Member Cap asked if a second house can be built.

Staff Liaison Mesaros stated they would have to go before the Planning and Zoning Commission, meet the necessary requirements, and subdivide the property. Staff Liaison Mesaros added that the code says the fence along the street lot lines are considered front lots.

Motion by Member Bransky to approve Case 24-53 to allow a variance of Section 44-05-05.d.1.a of the Homewood Zoning Ordinance, to permit the construction of a second driveway at 18148 Perth Avenue, subject to the following conditions: approval of construction plans for the driveway by the Homewood Building Division which meet all requirements of Homewood building codes and ordinance and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Johnson, O'Brien, Castaneda, and Chair Sierzega

NAYS: Member Cap

ABSTENTIONS: None

ABSENT: None

Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway:

Chair Sierzega introduced the case and swore in the petitioner, Niya Jones of Park Forest.

Ms. Jones presented the case and stated the location would be a special event space.

Chair Sierzega asked if the location was 1100 square feet, about the parking in the rear, the interior layout, and if there was a single restroom.

- **Ms. Jones stated the location is 1100 square feet with a 3-compartment sink, there is 1 parking space in the rear that she would use, the space is divided into 2 areas where she plans on having tables and chairs in the front and have the food and a kitchenette in the back with no cooking on site. She is unsure of the number of restrooms.**

Chair Sierzega asked if a second restroom would be required.

Staff Liaison Mesaros stated she is not sure and Assistant Director Schumerth stated it would have to be looked into.

Chair Sierzega asked they types of events that would be at the location.

- **Ms. Jones stated repasts, parties, birthday, bridal showers, and small weddings.**

Chair Sierzega asked about the parking and if the lot at the Church would be utilized as 4 parking spaces is required.

- **Ms. Jones stated the public parking and possibly the Church and she would be reaching out to them.**

Chair Sierzega asked about the occupancy with seating and with high tables, the hours and days of operation, and the number of employees.

- **Ms. Jones stated the occupancy would be 50 with seating and 60 with high tables, she is unsure about the hours but she is thinking 11-12am 7 days a week and her getting there at 10am to set up. She is looking at just weekends, to start but will consider weekdays. She will not have any employees, just herself and her husband.**

Chair Sierzega stated he has concern about the parking for the people.

- **Ms. Jones stated she considered the location as a restaurant, but the property owner doesn't want that and she is hoping to work with the Church for the parking.**

Member Bransky questions Staff about #7 in the Findings of Fact and if it is correct.

Staff Liaison Mesaros stated it is correct and Assistant Director Schumerth added that there are 4 spaces behind the building with 1 for her space. They are not shared.

Member Bransky stated there is a concern about the parking not being conducive, but the concept is good. The parking is a hardship for the applicant and the surrounding businesses. Without a parking agreement and the limited public parking it is unclear how it would work.

Member Johnson suggested tabling the case to give the applicant a chance to get an agreement with the Church since parking is a problem.

Chair Sierzega asked Ms. Jones if she can come back with an agreement and to let the case be tabled for now.

Member Cap asked if there is a contingency in the event the Church says no as the peak hours coincide on the weekend with the Church.

- **Ms. Jones stated the dental office is a second choice.**

Staff Liaison Mesaros suggested Ms. Jones speak with the dental office as they allow parking for Asian Harbor.

Member Cap stated there is a lark parking area between the taekwondo place and the building to the north that may accommodate 20 spaces and stated that the property owner listed in Findings of Fact #2 does not match the application.

Member O'Brien asked about events that are larger than what is listed on the application.

Ms. Jones stated larger events would not have seating.

Motion made by Member Johnson to continue Case 24-49 to a future date to be determined; seconded by Member O’Brien.

AYES: Members Alfonso, Cap, Bransky, Johnson, O’Brien, Castaneda, and Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: None

Member O’Brien stated that this bumps into the principal request and it impacts the parking, but there is a need for small meeting rooms. This needs to be addressed in the Zoning Ordinance and the restrictions on it. It would have to be defined to be allowed or not and implement guidelines.

Member Johnson stated the Board should be asked about parking.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member Bransky made a motion to adjourn, second by Member Cap. The meeting adjourned at 8:54PM.

AYES: Members Alfonso, Cap, Bransky, O’Brien, Johnson, Castaneda, and Chair Castaneda

NAYES: NONE

ABSTENTIONS:

ABSENT: NONE

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: December 12, 2024

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-50 and 24-51: Multi-Family Residential at 18240 Harwood Avenue



APPLICATION INFORMATION

APPLICANT	Mahmoud Essa
ACTION REQUESTED	Site Plan Review, Special Use Permit
ADDRESS	18240 Harwood Avenue
PIN	29-31-312-007; 29-31-312-012; 29-31-312-020

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (former Spornette facility)
SURROUNDING	N: B-2 Downtown Transition	Professional Office (Harwood Bldg.)
	E: B-2 Downtown Transition	Medical Office (Grant Orthodontics)
	S: B-2 Downtown Transition	Office/Light Industrial (Bawadi Const.)
	W: B-2 Downtown Transition	Railroad ROW (Canadian National)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on November 26, 2024; letters were sent to 25 property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Residential Zoning Application	2	Mahmoud Essa, Applicant	12/5/2024
Site Plan and Site Details	1	Lucid Engineering Services, LLC	12/5/2024
Floor Plans	3	Lucid Engineering Services, LLC	12/5/2024
Elevations	1	Lucid Engineering Services, LLC	12/5/2024
Landscape Plan	1	Lucid Engineering Services, LLC	12/5/2024
Photometric Plan	1	Lucid Engineering Services, LLC	12/5/2024

Special Use Standards Worksheet	1	Mahmoud Essa, Applicant	12/5/2024
Site Survey	1	Exacta Land Surveyors, LLC	1/10/2024

BACKGROUND

Nour Esbahya, owner of the property at 18240 Harwood Avenue proposes to convert the former office/warehouse property into an apartment building. The subject property is a 16,646-square-foot building on a 0.82-acre site. The proposal is 18 residential units on the first floor with a unit mix of 17 two-bedroom units and one (1) one-bedroom unit. Previously, the building was occupied by Spornette International Inc. The previous use, warehouse, and production space, is no longer permitted in the zoning district where the subject property is located (B-2 Downtown Transition). The proposed residential use will occupy the entire existing structure on the site.

SITE PLAN REVIEW

Site Plan

The applicant has proposed renovating the existing building at 18240 Harwood Avenue into an 18-unit multi-family residential use. The project includes interior reconstruction to support the residential use. The applicant intends to repair and preserve existing features

Proposed parking is 27 spaces within the lot, which meets the zoning requirements. The proposed use requires 27 parking spaces: *(1.5 spaces per 1 dwelling unit * 18 dwelling units = 27 parking spaces)*. The applicant proposes that the parking be assigned to residential units. Required bicycle parking will be provided in the interior of the building.

Per the 2018 Illinois Accessibility Code, a building with no “Type A” (fully accessible) units and assigned vehicle parking, is required to provide one (1) accessible parking space. One ADA-accessible space is provided. The site meets the Illinois accessibility requirements.

Vehicular access will be provided from an existing driveway on Harwood Avenue. No modifications are proposed to the driveway. The Village Engineer has approved the design of the driveway.

The applicant plans to install a new trash enclosure on the western (rear) side of the parking lot. The applicant has proposed to extend pavement to the west of the parking lot to accommodate truck access to the trash enclosure, in addition to installing a concrete pad in the front of the enclosure. The enclosure meets all screening and capacity requirements in Section 44-05-08 of the Zoning Ordinance.

The site plan meets all standards for off-street parking, pedestrian and vehicular access, trash enclosure and screening.

Floor Plan

The existing building will be converted into 18 one and two-bedroom residential units. The applicant proposes one (1) one-bedroom unit and 17 two-bedroom units. The one-bedroom unit will be 500 square feet, while the two-bedroom units will range in size from 551 square feet to 624 square feet in area. The units will be arranged around a central hallway. Bedrooms in each unit will be located along the perimeter of the building with window access. Living and kitchen areas in each unit will be located interior to the

bedrooms near the central hallway. Resident access will be provided with secured doors requiring fob or code access at the front (east) and side (south) of the building. The units will have washer/dryer and HVAC in-unit. The basement will be used for storage and bicycle parking for each apartment.

Two points of egress are provided (front, and side) to ensure compliance with local fire and building codes. A third point of egress (rear) was discussed with the Site Plan Review Committee but is not indicated in the floor plans. **The staff recommends a condition of approval requiring revised floor plans showing a third access point in the rear of the building to meet adopted fire and building codes.** See *Recommended Planning and Zoning Commission Action*.

The applicant has stated that a lift will be installed to provide ADA accessibility within the building as required by building code. The lift is proposed near the southern entrance of the building. The ADA-accessible parking spaces are located adjacent to this entrance. The current version of the site and floor plans do not indicate the location of this lift. This entrance is also proposed to be accessed by stairs without a ramp or access device compliance with the 2018 Illinois Accessibility Code. **The staff recommends a condition of approval requiring the applicant to provide details of the proposed lift and ADA access to the building.** See *Recommended Planning and Zoning Commission Action*.

The Chief Building Inspector has requested a structural report on the existing building prior to the issuance of building permits to ensure the building is suitable to support the proposed use. See *Recommended Planning and Zoning Commission Action*.

Landscape Plan

The building has existing foundation landscaping along the front. The current foundation landscaping is comprised of evergreen shrubs. The applicant proposes expanding the foundation landscaping area to meet zoning requirements and updating the plant palate to include a larger variety of shrubs and grasses.

One existing mature tree is located near the southwestern corner of the property. The applicant does not propose the removal of this tree.

Per applicability requirements for landscaping in Section 44-05-06 of the Zoning Ordinance, the applicant is not required to install interior parking lot landscaping, median landscaping, or perimeter landscaping.

As permitted in Section 44-05-06(h)(1) of the Zoning Ordinance, the Director of Economic and Community Development may waive transition zone landscaping along property boundaries when a new use is proposed within an existing development. The Director has provided this waiver.

The landscape plan meets all requirements of the Zoning Ordinance for the location and design of landscaping areas within the proposed development.

Grading, Drainage and Utilities

The applicant has proposed minimal changes to the existing development on the site. The primary exterior change will be the repair of the parking lot and the extension of pavement to the rear of the property to permit required fire access. The site drains toward the rear of the property, where runoff is diverted toward the 183rd Street viaduct to the south of the property. This viaduct is prone to flooding during large weather events with high amounts of runoff generated from nearby properties. The applicant has

proposed permeable pavement around the rear of the property to reduce the total runoff volume from the site, per recommendations from the Village Engineer.

The applicant is required to receive permits from the Illinois Environmental Protection Agency (IEPA) and the Thorn Creek Sanitary District prior to construction.

The site is currently serviced by all required utilities from the front of the property on Harwood Avenue. All heating and residential appliances in the building will be electric.

The proposed development plan meets all local requirements for drainage and utilities. All additional requirements shall be met prior to the issuance of building permits.

Elevations

The applicant proposes to preserve most features of the existing building, which was constructed in 1949. The applicant will expand the size of each window opening on the main floor residential units, increasing the size of each window to 76" x 60". The applicant will install modern sliding glass windows. The applicant will repair and replace glass block transom windows on the basement level of the building. The applicant will power wash and repair the existing brick on all four facades.

An Appearance Review is not required for the proposed changes to an existing building.

Photometric/Lighting Plan

The existing building has minimal lighting, with two wall-mounted sodium-vapor sconce lights near service entrances to the building. The applicant will remove these lights and install new LED wall sconce lights along the southern side of the building to provide illumination in the parking area. The applicant will provide smaller LED sconce lights near building entrances, including two lights adjacent to the front entrance to the building.

The photometric plan provided meets all requirements of the Zoning Ordinance and building code for site lighting.

Signage

The applicant has not proposed signage as a part of this redevelopment. Any signage shall require the approval of sign permits separately from this application.

SPECIAL USE PERMIT

The applicant has applied for a special use permit to allow the operation of a multiple-family residence (greater than 7 units) at the subject property. The subject property is a 0.82-acre lot with an existing building previously occupied by a light industrial use. The multiple-family residential use will occupy the entire main floor of the building, with a floor area of 16,646 square feet. The lower level of the building will be non-occupied space used for resident storage and bicycle parking.

The residence use will have 18 one and two-bedroom units; the (1) one-bedroom unit will be 500 square feet in area, while the 17 two-bedroom units will range in size from 551 square feet to 624 square feet in

area. Each unit will have one bathroom and in-unit laundry. Each unit will have an electric furnace and water heater. The maximum resident occupancy load of the building is 79 residents.

The building will have 24-hour residential access at the front and side entrances, and each entrance will be secured with fob or code access. Each unit will have assigned parking. There are no additional recreational amenities proposed for residents.

The applicant proposes residential rents between \$1,700 and \$2,000 per unit.

Special Use Standards

The Planning and Zoning Commission shall use the following standards and additional facts when considering the application for this special use:

- (1) Is the special use deemed necessary for the public convenience at that location? Village staff have documented an increase in residential demand in the downtown area in which this property is located. A 2016 Transit-Oriented Development Housing Market Study identified demand for additional housing (between 200-250 units). Existing conditions analysis for the recently adopted (2024) Downtown Transit-Oriented Development (TOD) Master Plan demonstrates that housing density is far lower in the downtown area than other areas of the Village. The area has capacity for additional residential development. The downtown area includes a concentration of employment opportunities and public amenities, including transit access.
- (2) Will the special use be detrimental to the economic welfare of the community? Residential development is likely to increase the number of customers at nearby businesses, increasing overall economic welfare of the 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 1999 Comprehensive Plan and the 2024 Downtown Transit-Oriented Development (TOD) Master Plan identify increased residential development in the downtown area as a policy for future planning action. The proposed use also permits the adaptive reuse of a historic downtown building in alignment with the Comprehensive Plan and the Downtown TOD Master Plan.
- (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 proposed residential use meets zoning requirements to protect health, safety, and welfare. One additional point of building egress is required to ensure compliance with local building and fire safety codes. Changes to meet accessibility code requirements are necessary to ensure the use guarantees welfare and safety for all users, including those with disabilities requiring ADA accommodations.
- (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 B-2 Downtown Transition district permits a range of uses that contribute to the vibrancy of a central business district, including residential uses. The proposed residential use is not immediately adjacent to other residential properties but is supportive of the surrounding area. The existing building is suitable for the proposed use. The property value is unlikely to be diminished without the special use as several other uses could occupy this building.

- (6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposal is a renovation of an existing property and is not expected to cause injury to the value of adjacent property. The re-occupation of a vacant property is likely to provide benefits to neighboring property, such as increased economic activity spurred by the multi-family residential use near commercial uses.
- (7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? While the subject property is not immediately adjacent to other residential properties, the property is located within the B-2 Downtown Transition district, which is designed for a range of residential and non-residential uses supportive of transit-oriented development in the downtown area. The area surrounding the development is diverse in use, including office, light industrial, retail, and residential uses. The multi-family use is of a scale and housing type supportive of planning goals and will not be a detriment to the overall character of the area.
- (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 special use is not expected to be injurious to other property in the neighborhood used for the B-2 Downtown Transition district.
- (9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? This project is renovation of an existing property and is not expected to hinder any improvement of a 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 development requires changes to the proposed site and floor plans to provide adequate ingress and egress, including a third exterior point of egress and modifications to ADA-compliant access to the building for residents and visitors. *See Recommended Planning and Zoning Commission Action.*
- (11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The subject property has adequate utilities and vehicle/pedestrian access to support the use. The applicant proposes changes to ensure proper drainage while meeting all requirements of local building and fire codes. The applicant has proposed public safety infrastructure, including fob access, security cameras, and lighting, to ensure public safety for all site users.

FINDINGS OF FACT

The staff has prepared the draft findings of fact per the standards set forth 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:

1. The subject property is a 0.82-acre site comprised of three parcels;
2. The project is located at 18240 Harwood Avenue, near the northwest corner of Harwood Avenue and 183rd Street;

3. The subject property is owned by Nour Esbahya;
4. The subject property is located within the B-2 Downtown Transition zoning district;
5. The proposed use is a multiple-family residence (>7 units) and requires a special use permit in the B-2 Downtown Transition zone;
6. The subject property was formerly used for light industrial. Light manufacturing uses and warehousing are currently not permitted in the B-2 Downtown Transition zoning district;
7. The proposed multiple-family residence use meets all applicable standards in the proposed zoning district (B-2 Downtown Transition); and
8. The proposed residential use will operate within an existing building that is adequately served by utilities, access, and on-site parking.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 24-50 to allow a multiple-family residence (> 7 units) as a special use at 18240 Harwood Avenue;

AND

Approve Case 24-51, Site Plan Review for 18240 Harwood Avenue, as proposed on the drawings submitted by Lucid Engineering Services, LLC, subject to the following conditions:

1. A revised floor plan indicating the location of a) interior improvements to provide ADA-compliant access, and b) a third egress point as required for the proposed use, shall be submitted and approved by the Chief Building Inspector before the issuance of building permits;
2. A revised site plan indicating the location of a) exterior improvements to provide ADA-compliant access to the southern entrance of the building, and b) any exterior improvements required for the third point of egress to the building, shall be submitted and approved by the Chief Building Inspector before the issuance of building permits;
3. A structural report shall be completed, filed, and approved by the Chief Building Inspector before the issuance of building permits;

AND

Incorporate the Findings of Fact into the record.

RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- Completed application form
- Proof of ownership, or Letter of authorization by the owner
- Plat of survey with legal description
- Site plan
- Conceptual floor plan
- Materials, as listed below
- Payment of fee

Based on each action(s) requested, provide the following required materials:

Special Use, Limited Use, Temporary Use

- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

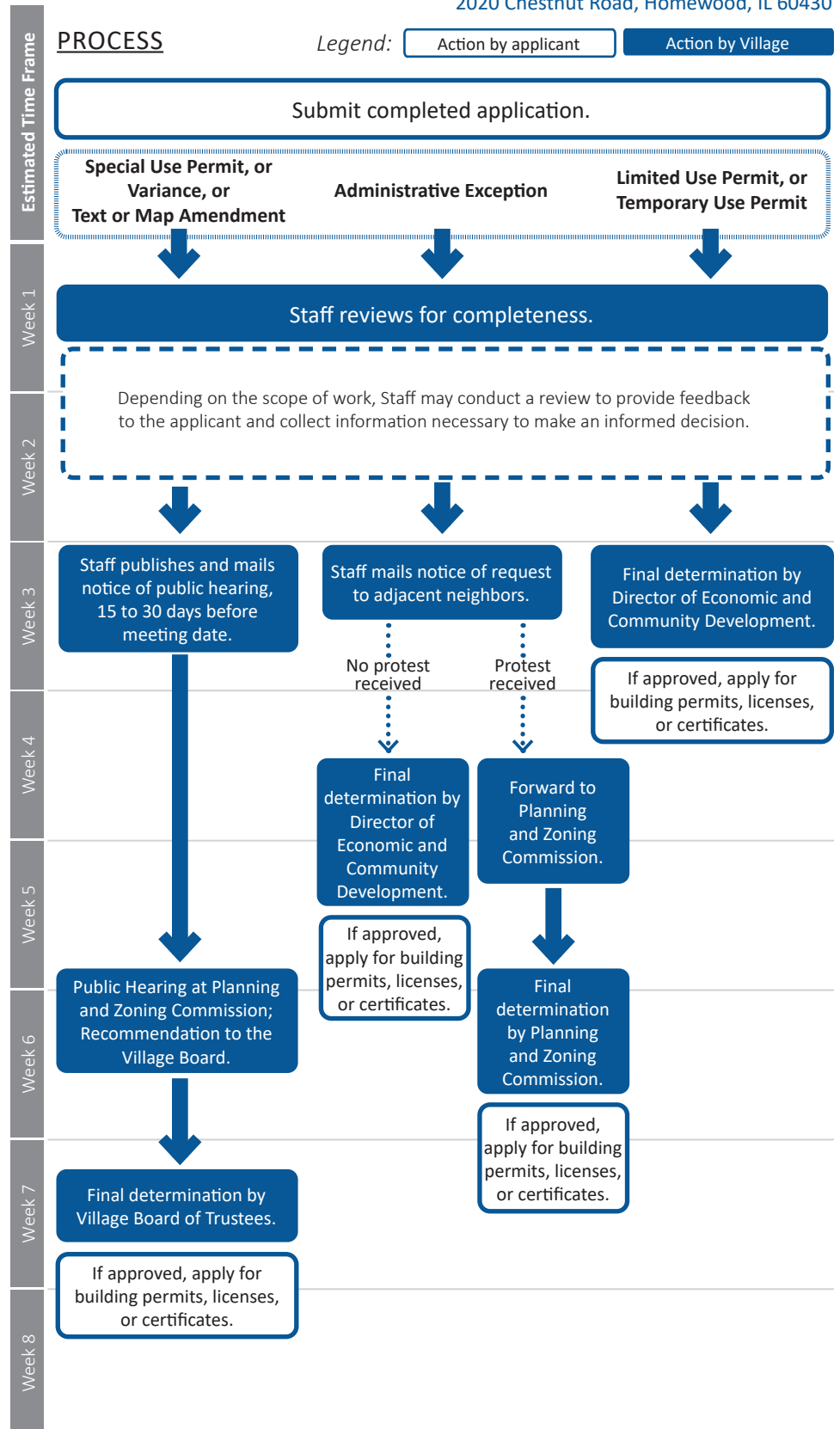
Variance

- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Text or Map Amendment

- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.





VILLAGE OF HOMEWOOD

APPL Item 5. A.
**RESIDENTIAL
ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18240 Harwood Avenue Homewood, IL 60430

Property Index Number(s): 29-31-312-007-0000

29-31-312-012-0000

29-31-312-020-0000

Lot Size: 35,980 sq. ft. _____ acres

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

Zoning District:

- R-1 B-1
- R-2 B-2
- R-3 B-3
- R-4 B-4

APPLICANT

Name Mahmoud Essa

Company Creative LED Signs

Address 12560 S Holiday Dr,
Alsip, IL 60803

Phone 773-554-9999

Email sales@creativeledsigns.com

Role General Contractor

PROPERTY OWNER

Name Nour Esbahya

Company 18240 Harwood Ave LLC

Address 12422 S Menard Ave
Alsip, IL 60803

Phone 708-307-3333

Email sales@creativeledsigns.com

Check box if the applicant is the property owner

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided.

For any construction work, complete page 2 to the best of your ability.

- Limited Use Permit
- Special Use Permit
- Temporary Use Permit

Requested Use Describe any requested principal, accessory, or temporary use(s).

Multi-dwelling apartments in existing building

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Mahmoud Essa

Applicant Name

DocuSigned by:

Mahmoud Essa

Applicant Signature

12/5/2024

Date

APPLICATION

RESIDENTIAL ZONING

Item 5. A.

PROPOSED DEVELOPMENT

Description: The reutilization of the existing commercial warehouse into a multi-dwelling apartment building.

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

Principal Structure	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Duplex dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Townhouse dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	16,646 sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory dwelling unit, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, attached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, roof	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, ground	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Swimming Pool or Spa	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	10,987 sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	883 sf
Walkways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			27,633 sf			883 sf
Percentage of Total Site Area			77 %			2 %

Staff Notes

Do not write below this line.

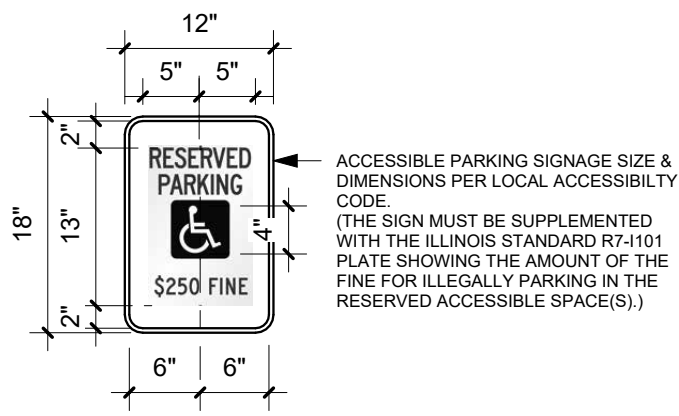
CASE NO: _____ Fee: _____ Paid Date Received: _____

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

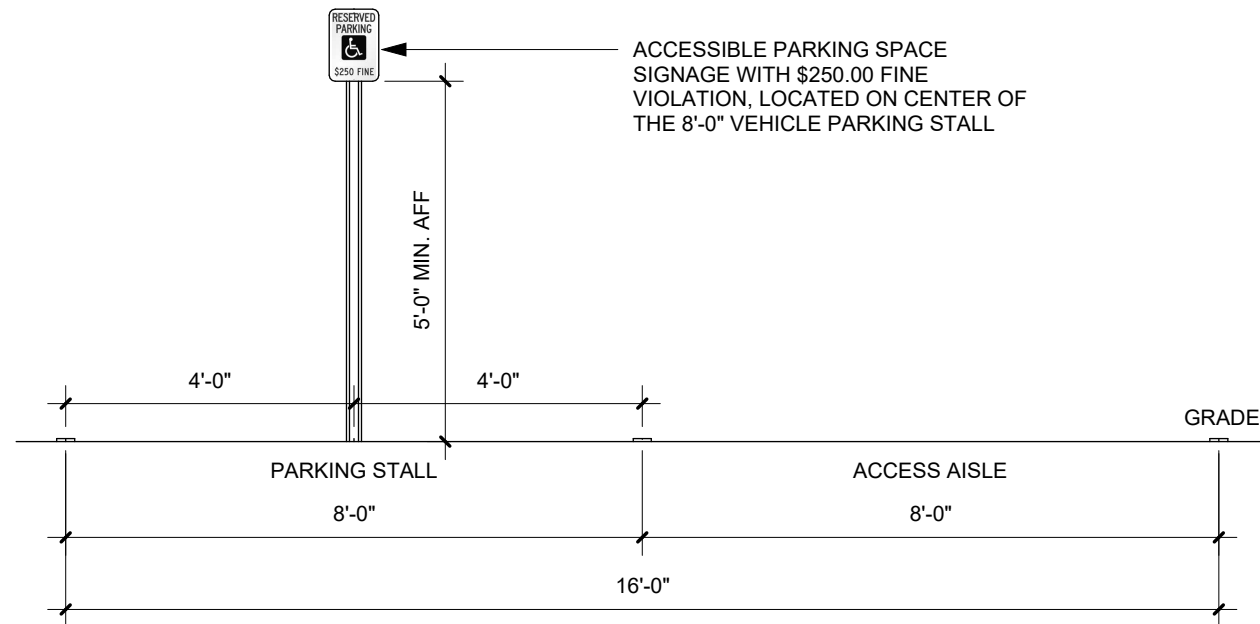
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

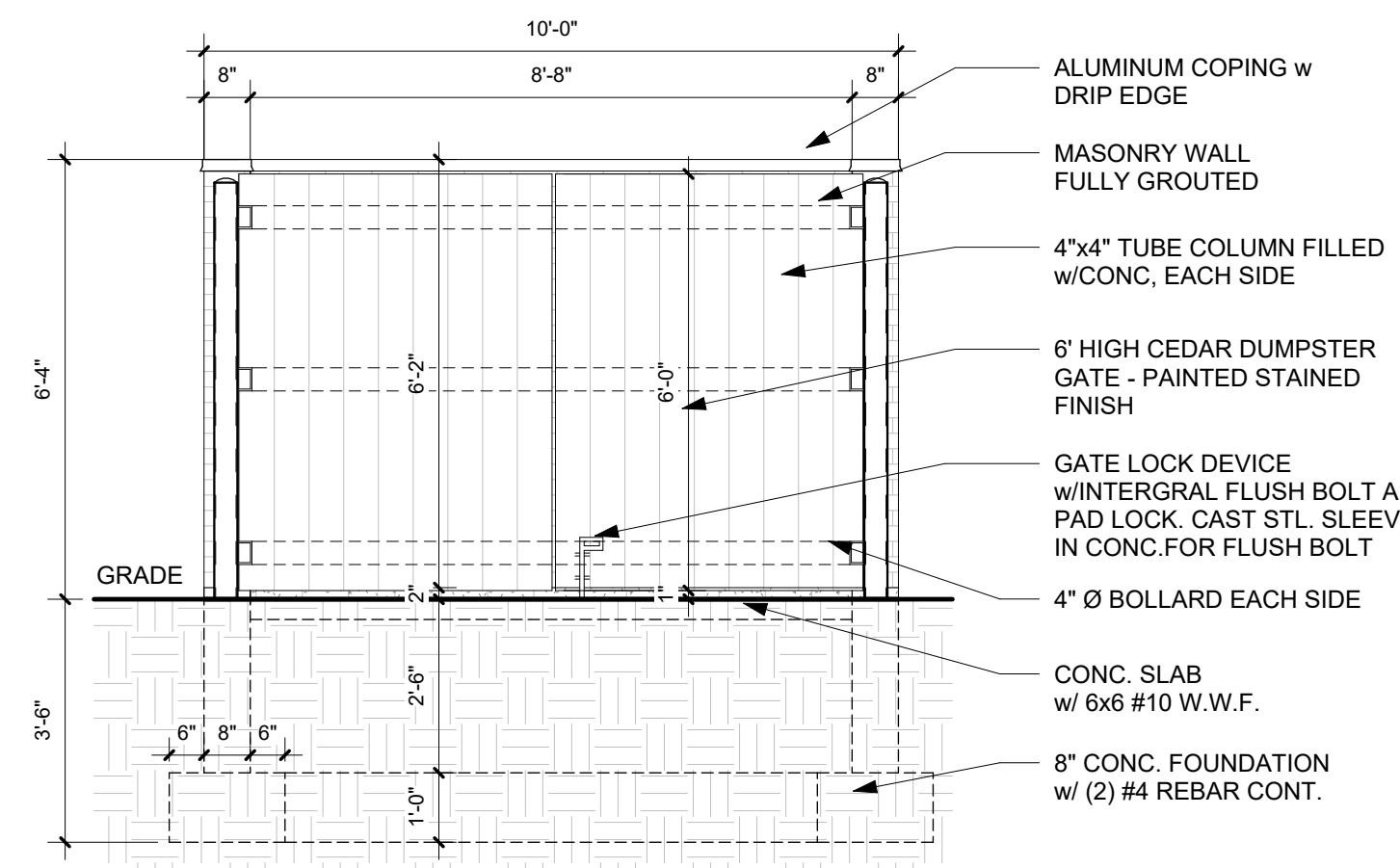
ZONING DATA			
ZONING DISTRICT	CENTRAL BUSINESS DIST. (B-1)		
LOT AREA:	35,980	SQ FT.	
TOTAL BUILDING AREA	16,646	SQ FT.	
RESIDENTIAL STORAGE	15,788	SQ FT.	
	858	SQ FT.	
CONSTRUCTION TYPE	II-B		
PREVIOUS OCCUPANCY TYPE	B		
OCCUPANCY TYPE	R-2		
RESIDENTIAL OCCUPANT LOAD	15,788 GSF / 200	79	
TOTAL BUILDING AREA	16,646	SQ FT.	
EXISTING IMPERVIOUS PVMNT	10,987	SQ FT.	
NEW ASPHALT PVMNT	312	SQ FT.	
NEW TRASH ENCLOSURE / APRON	260	SQ FT.	
TOTAL IMPERVIOUS AREA	28,205	SQ FT.	
REQUIRED PARKING (1.5 / D.U.) - 16 UNITS	24	STALLS	
PARKING SPACES	26	STALLS	
HANDICAP PARKING SPACES	1	STALLS	
TOTAL (ASSIGNED) PARKING	27	STALLS	



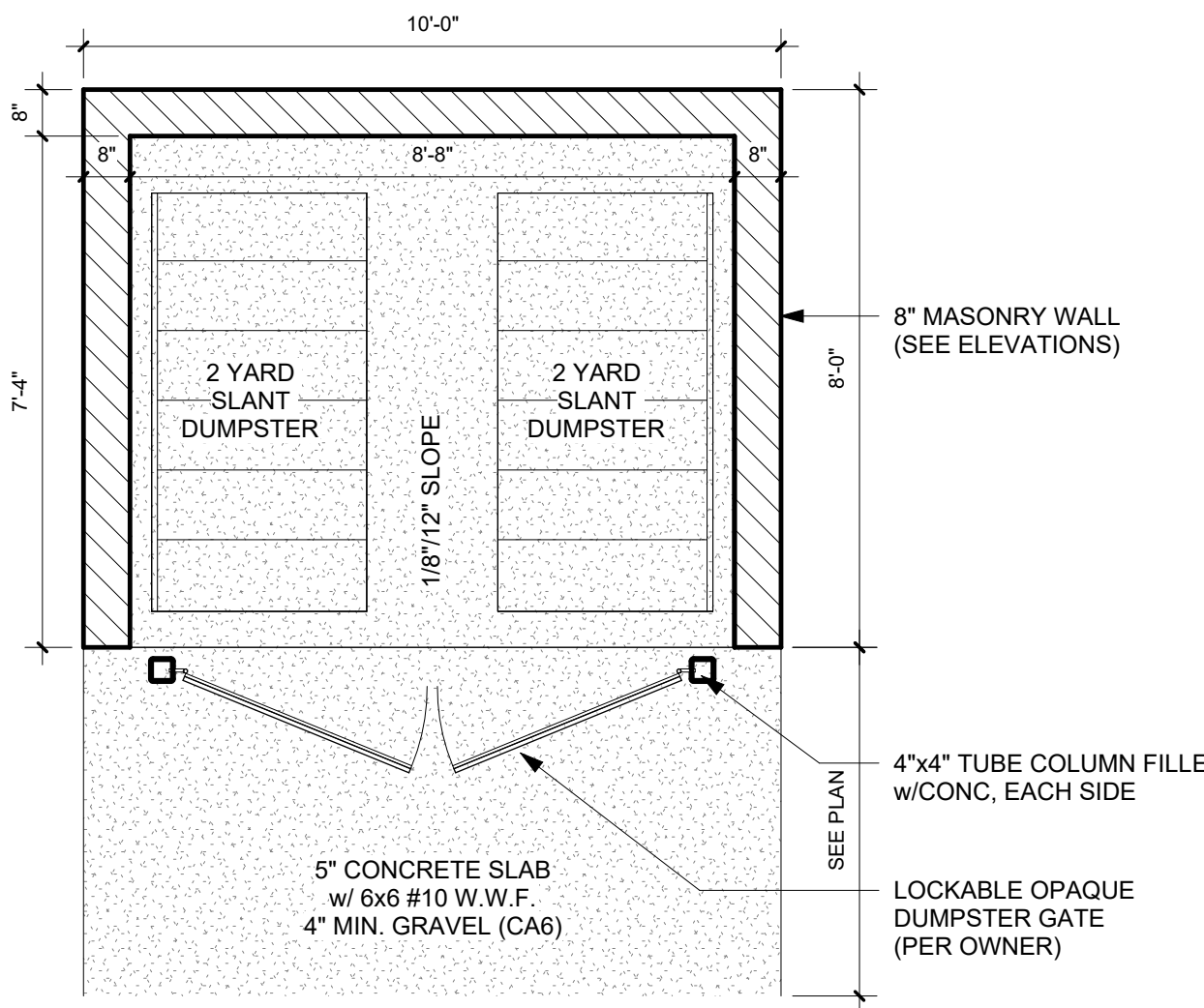
TYP. ACCESSIBLE PARKING STALL AND SIGNAGE



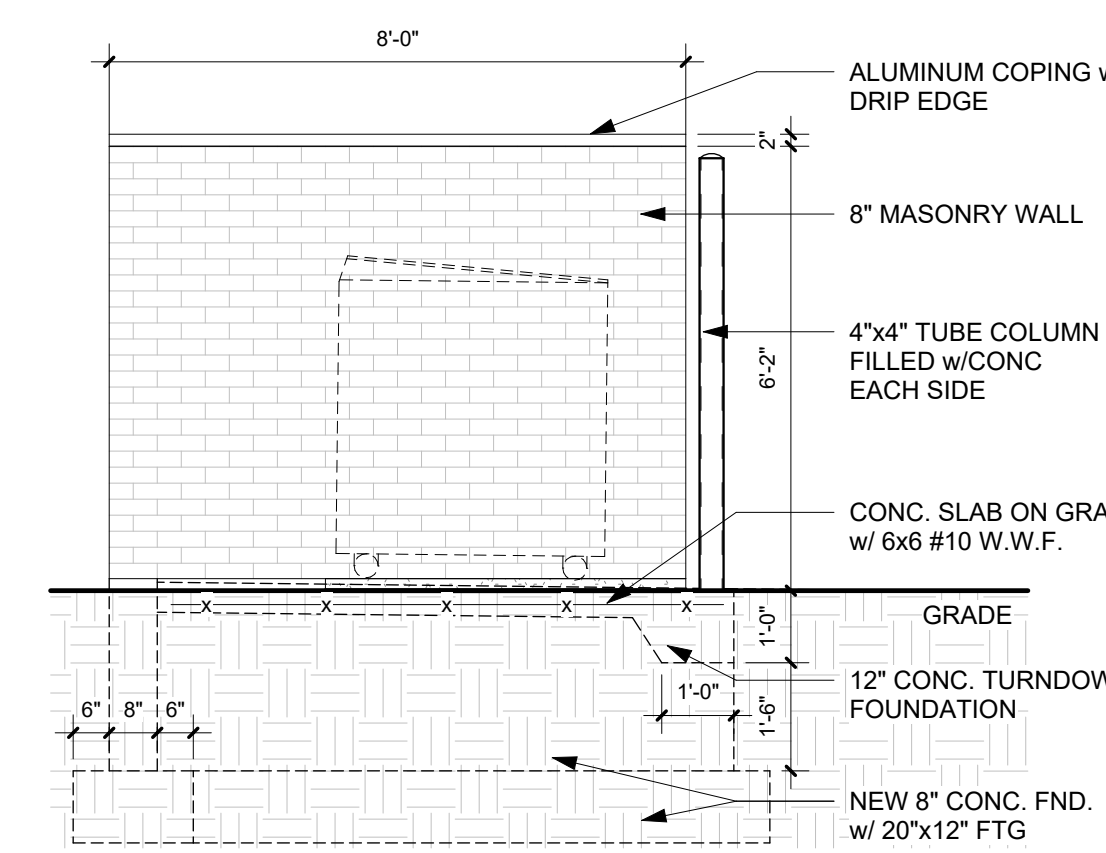
1 ACCESSIBLE PARKING - DETAIL
3/8" = 1'-0"



6 TRASH NORTH ELEVATION
3/8" = 1'-0"



4 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



5 TRASH EAST ELEVATION
3/8" = 1'-0"

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
DEMOLITION PLAN	A101
PROPOSED FLOOR PLANS	A102.1
PROPOSED FLOOR PLANS	A102.2
ELEVATIONS	A201
LANDSCAPE	L101
PHOTOMETRIC	L201

MULTI-DWELLING UNIT BUILD-OUT IN EXISTING COMMERCIAL BUILDING

NOTICE TO CONTRACTOR:

- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
- ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
- THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
- THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
- THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
- ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

ADOPTED BUILDING CODES

- 2018 INTERNATIONAL BUILDING CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/LOCAL AMENDMENTS
- 2003 INTERNATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE w/LOCAL AMENDMENTS
- 2014 ILLINOIS PLUMBING CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE w/LOCAL AMENDMENTS

SCOPE OF WORK:

INTERIOR REMODEL OF AN EXISTING VACANT COMMERCIAL SPACE INTO MULTI-DWELLING UNITS. WORK SHALL INCLUDE NEW PLUMBING, NEW INTERIOR NON-LOAD BEARING WALLS, NEW SUSPENDED GYPSUM BOARD CEILING, NEW ELECTRICAL AND NEW MECHANICAL.

-AUTOMATIC FIRE ALARM / SPRINKLER SYSTEM SHALL BE DESIGNED AND SUBMITTED BY A CERTIFIED THIRD-PARTY CONTRACTOR UNDER SEPARATE PERMIT.

-ALL SIGNAGE DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.

NOTE: IF APPLICABLE, ALL ZONING, SITE ENGINEERING AND FIRE PROTECTION REVIEWS, INCLUDING THOSE FOR EXTERIOR SIGNAGE, LIGHTING, COLORS, SITE IMPROVEMENTS, ROOFTOP SCREENING, FIRE SPRINKLER, FIRE ALARM, ETC. ARE REVIEWED BY OTHERS UNDER SEPARATE SUBMITTAL AND, AS SUCH, ARE NOT WITHIN THE SCOPE OF THIS REVIEW.

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS
(x) FULLY COMPLY () NEED NOT COMPLY
WITH THE REQUIREMENTS OF THE LOCAL ENERGY CONSERVATION CODE.

SIGNED: _____ DATE: 12-05-2024
(Arch. S.E. or P.E.) Illinois License Number: 082-069096



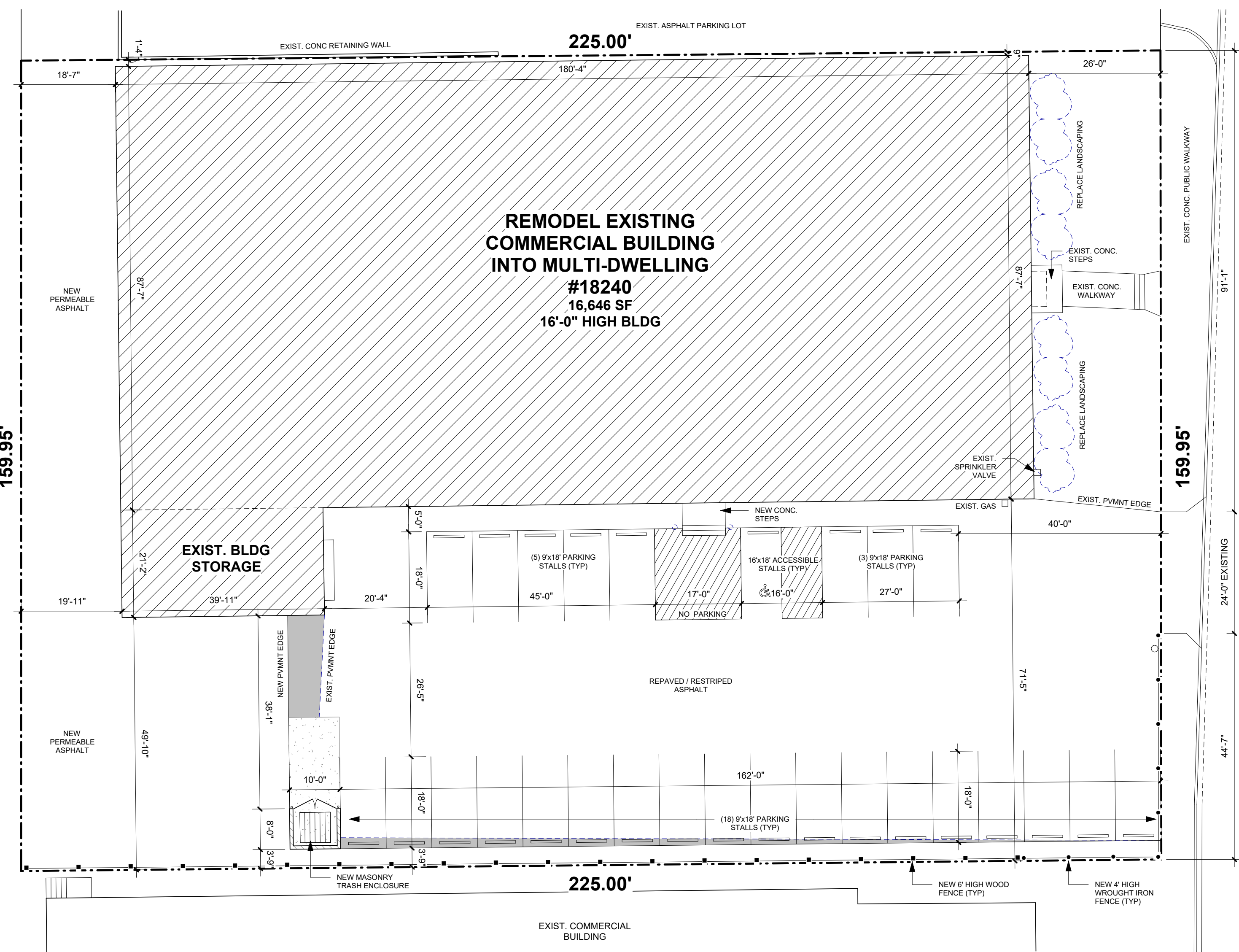
CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF HOMewood BUILDING AND ZONING CODE.

SIGNED: _____ DATE: 12-05-2024



LUCID ENGINEERING SERVICES, LLC
Design Firm Number: 184-006894-0006
Illinois License Number: 081-006522 Exp: 11/2026



2 SITE PLAN
1/16" = 1'-0"

Item 5. A.

GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES, GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

GHULAM M. KAMAL
081-006522
STATE OF ILLINOIS
LIC. NO. 081-006522
EXPIRES: 11-30-2026

MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
18240 Harwood Avenue
Homewood, IL 60430

Project No.	Date
#24-0084	10-24-2024
A.D.S.	12-05-2024

Issue Description	No.	Date	Scale
SUBMIT TO ZONING		12-05-2024	As indicated
ZONING REVISION 1			

Sheet Description: COVER PAGE

Sheet No. A100

12/5/2024 3:14:50 PM



EXISTING FRONTAGE FACADE

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS, THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.

PROPERLY SHORE EXISTING STRUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.

PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNINGS WILL NOT BE ALLOWED.

THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER

THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND/OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED. SALVAGED SHALL BE CAREFULLY REMOVED.

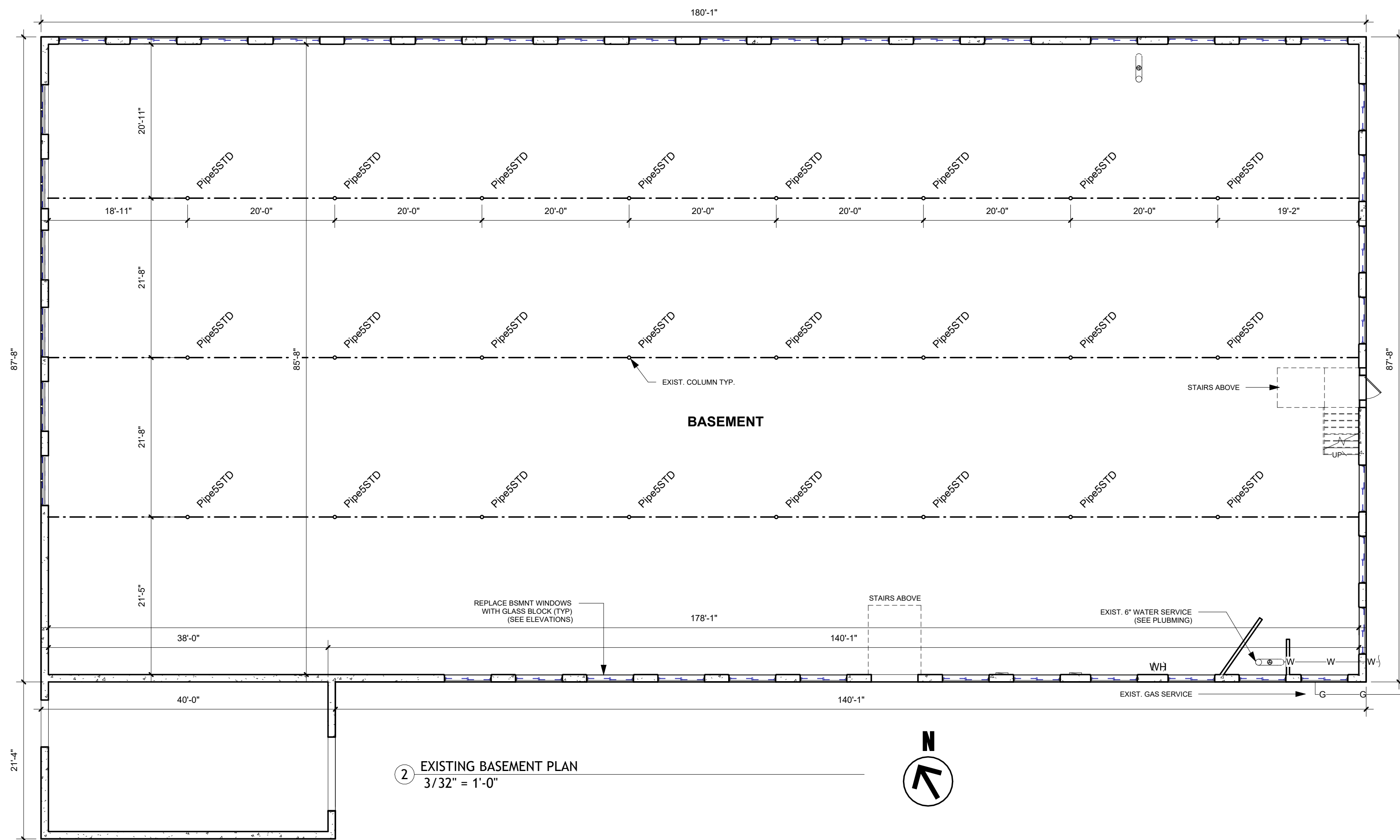
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO OCCUR.

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.

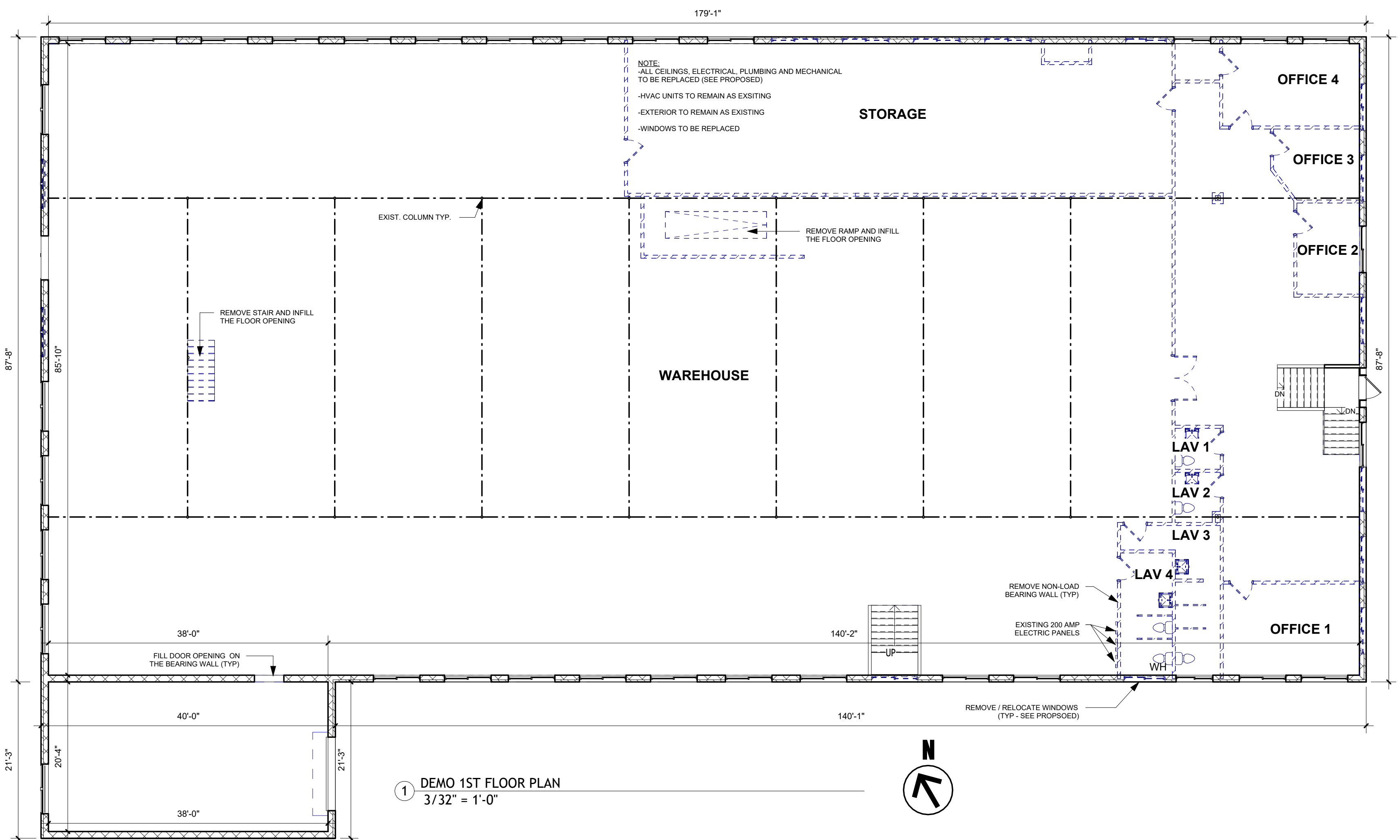
WALL LEGEND:

- EXISTING GYPSUM BOARD PARTITION
- REMOVE EXISTING GYPSUM BOARD PARTITION
- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE BLOCK WALL
- CONCRETE WALL

NOTE:
EVERYTHING SHOWN ON THESE PLANS ARE EXISTING UNLESS OTHERWISE INDICATED



2 EXISTING BASEMENT PLAN
3/32" = 1'-0"



1 DEMO 1ST FLOOR PLAN
3/32" = 1'-0"

Item 5. A.
GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

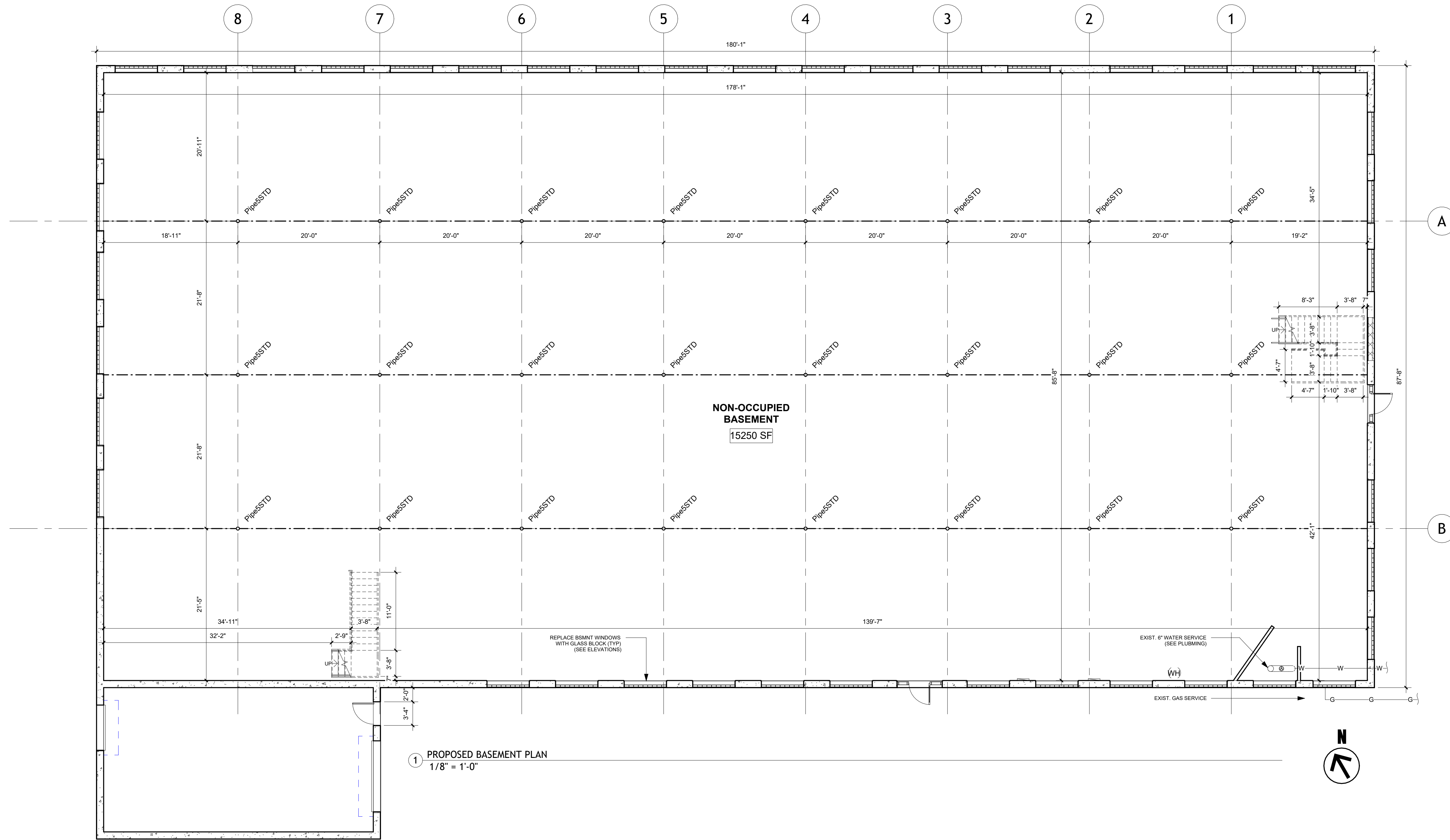


MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
18240 Harwood Avenue
Homewood, IL 60430

Project No.:	Date
#24-0084	10-24-2024
Drawn:	ISSUE Description
A.D.S.	SUBMIT TO ZONING
Checked:	No.
G.M.K.	1
Date:	Scale:
12-05-2024	As indicated

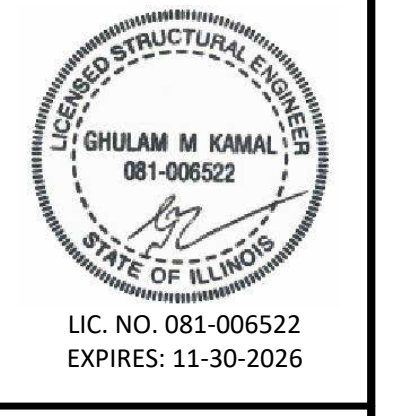
Sheet Description:
DEMOLITION PLAN

Sheet No.
A101



1 PROPOSED BASEMENT PLAN
1/8" = 1'-0"

Item 5. A.
GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

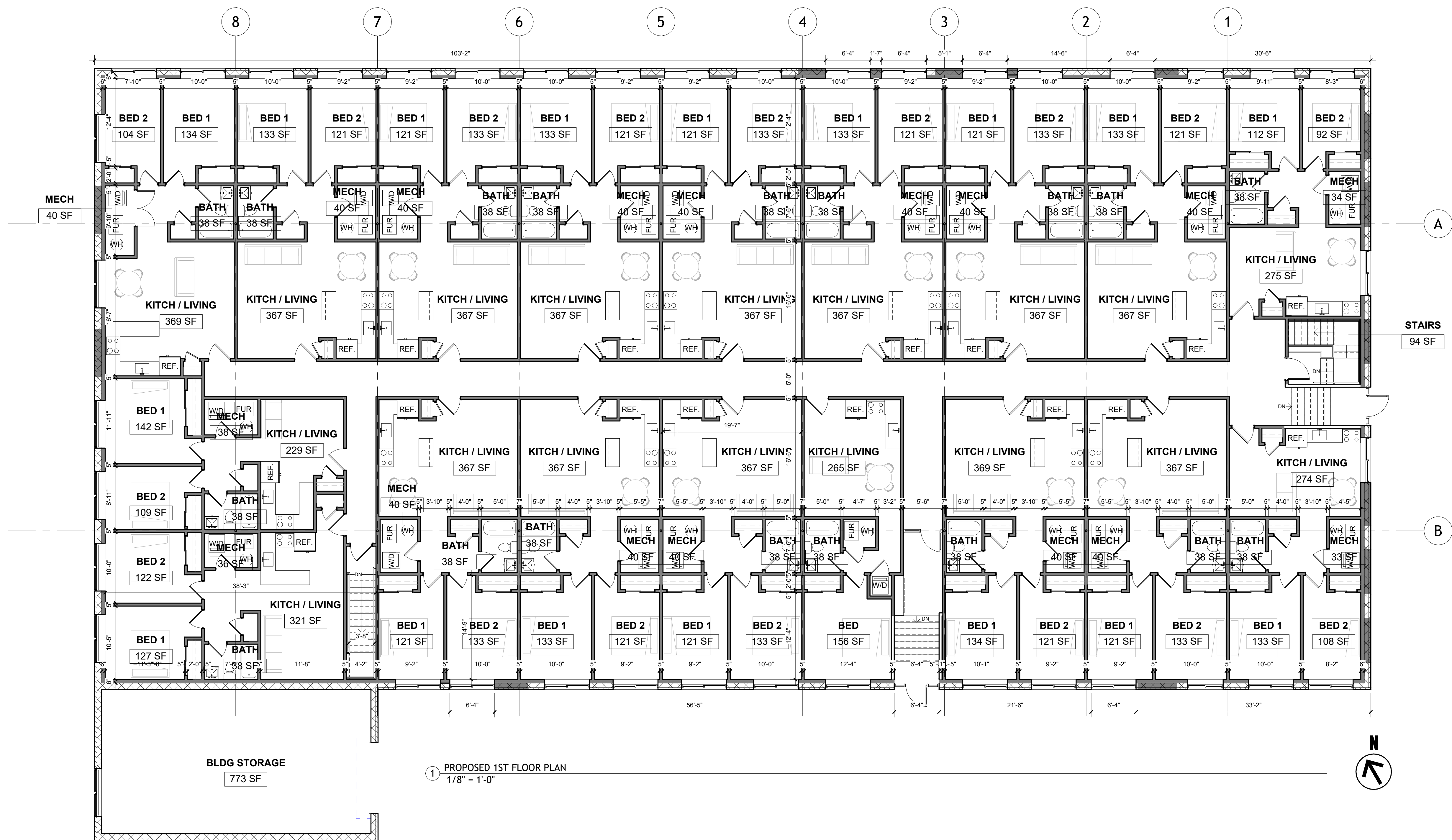


MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
18240 Harwood Avenue
Homewood, IL 60430

ISSUE	Description	Date
No.	DESCRIPTION	DATE
1	SUBMIT TO ZONING	10-24-2024
2	ZONING REVISION 1	12-05-2024

Project No.:	#24-0084
Drawn:	A.D.S.
Checked:	G.M.K.
Date:	12-05-2024
Scale:	1/8" = 1'-0"

Sheet Description:
**PROPOSED FLOOR
PLANS**



Item 5. A.
GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108



MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
18240 Harwood Avenue
Homewood, IL 60430

ISSUE	Description	Date
No.		
1	SUBMIT TO ZONING	10-24-2024
2	ZONING REVISION 1	12-05-2024

Project No.:	#24-0084
Drawn:	A.D.S.
Checked:	G.M.K.
Date:	12-05-2024
Scale:	1/8" = 1'-0"

Sheet Description:
**PROPOSED FLOOR
PLANS**

Sheet No.



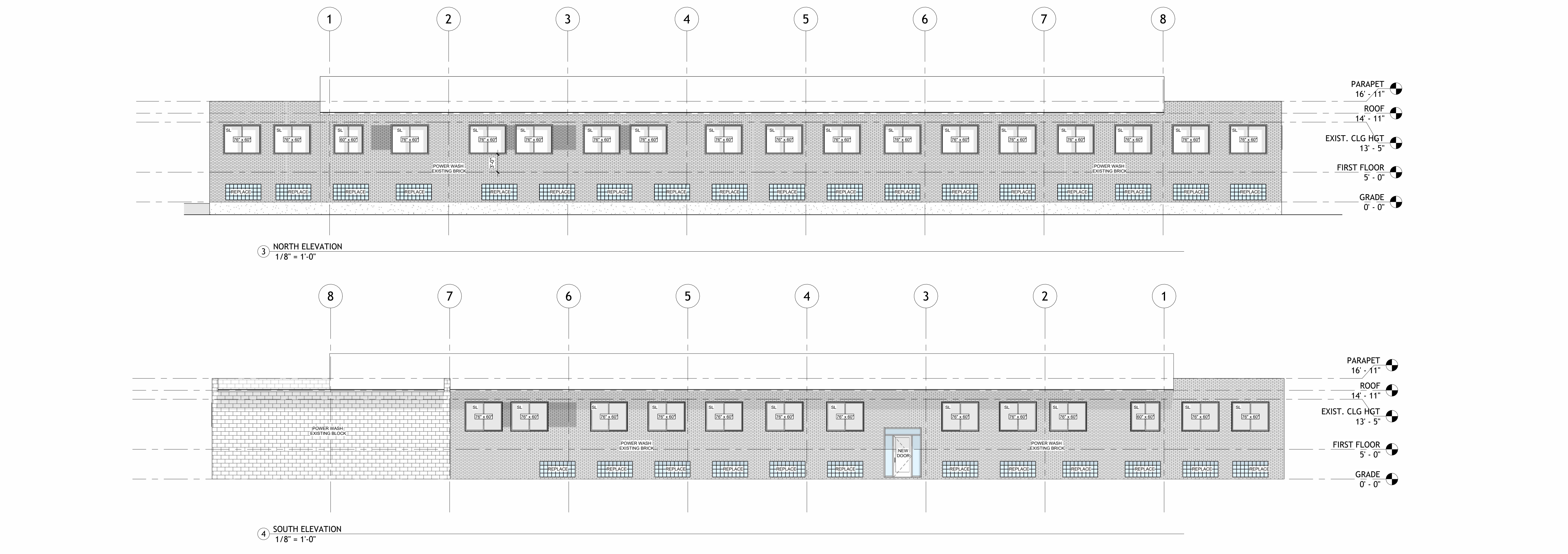
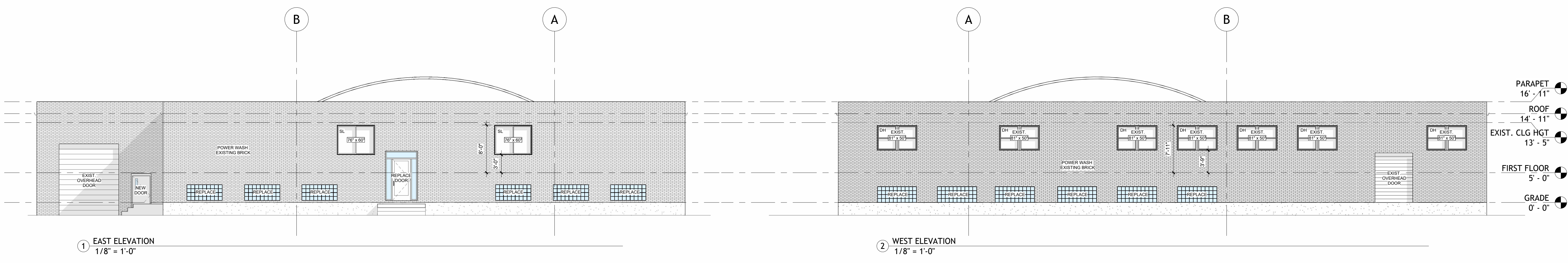
MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL
BUILDING
18240 Harwood Avenue
Homewood, IL 60430

Project No.:	Date
#24-0084	10-24-2024
Drawn:	Issue Description
A.D.S.	SUBMIT TO ZONING
Checked:	No.
G.M.K.	
Date:	Zoning Revision
12-05-2024	ZONING REVISION 1
Scale:	
As indicated	

Sheet Description:
ELEVATIONS

Sheet No.

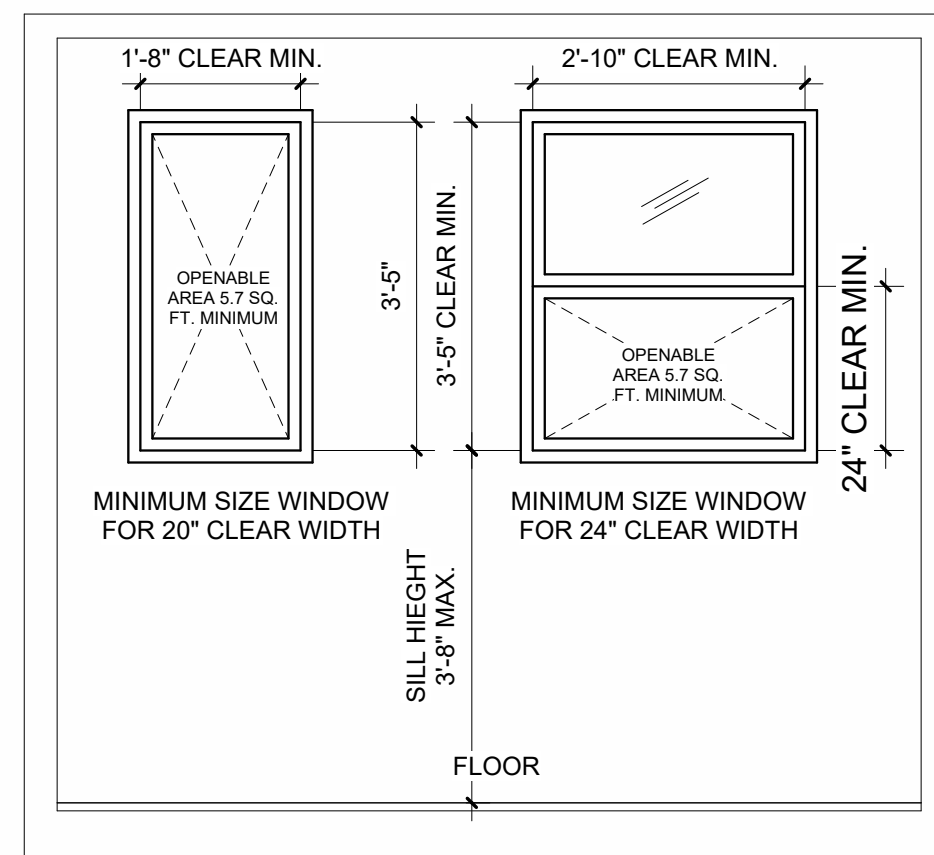
A201



SAFTY NOTES:

A. GUARDS
1. GUARDS TO PREVENT PERSONS FROM FALLING SHALL BE PROVIDED AS REQUIRED IN SECTIONS 33(13-124-320) TO 33(13-124-330), INCLUSIVE OF CHICAGO BUILDING CODE.
2. GUARDS SHALL BE PROVIDED AT EVERY POINT OF DANGER INCLUDING THE FOLLOWING:
(a). AT ALL EDGES OF EVERY FLOOR, BALCONY, MEZZANINE OR OTHER SPACE USED OR INTENDED FOR HUMAN OCCUPANCY WHICH IS AT HEIGHT OF MORE THAN TWO FEET ABOVE THE FLOOR, GROUND OR PAVEMENT DIRECTLY BELOW, EXCEPT THAT LOADING PLATFORMS AND SIMILAR USES NEED NOT TO BE EQUIPPED WITH GUARDS.
b). AT ALL WINDOWS OR DOORWAYS HAVING A SILL TWO FEET OR LESS ABOVE THE FLOOR OF ROOM OR SPACE, UNLESS SUCH WINDOW OR DOORWAY OPENS DIRECTLY UPON THE GROUND, PAVEMENT OR GUARDED SPACE, THE LEVEL OF WHICH IS LESS THAN TWO FEET BELOW THE SILL OF SUCH OPENING OR UNLESS THE CONSTRUCTION OF THE WINDOW SERVES THE SAME PURPOSE.
(c). AT ALL SIDES OF EVERY OPEN AREAWAY EXCEEDING THREE FEET IN DEPTH EXCEPT THE SIDE PROVIDING ACCESS TO A STAIRWAY.
3. GUARDS SHALL BE FORMED RAILINGS OR BALLUSTRADES NOT LESS THAN THREE FEET, 6 INCHES IN HEIGHT.

B. SAFETY GLAZING MATERIALS
1. ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN EIGHTEEN INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN TWENTY-FOUR INCHES ABOVE THE FLUE SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. GLAZED DOORS SHALL INCLUDE, AMONG OTHERS, THE FOLLOWING: SLIDING GLASS DOORS, STORM DOORS, SHOWER DOORS AND BATHTUB ENCLOSURES.



EGRESS WINDOW SIZE & LOCATION REQUIREMENTS

EGRESS WINDOW MUST HAVE:

A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES
A MINIMUM CLEAR OPENABLE HEIGHT OF 24 INCHES
A MINIMUM CLEAR OPENABLE AREA OF 5.7 SQUARE FEET (TO OBTAIN THE 5.7 SQUARE FOOT OPENABLE AREA, ONE OR BOTH DIMENSIONS MUST BE INCREASED.)
A FINISHED SILL HEIGHT THAT IS NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR

WINDOW WELLS

IF THE EMERGENCY ESCAPE WINDOW OPENING IS BELOW GRADE, A WINDOW WELL MUST BE INSTALLED ON THE OUTSIDE OF THE BUILDING. THE WINDOW MUST:

BE A MINIMUM OF 36 INCHES WIDE AND GIVE ACCESS TO AN AREA THAT IS A MINIMUM OF 9 SQUARE FEET WITH WINDOW FULLY OPEN
HAVE A MINIMUM OF 6-INCH DROP FROM THE WINDOW SILL TO THE GROUND INCLUDE LATTER IF THE WELL IS MORE THAN 44 INCHES DEEP

LANDSCAPE NOTES

1. PLANTS SHALL MEET THE STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 - LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
3. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
4. SUBSTANDARD "B-GRADE" OR "PARK GRADE" PLANTS ARE NOT ACCEPTABLE.
5. FIELD-COLLECTED PLANTS ARE NOT ACCEPTABLE, EVEN IF THEY HAVE BEEN SUBSEQUENTLY PLANTED IN THE GROUND IN A NURSERY OR PLANTED IN A CONTAINER.
6. PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO HOMEWOOD, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FOR ZONE 6B OR MORE, I.E., WARMER CLIMATE ZONES, ARE NOT ACCEPTABLE.
7. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRASIONED BARK, REDUNDANT LEADERS OF BRANCHES, RUBBING BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM; MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED PLANTING IN PARKWAYS.
8. PLANTS SHALL HAVE FULL, EVEN, WELL DEVELOPED BRANCHING AND A DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
9. BALLED-AND-BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
10. BARE-ROOT SHRUBS AND GROUNDCOVER PLANTS ARE ACCEPTABLE IF THEY ARE DUG AND INSTALLED AT THE APPROPRIATE SEASON AND HANDLED IN THE APPROPRIATE MANNER.
11. BARE-ROOT TREES ARE NOT ACCEPTABLE.
12. PLANTS SHALL BE PROTECTED FROM DRYING-OUT DURING SHIPPING WITH TARPAULINS OR OTHER COVERINGS.
13. PLANTS SHALL BE PROTECTED FROM DRYING-OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
14. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANYWAY.
15. ALL WORK TO FOLLOW ANSI A300 - 2.133.1 STANDARDS, AS WELL AS INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES.

PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL
SOD	LOLIUM PERENNE	PERENNIAL RYEGRASS	VARIABLE	N/A	V.I.F.
BLK	N/A	BLACK MULCH	VARIABLE	N/A	V.I.F.
CL	CALAMAGROSTIS	GRASS - KARL FOERSTER	36" HGT	3 GAL.	6
HS	HIBISCUS SYRIACUS	PILLAR ROSE-OF-SHARON	36" HGT	3 GAL.	2
BA	BAPTISIA	BAPTISIA - LEMON MERINGUE	36" HGT	3 GAL.	10
WT	ILEX VERTICILLATA	COMMON WINTERBERRY	36" HGT	3 GAL.	6

LANDSCAPE ANALYSIS (FOR EXISTING COMMERCIAL BUILDING AND LOT)	
VEHICULAR USE AREA	11,479 SF
REQUIRED LANDSCAPED AREA	N/A
ACTUAL LANDSCAPED AREA	V.I.F.
REQUIRED PARKWAY TREES	0
ACTUAL PARKWAY TREES (NEW)	0
ACTUAL PARKWAY TREES (EXIST.)	0
REQUIRED SHRUBS	N/A
ACTUAL SHRUBS	24



CALAMAGROSTIS - CL



HIBISCUS SYRIACUS - HS



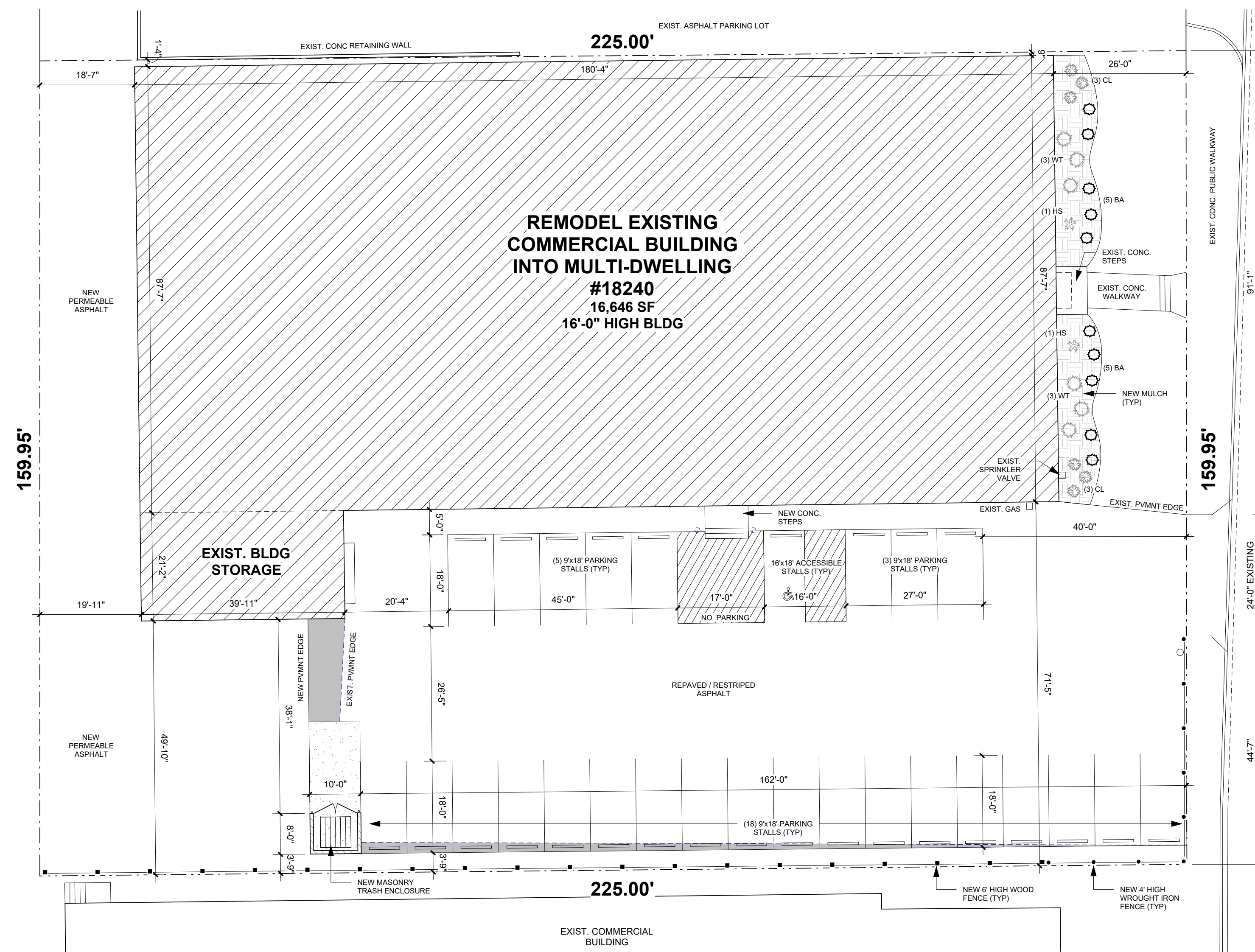
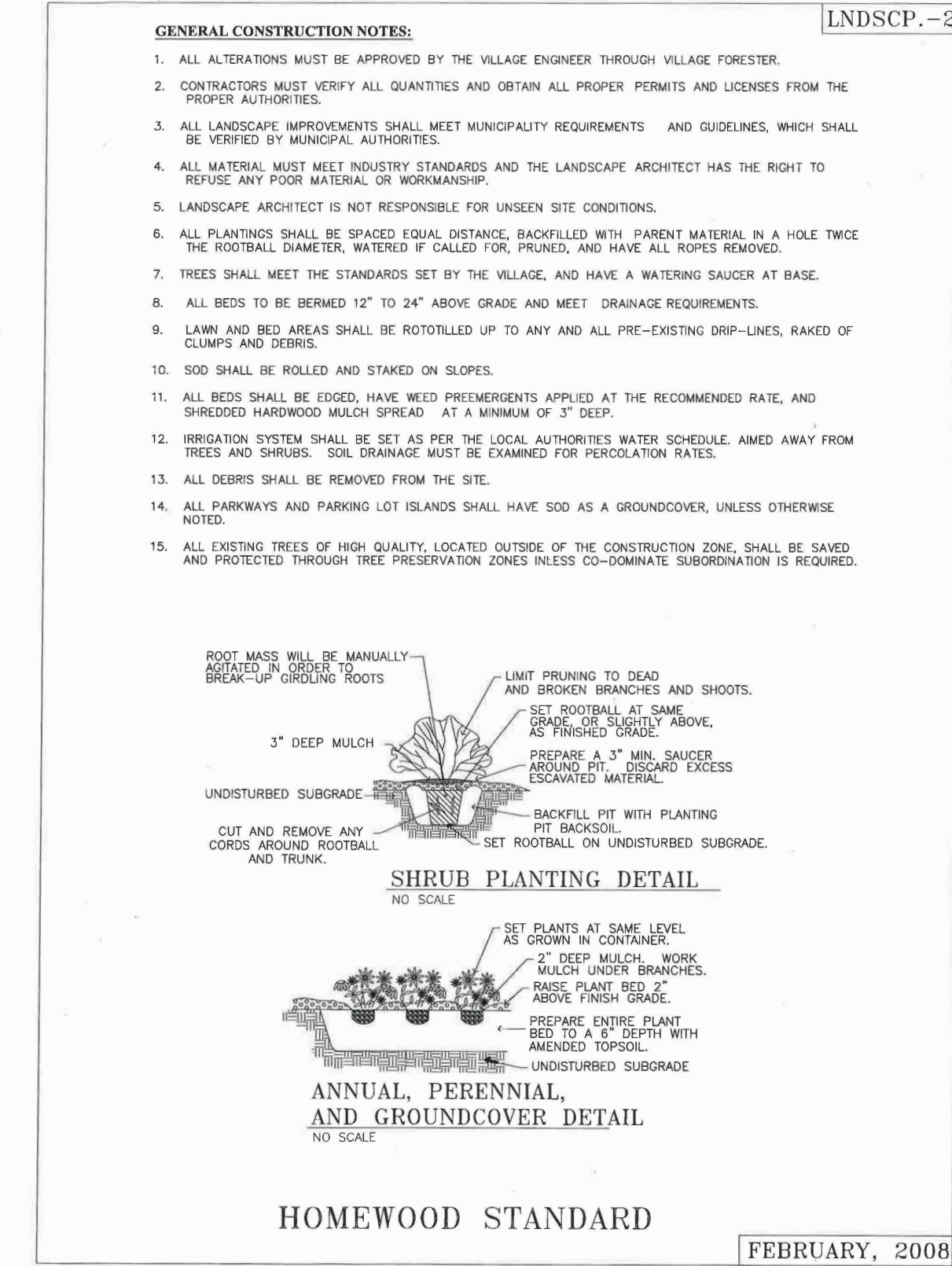
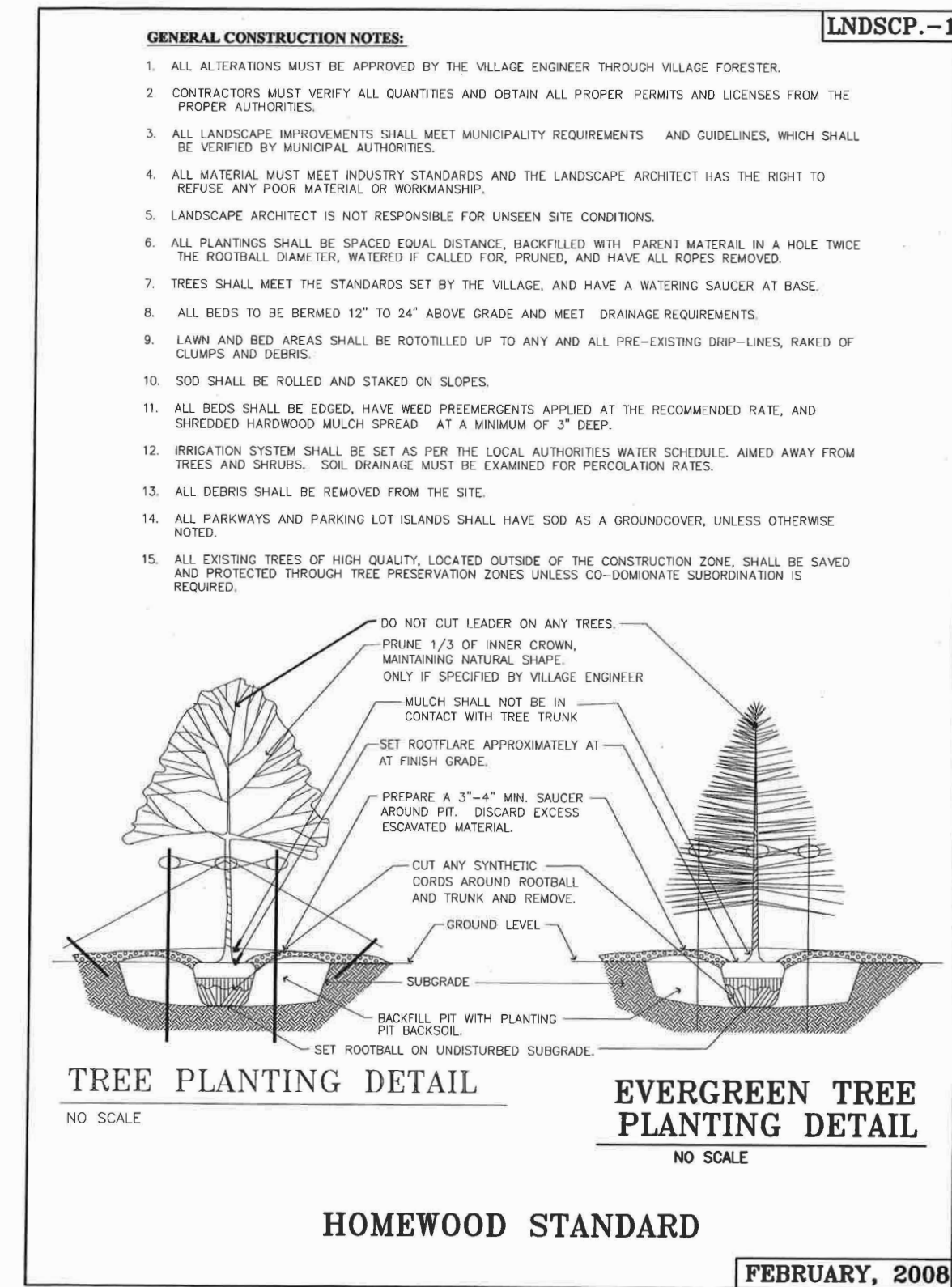
ILEX VERTICILLATA - WT



BAPTISIA - BA



BLACK MULCH - BLK



1 SITE PLAN
1/16" = 1'-0"



Item 5. A.

GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108



MULTI-DWELLING UNIT BUILD-OUT
IN EXISTING COMMERCIAL BUILDING
18240 Harwood Avenue
Homewood, IL 60430

Project No.:	Date
#24-0084	10-24-2024
Drawn: G.M.K.	12-05-2024
Checked: G.M.K.	
Date:	
Scale:	As indicated

Sheet Description:
LANDSCAPE

Sheet No.
L101



CLASSIC LED WALL PACK

CCT&Watt Selectable

PRODUCT FEATURES

- Up to 52% energy saving compared to traditional fixtures.
- Heavy-duty die cast aluminum housing.
- Architectural bronze finish, anti-corrosion spray.
- Borosilicate glass lens for long life durability, no fading, high light transmittance.
- IP65 rated, waterproofing material is used throughout the fixture.
- DLC S1 Premium™
- Dusk to dawn photocell options.
- 4000K/5000K CCT selectable, -40 Deg. to 113 Deg. F operating temperature.
- 100%/80%/60% wattage selectable.
- 5 Years warranty.

ELECTRICAL SPECIFICATIONS

Catalog Number	Photocell	Wattage	Lumens*	Dimming	CCT	Efficacy**	CR	Housing Color	Input Voltage	LED Life Hours	Wattage Equivalent
PLT-1300	Yes	21W	1670	0-10V	4000K	79.5	>100	Black*	120-277V	100,000 hrs	1750W B&W
PLT-1300	No	21W	1670	0-10V	5000K	79.5	>100	White*	120-277V	100,000 hrs	1750W B&W
PLT-1287	Yes	35W	2800	0-10V	4000K	80.0	>100	Black*	120-277V	100,000 hrs	2000W B&W
PLT-1287	No	35W	2800	0-10V	5000K	80.0	>100	White*	120-277V	100,000 hrs	2000W B&W
PLT-1285	Yes	45W	3600	0-10V	4000K	80.0	>100	Black*	120-277V	100,000 hrs	2500W B&W
PLT-1285	No	45W	3600	0-10V	5000K	80.0	>100	White*	120-277V	100,000 hrs	2500W B&W
PLT-1302	No	45W	3600	0-10V	4000K	80.0	>100	Black*	120-277V	100,000 hrs	4000W B&W
PLT-1302	No	45W	3600	0-10V	5000K	80.0	>100	White*	120-277V	100,000 hrs	4000W B&W
PLT-1301	No	75W	6000	0-10V	4000K	80.0	>100	Black*	120-277V	100,000 hrs	4000W B&W
PLT-1301	No	75W	6000	0-10V	5000K	80.0	>100	White*	120-277V	100,000 hrs	4000W B&W

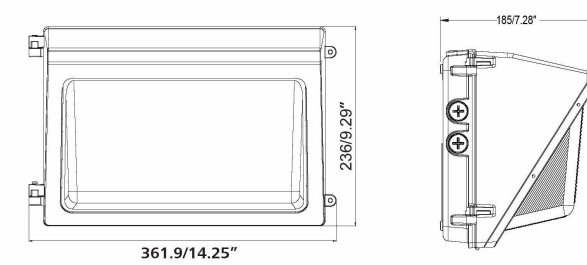
*Optional finishes available via Special Order. Call 1-800-624-4888
 **See Description Table on Page 3 for breakdown
 ***See Page 10 for detailed CCT selection



CLASSIC LED WALL PACK

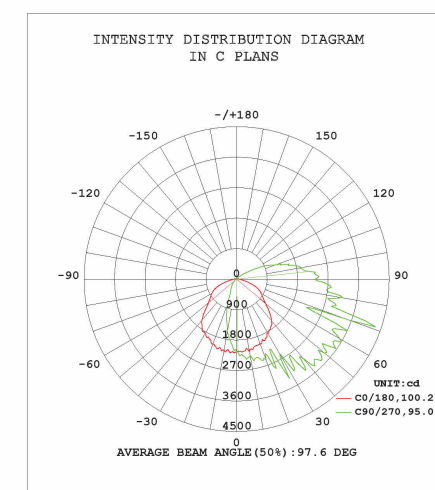
CCT&Watt Selectable

DIMENSIONS



35W/50W/75W/100W/120W

PHOTOMETRICS



PITCH SINGLE WALL SCENCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LMBS-based LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

- Marine grade powder coat finishing
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26W
VOLTAGE	120V, 277V
DIMMING	0-10V
LIGHT DISTRIBUTION	Downlight or uplight
MOUNTING OPTIONS	Downlight or uplight
CR	>100
COLOR RENDERING	75 Ra
OPERATING TEMPERATURE	-40 to 113 F
SHAKE TEST	Compliant (Downlight)
WET LISTED	Yes
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Compliant (Downlight)
STATE TEMP	Yes
FIELD SERVICEABLE LED	Yes
CONNECTIONS	Standard
HANDMADE	Handmade in USA
FINISH	Marine Grade Powder Coat
LED LIFT TAB	Yes, 1/8" wide tabs
WARRANTY**	5 Years
WEIGHT	1.2 lbs.

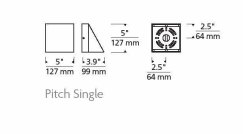
**See website for specific warranty limitations and details.

ORDERING INFORMATION

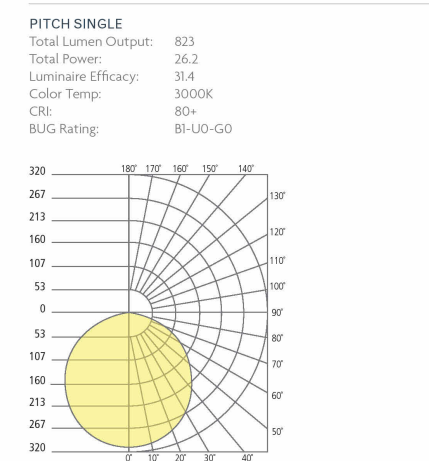
DOWNSPOT	UP	DOWN	UP
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5

techlighting.com

PITCH SINGLE WALL SCENCE



PHOTOMETRICS*



PROJECT INFO

PROJECT NAME: _____ JOB NUMBER: _____ DATE: _____

PROJECT ADDRESS: _____

PROJECT CONTACT: _____

PROJECT PHONE: _____

PROJECT EMAIL: _____

PROJECT WEBSITE: _____

PROJECT NOTES: _____

PROJECT COMMENTS: _____

PROJECT STATUS: _____

PROJECT DATE: _____

PROJECT TIME: _____

PROJECT LOCATION: _____

PROJECT CLIENT: _____

PROJECT DESIGNER: _____

PROJECT CONTRACTOR: _____

PROJECT ARCHITECT: _____

PROJECT ENGINEER: _____

PROJECT INSPECTOR: _____

PROJECT PERMIT: _____

PROJECT AS-BUILT: _____

PROJECT CLOSE-OUT: _____

PROJECT COMPLETION: _____

PROJECT WARRANTY: _____

PROJECT MAINTENANCE: _____

PROJECT TRAINING: _____

PROJECT SUPPORT: _____

PROJECT PARTS: _____

PROJECT SERVICE: _____

PROJECT UPGRADES: _____

PROJECT REPAIRS: _____

PROJECT REPLACEMENTS: _____

PROJECT MODIFICATIONS: _____

PROJECT ADDITIONS: _____

PROJECT DELETIONS: _____

PROJECT CORRECTIONS: _____

PROJECT IMPROVEMENTS: _____

PROJECT ENHANCEMENTS: _____

PROJECT OPTIMIZATIONS: _____

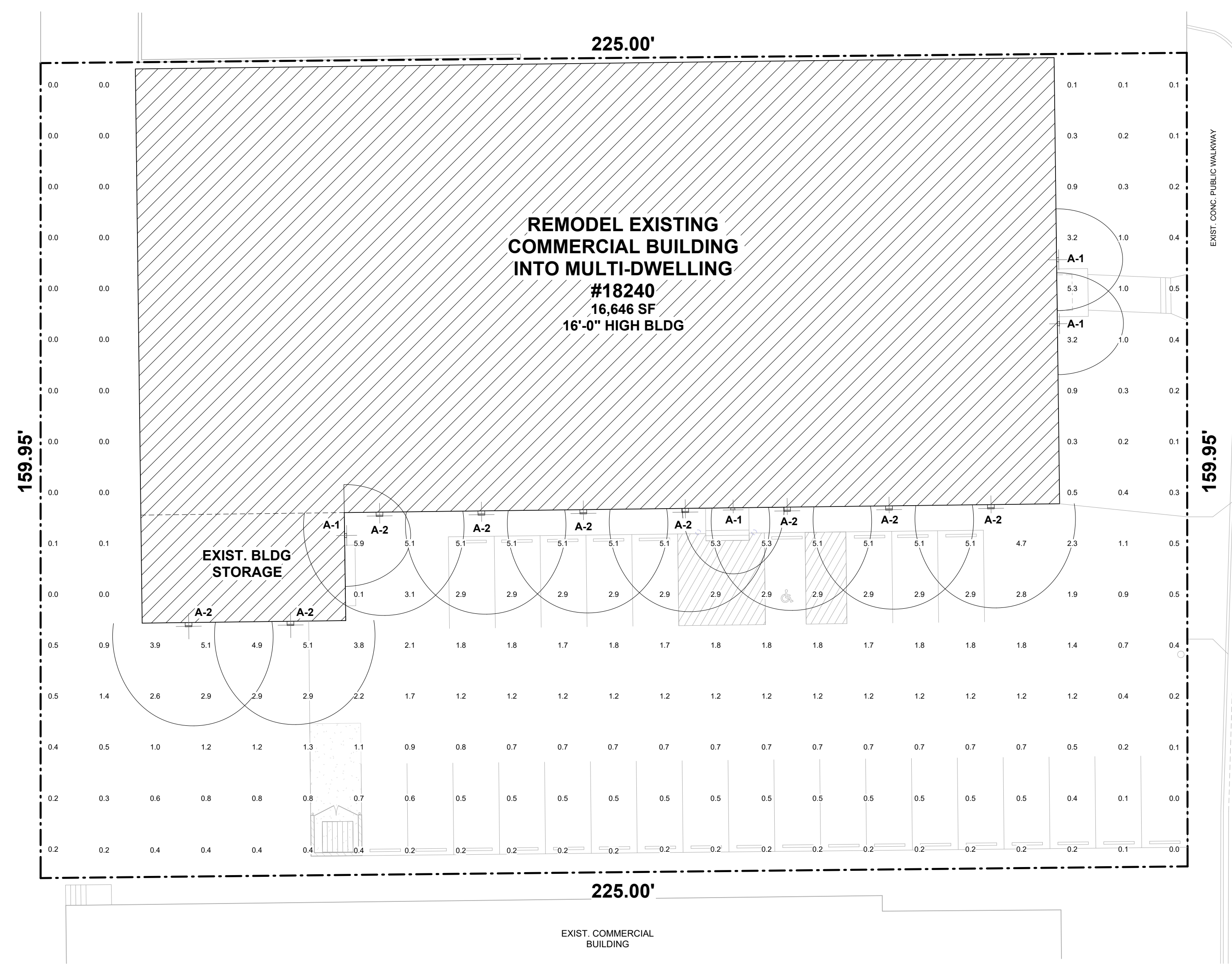
PROJECT TUNING: _____

PROJECT CALIBRATION: _____

PROJECT VERIFICATION: _____

TYP	DESCRIPTION	LAMP	TEMPERATURE	LUMENS	MOUNTING HEIGHT	COUNT
A1	PITCH SINGLE WALL SCENCE - LED827277	26 W	3000 K	823	8'-10"	4
A2	LED WALL PACK - PTL-13000	35 W	4000 K	4800	7'	9

SEE ATTACHED CUT SHEETS FOR FIXTURE DETAILS



1 SITE PLAN
1/16" = 1'-0"

GHULAM M. KAMAL, S.E., P.E.
 LUCID ENGINEERING SERVICES GROUP, LLC
 163 FRANKLIN STREET, BLOOMINGDALE, IL-60108



MULTI-DWELLING UNIT BUILD-OUT
 IN EXISTING COMMERCIAL BUILDING
 18240 Harwood Avenue
 Homewood, IL 60430

Project No.:	Drawn:	Checked:	Date:	Scale:
#24-0084	A.D.S.	G.M.K.	12-05-2024	As indicated

Sheet Description:
PHOTOMETRIC

Sheet No.

L201



VILLAGE OF HOMEWOOD

Item 5. A.

STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18240 Harwood Ave	Homewood, IL 60430
Requested Use: APARTMENT BUILDING	Area: 16,646 sq. ft.
Business Name: 18240 Harwood Ave LLC	
Applicant Name: Mahmoud Essa	Date: 12/05/2024

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

The reutilization of this building from a warehouse space into a multi-dwelling apartment building will not only improve the appearance of the local community it will also help local business by bringing in more residence.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

No, it will help bring more bring in more residence which will help local buisnesses

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

By reusing this vacant commercial space into a residential building will strongly uphold the goals of increasing residential densities.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

We do not see any negatives. The reutilization of this vacant building from a warehouse space into a multi-dwelling apartment building will improve the appearance of the local community

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

No, this will actually increase the value of the property.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No it will not. We promise to uphold the goals of local development by maintaining and up keeping the building and property

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

The reutilization of this vacant building from a warehouse space into a multi-dwelling apartment building will improve the appearance of the local community

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No it will not. The reutilization of this vacant building from a warehouse space into a multi-dwelling apartment building will improve the appearance of the local community and we will promise to up keep property as it is an important investment for us.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No it will not, this will actually increase the value of the property and encourage surrounding businesses or investors to do the same.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Yes, the existing driveway and large parking lot is more than capable of allowing safe traffic conditions in the area.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

Yes the existing conditions are fit for our residential development.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No it will not. The reutilization of this vacant building from a warehouse space into a multi-dwelling apartment building will improve the appearance of the local community overall

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor’s Highway to establish commercial “entryways” into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and “upscale” shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active “18-hour” downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

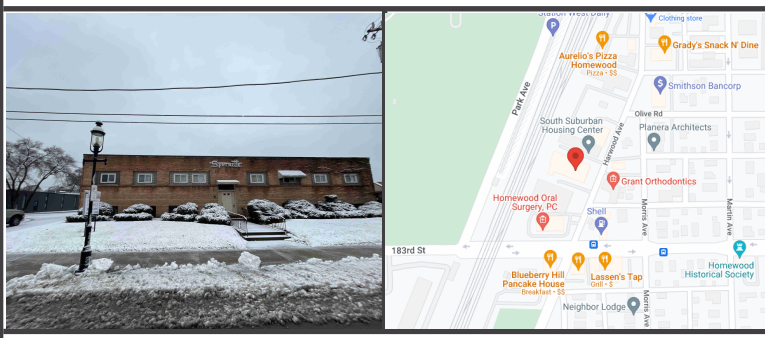
ALTA/NSPS LAND TITLE SURVEY

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
 - Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter 8, Part 1270, Section 1270.56, Paragraph 6, Sub-Paragraph 6, Item k.
 - THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS	MB - Map Book
Boundary Line	(C) - Calculated	ME - Maintenance Easement
Center Line	(D) - Deed	MES - Mitered End Section
Chain Link or Wire Fence	(F) - Field	MF - Metal Fence
Easement	(M) - Measured	MH - Manhole
Edge of Water	(P) - Plat	MHWL - Mean High Water Line
Iron Fence	(R) - Record	NR - Non-Radial
Overhead Lines	(S) - Survey	NTS - Not to Scale
Structure	A/C - Air Conditioning	NAVD88 - North American Vertical Datum 1988
Survey Tie Line	AE - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929
Vinyl Fence	ANE - Anchor Easement	ORB - Official Records Book
Wall or Party Wall	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wood Fence	B/W - Bay/Box Window	O/A - Overall
	BC - Block Corner	O/S - Offset
	BFP - Backflow Preventer	OFF - Outside Subject Property
	BLDG - Building	OH - Overhang
	BLK - Block	OHL - Overhead Utility Lines
	BM - Benchmark	OHWL - Ordinary High Water Line
	BR - Bearing Reference	ON - Inside Subject Property
	BRL - Building Restriction Line	P/E - Pool Equipment
	BSMT - Basement	PB - Plat Book
	C - Curve	PC - Point of Curvature
Asphalt	CL - Center Line	PCC - Point of Compound Curvature
Brick or Tile	C/P - Covered Porch	PCP - Permanent Control Point
Concrete	C/S - Concrete Slab	PI - Point of Intersection
Covered Area	CATV - Cable TV Riser	PLS - Professional Land Surveyor
Water	CB - Concrete Block	PLT - Planter
Wood	CH - Chord Bearing	POB - Point of Beginning
	CHIM - Chimney	POC - Point of Commencement
	CLF - Chain Link Fence	PRC - Point of Reverse Curvature
	CME - Canal Maintenance Easement	PRM - Permanent Reference Monument
	CO - Clean Out	PSM - Professional Surveyor & Mapper
	CONC - Concrete	PT - Point of Tangency
	COR - Corner	PUE - Public Utility Easement
	CS/W - Concrete Sidewalk	R - Radius or Radial
	CUE - Control Utility Easement	R/W - Right of Way
	CVG - Concrete Valley Gutter	RES - Residential
	D/W - Driveway	RGE - Range
	DE - Drainage Easement	ROE - Roof Overhang Easement
	DF - Drain Field	RP - Radius Point
	DH - Drain Hole	S/W - Sidewalk
	DUE - Drainage & Utility Easement	SBL - Setback Line
	ELEV - Elevation	SCL - Survey Closure Line
	EM - Electric Meter	SCR - Screen
	ENCL - Enclosure	SEC - Section
	ENT - Entrance	SEP - Septic Tank
	EOP - Edge of Pavement	SEW - Sewer
	EOW - Edge of Water	SIRC - Set Iron Rod & Cap
	ESMT - Easement	SN&D - Set Nail and Disc
	EUB - Electric Utility Box	SQFT - Square Feet
	F/DH - Found Drill Hole	STL - Survey Tie Line
	FCM - Found Concrete Monument	STY - Story
	FF - Finished Floor	SV - Sewer Valve
	FIP - Found Iron Pipe	SWE - Sidewalk Easement
	FIPC - Found Iron Pipe & Cap	TBM - Temporary Bench Mark
	FIR - Found Iron Rod	TEL - Telephone Facilities
	FIRC - Found Iron Rod & Cap	TOB - Top of Bank
	FN - Found Nail	TUE - Technological Utility Easement
	FN&D - Found Nail & Disc	TWP - Township
	FRSRK - Found Rail Road Spike	TX - Transformer
	GAR - Garage	TYP - Typical
	GM - Gas Meter	UE - Utility Easement
	ID - Identification	UG - Underground
	IE/EE - Ingress/Egress Easement	UL - Utility Pole
	ILL - Illegible	UR - Utility Riser
	INST - Instrument	VF - Vinyl Fence
	INT - Intersection	W/C - Witness Corner
	IRRE - Irrigation Easement	W/F - Water Filter
	L - Length	WV - Wood Fence
	LAE - Limited Access Easement	WM - Water Meter/Valve Box
	LBN - License No. (Business)	WV - Water valve
	LBE - Limited Buffer Easement	
	LE - Landscape Easement	
	LME - Lake/Landscape Maintenance Easement	
	LS# - License No. (Surveyor)	

FLOOD ZONE INFORMATION:



PROPERTY ADDRESS:
18240 HARWOOD AVENUE, HOMEWOOD, ILLINOIS 60430

SURVEY NUMBER: 2401.0780

CERTIFIED TO:
C. MICHAEL NOVICK, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY

BUYER:
LENDER:

TITLE COMPANY: C. MICHAEL NOVICK, LLC

COMMITMENT DATE: CLIENT FILE NO:

LEGAL DESCRIPTION:
LOT 14 AND THE NORTHERLY 59.95 FEET OF LOT 15 IN BLOCK 6 IN THORNTON STATION SUBDIVISION, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

- ALTA/NSPS TABLE A ITEMS**
1. AS SHOWN HEREON
 2. AS SHOWN HEREON
 3. AS SHOWN HEREON
 4. GROSS LAND AREA IS 39880 SQ. FT., MORE OR LESS
 5. AS SHOWN HEREON
 6. AS SHOWN HEREON
 7. AS SHOWN HEREON
 8. AS SHOWN HEREON
 9. AS SHOWN HEREON
 10. AS SHOWN HEREON
 11. AS SHOWN HEREON
 12. AS SHOWN HEREON
 13. AS SHOWN HEREON
 14. AS SHOWN HEREON

REVIEW OF TITLE:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: 77384
COOK COUNTY, ILLINOIS
SCHEDULE B/B
EFFECTIVE DECEMBER 5, 2023

EXCEPTIONS 1-11: NO SURVEY OR PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 12: EASEMENTS AS SHOWN HEREON, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 13: EASEMENTS AS SHOWN HEREON, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 14-15: NO PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES

DATE SIGNED: 01/10/24 FIELD WORK DATE: 1/9/2024

REVISION DATE(S):
(REV.1 1/10/2024)

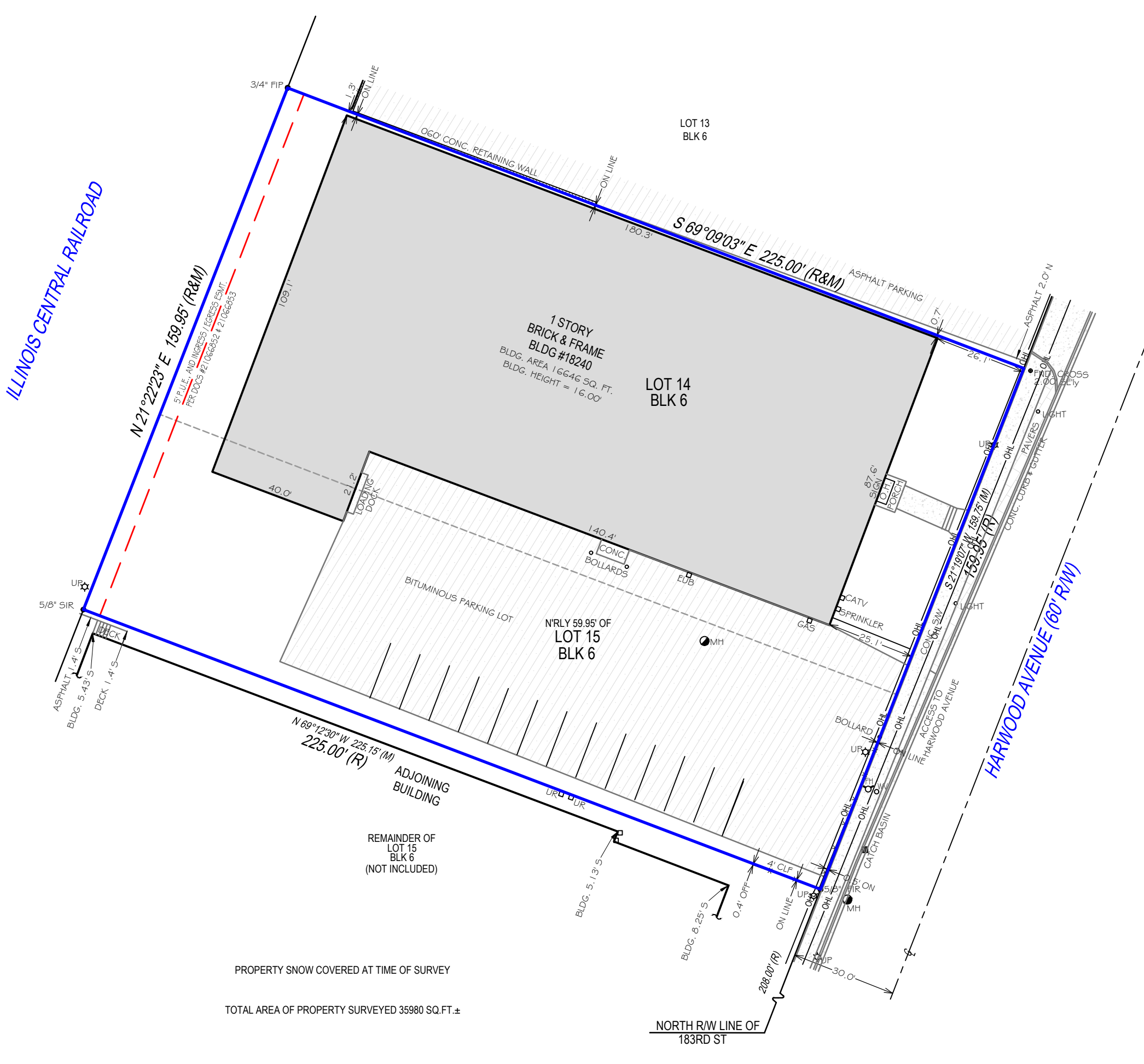
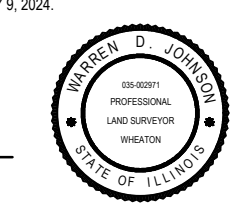
POINTS OF INTEREST
NONE VISIBLE

TO: C. MICHAEL NOVICK, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7A, 7B(1), 7C, 8 AND 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2024, DATED THIS 10TH DAY OF JANUARY, 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2971
LICENSE EXPIRES 11/03/2024
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO.
77384 DATED DECEMBER 05, 2023 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY



PROPERTY SNOW COVERED AT TIME OF SURVEY
TOTAL AREA OF PROPERTY SURVEYED 39880 SQ.FT. ±

