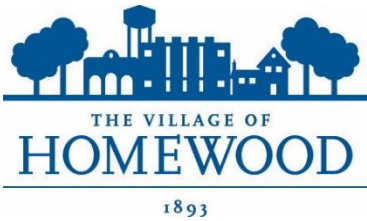


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

September 26, 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 September 12, 2024 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. Public Hearing for Case 24-38: Map Amendment at 3131 Olive Road

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: **September 12, 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 7:01pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, O'Brien, and Chair Sierzega. Members Johnson and Castaneda were absent. Present from the Village were Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Administrative Secretary, Building Division Darlene Leonard. There were five members of the public in attendance in person. The public could watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for proposed changes to the minutes from the July 11, 2024 meeting. No changes were requested.

Member O'Brien motioned to approve the July 11, 2024 minutes. It was seconded by Member Cap.

- ❖ AYES: Members Alfonso, Bransky, Cap, O'Brien, Chair Sierzega
- ❖ NAYS: None
- ❖ ABSTENTIONS: None
- ❖ ABSENT: Members Johnson and Castaneda

Chair Sierzega asked for proposed changes to the minutes from the August 8, 2024 meeting. Member O'Brien presented a statement regarding business discussed at the previous meeting at 1947 Miller Court (Case 24-21). Member O'Brien asked why guardrails were not installed as originally recommended by the Commission and that the answer to the question in the minutes was unacceptable. Member Cap recounted a conversation with the Village Engineer about how the decision to not install the guard rail was a mutual decision and that other options would be explored.

Member O'Brien motioned to approve the August 8, 2024 minutes as discussed. Seconded by Member Cap.

- ❖ AYES: Members Bransky, Cap, O'Brien, Chair Sierzega
- ❖ NAYS: None
- ❖ ABSTENTIONS: Member Alfonso
- ❖ ABSENT: Members Johnson and Castaneda

PUBLIC COMMENT:

None.

REGULAR BUSINESS:**CASE 24-35: Site Plan Review – Ollie’s/Brunswick Zone, 3043 W 183rd Street**

The applicant, Silken Patel, was sworn in by Chair Sierzega.

Chair Sierzega read a description of the case and asked staff had received any public comments. Assistant Director Schumerth replied no comments.

Mr. Patel introduced himself and briefly described the progress of site work on Ollie’s property at 3043 W 183rd Street. Mr. Patel provided a timeline for the construction and opening of Ollie’s.

Member Cap asked if Mr. Patel was prepared to provide enhancements to stormwater storage as requested by the Village Engineer.

- **Yes. The construction of this system was moved to the third phase of development. The site has constraints because minimal disturbance triggers MWRD requirements. Engineering work has been completed to design and assess the planned system.**

Member Cap asked what the phases of development will be.

- **Phase 1 was the operation of the first tenant (Ollie’s) and a portion of the parking area. The remainder of the parking area and building renovation will be in Phase 2. Phase 3 is full site completion.**

Member Cap asked if there was a risk of having to redo development work.

- **Building permits will be phased to accommodate the development timeline without repeated work. All required site work has been planned as part of the proposed site plan review.**

The applicant noted that the drainage work for Lot 2 (Starbucks Outlot) will be accomplished separately and not be accommodated with the current site work.

Member O’Brien asked why the report stated that there was no new construction proposed when a new Starbucks was proposed in the front of the site.

- **Starbucks is proposed on Lot 2, an outlot of the site, under separate ownership requiring separate review from the Ollie’s “Lot 1” project.**

Member Alfonso asked if signage will be available for future tenants in the building.

- **The second pole sign on the property will be used by the remaining two tenants.**

Chair Sierzega asked if new water service is installed and fire hydrants have been moved.

- **All hydrants have been moved and water lines through the front of storefronts have been installed.**

A member of the public, Anthony Hawthorne was sworn in. Hawthorne asked if the additional tenants in the building are known and if the Village has to approve the new tenants.

- **One of the new tenants, Bevda’s liquor store, is known. The Planning & Zoning Commission will only have to approve a new tenant if it is classified as a Special Use; if the use is permitted as of right the Staff will approve the use through the business certificate process.**

A member of the public, Marilyn Wells was sworn in. Wells expressed concerns about past noise and loitering at the previous use (bowling alley) and asked if measures would be taken to mitigate noise and loitering from the liquor store use.

- **The applicant will own the new liquor store tenant and people will not be drinking on site. The use is for packaged alcohol only. The applicant has considered additional security measures to prevent loitering and illegal activity.**

Wells also expressed concerns about lighting, traffic, landscaping, and fencing repairs needed on the property.

- **Lighting, landscaping, and fencing will be repaired as part of the approved site work.**

A member of the public, Candace Wilson, was sworn in. Wilson expressed concerns about noise and loitering from the site. Wilson expressed concerns about additional activity in the area causing illegal gatherings as was witnessed this summer. Wilson also expressed concerns about litter on neighboring properties. Wilson also expressed concerns about the increasing number of liquor stores in the community, and crime and safety due to a recent robbery at the site.

Member Cap asked if the applicant owned another business in Homewood.

- **Yes, Homewood Deli and Liquor on Halsted Street.**

Member Alfonso motioned to approve Case 24-35. Seconded by Member O’Brien.

- ❖ AYES: Members Alfonso, Bransky, Cap, O’Brien, Chair Sierzega
- ❖ NAYS: None
- ❖ ABSTENTIONS: None
- ❖ ABSENT: Members Johnson, Castaneda

CASE 24-30: Special Use Permit for Drive-Through and CASE 24-36: Site Plan Review, Starbucks, 3047 W 183rd Street

Chair Sierzega introduced both Cases 24-30 and 24-36 and stated that the cases would be heard together as a single agenda item.

Representative of the applicant, George Arnold, attorney, was sworn in by Chair Sierzega.

Chair Sierzega read a description of the case and asked staff if there were any comments received from neighboring properties. Assistant Director Schumerth replied no comments.

George Arnold provided a brief description of the project and the need for a drive-through at the location.

Member Alfonso expressed concerns about pedestrian safety for those using the parking lot and entering the store. Alfonso asked if any measures were taken to increase visibility for pedestrians.

- **The plan was designed to minimize crossover of the drive-through. The crossover will have slow traffic turning into parking area or drive aisles. The applicant stated they were open to implementing additional pedestrian improvements.**

Member Cap identified the need for separation between the Starbucks and the Jewel-Osco site and stated the landscape separation from the neighboring lot will have a positive impact on the site.

Member O'Brien asked for clarification of the text of the memo about whether there was direct public ingress and egress to the drive-through.

- **The drive-through lane does not have direct access from the street. However, the site is publicly accessible and the drive-through can be reached indirectly from 183rd Street.**

Member O'Brien asked for clarification on whether architect renderings or lighting plans should be included in the Findings of Fact.

- **The renderings were the correct drawing to include in the list in the Findings of Fact. Staff will make this correction.**

Chair Sierzega asked on which side of the building the patio would be.

- **The proposed patio will be located on the north side in the front of the building.**

A member of the public previously sworn in, Anthony Hawthorne, asked how many ADA-accessible parking spaces were included on the plan and whether the project met requirements.

- **There is one ADA-accessible space provided on the Starbucks lot. The site is required to provide 1 ADA-accessible space per the 2018 Illinois Accessibility Code.**

Anthony Hawthorne noted that the ADA-accessible space provided at other Starbucks locations are often not available when needed. Hawthorne asked if there were options for adding more spaces.

- **The applicant agreed to bring the concern to the client. There are more spaces than required on the site, allowing for potential additional conversions into ADA-accessible spaces.**

A member of the public previously sworn in, Candace Wilson, asked what other businesses will be moving into Lot 3 (the other outlot).

- **There are no plans or tenants for Lot 3 at this time.**

Candace Wilson asked if there were any other potential conflicts with pedestrians which may make the site unsafe, and expressed concerns about pedestrian safety.

- **The applicant cited that traffic flow entering the drive-through is taken to the western edge of the lot to avoid conflicts between pedestrians and incoming traffic. The pedestrian connection to the parking area was placed where the natural flow of traffic is slower due to stops for the order window.**

Candace Wilson asked what the gap in landscaping was at the drive-through window and asked if it was a pedestrian crosswalk.

- **The gap in question is a drainage outlet for the drive-through.**

Member O'Brien asked how many parking spaces are proposed on the site.

- **There are 25 parking spaces including the one ADA-accessible space.**

Anthony Hawthorne asked what the required ratio of parking is for the site, including ADA-accessible spaces.

- **The parking requirement is 1 space per 200 square feet for all parking spaces for a restaurant use (13 spaces). The required ratio for ADA-accessible spaces is 1 per up to 25 parking spaces. This is a minimum requirement and the applicant can exceed the amount required.**

Anthony Hawthorne asked if bike racks would be provided.

- **Yes, two u-rings are planned.**

Candace Wilson asked if trash receptacles could be provided for the site to ensure litter is controlled.

- **Trash receptacles will be provided and the applicant stated an interest in site cleanliness.**

Member O'Brien motioned to approve Case 24-30 and Case 24-36, with the Findings of Fact for Case 24-30 amended to reflect the correct set of drawings in Finding #8. Seconded by Member Alfonso.

- ❖ AYES: Members Alfonso, Bransky, Cap, O'Brien, Chair Sierzega
- ❖ NAYS: None
- ❖ ABSTENTIONS: None
- ❖ ABSENT: Members Johnson, Castaneda

CASE 24-32: Planned Development, and CASE 24-37: Site Plan Review, Apparel Redefined, 1313-1351 175th Street

Chair Sierzega introduced both Cases 24-32 and 24-37 and stated that the cases would be heard together as a single agenda item.

The applicants, John LaRoy (business owner), Bruce Roth (architect), and Joe Pilewski (finance), were sworn in by Chair Sierzega. The applicants set up exhibits for the presentation of the cases.

John LaRoy introduced the business and the goal of creating a headquarters and new production facility in Homewood. LaRoy presented a video to introduce the product lines provided by the company.

John LaRoy introduced that much of the employee base lives in Cook County and the company has a high level of community involvement, especially in high school programs to improve job skills and to support local student groups.

John LaRoy introduced the proposed site and building design. LaRoy introduced the proposed modifications included in the Planned Unit Development, including the reduced front setback and the proposal to include a corrugated metal material which is currently prohibited by Village ordinance. LaRoy introduced the stucco pattern finish on some metal panels and explained the two color tones to be included on the building.

John LaRoy explained that a 6' x 6' section of the paneling will be constructed and presented at the final building design approval with the Appearance Commission on October 3, 2024.

Member O'Brien complemented the presentation by the applicant. Member O'Brien noted that the PINs were inconsistent between the two case memos.

Member O'Brien noted that the existing building square footage varied between the site plan, staff memo and other exhibits, and asked for clarification on the square footage of the building.

- **The 4,999 square feet indicate the footprint of the existing office building. The 9,526 square feet references the size of the building and the new connector being built on the new site plan. The applicant referred to the building as an 8,900 square foot office building which reflects the building record published by Cook County. Staff noted that they would follow up with clarification.**

Member O'Brien asked why shipping and receiving areas are turns into the building instead of straight motions, which will create inefficiencies.

- **Semi-trucks are generally not used by Apparel Redefined. At peak shipping seasons, the business will see 2-3 semi-truck deliveries a month. The business generally uses 28' box trucks that can maneuver more easily than semi-trucks.**

Member Alfonso expressed approval of the connection of the new building to the existing office building and the connector between the two. Alfonso also stated that the open space was of a high quality.

Member Alfonso asked if the existing building would be painted.

- **The existing building at 1313 175th Street would likely be painted or stained for visual cohesion with the front of the new building being constructed.**

Member Alfonso stated that the parking setback modification was a good choice to create a visually cohesive site.

Member Alfonso asked how much customer or client traffic would be visiting the site.

- **Few clients visit the site, though walk-ins are welcome. Most sales and client work is done online.**

Member Bransky asked what the maximum height of the proposed berm on the south side of the lot.

- **The berm will be 8', or the maximum height allowed by engineering standards. Space is limited for the berm. The berm will provide additional screening from the preserve. It will be constructed from fill soil produced from site construction where possible.**

Member Bransky asked what lighting would be placed on the back of the building.

- **Minimal lighting is proposed to be installed on the south side of the building.**

Member Bransky asked what types of industrial waste are created by the business and how they would be managing any waste by-products.

- **Plastic products and cardboard will be the bulk of the waste produced. SafetyClean and CrystalClean are services which come every 4 weeks to remove the solutions and ink used in the process. Buckets store ink and plasticizers and other production waste for disposal. All production is VOC compliant and uses environmentally-conscious materials which can be safely broken down without environmental risk.**

Member Bransky asked where refuse will be located.

- **The current plan will locate refuse within the receiving and loading dock area of the building. The vast majority of the waste stored in dumpsters will be plastic wrapping and waste.**

Chair Sierzega asked what types of packaging are used for the products.

- **Plastic wrapping is used and is generally using recycled plastic packaging. Some custom packaging (custom bags, tape, etc.) will be used for some orders. No packing peanuts or other older methods of packaging will be used.**

Member Cap asked if the steel building cladding has a brand or product manufacturer.

- **American Steel is the common supplier for this material used on other Apparel Redefined products. There is a second manufacturer in Iowa which may be used.**

Member Cap asked if the existing office building will be clad in metal material on the front or on all sides of the building.

- **If the existing building is clad in any metal material, only the visible front side of the building will be clad in the metal material. The remainder of the building will be painted or stained.**

Member Cap noted that the Village has new material requirements in the Zoning Ordinance, and asked how the proposed building complies with the materials required in the Ordinance.

- **The material does not comply with the Village Zoning Ordinance. They are proposing a modification of standards through the Planned Development process.**

Chair Sierzega asked if there is already a building constructed using these materials.

- **Canadian National has approximately 200,000 square feet of building area clad in a similar corrugated metal material. Homewood Disposal and a tire shop on Halsted Street also use a similar material. Some of these buildings include the corrugated finish, not the smooth panel finish.**

Member Cap noted that some of the buildings clad in the material are maintenance buildings.

Member Cap noted that the berm at Homewood Disposal is very large and is steep due to natural groundcover. Member Cap expressed that the berm height of the new berm should be similar to the height of Homewood Disposal where possible, with groundcover to stabilize soil.

Member Cap asked if Imprint is a competing business.

- **This business out of Appleton, WI is a competitor. However, they specialize in different product segments. Apparel Redefined focuses on apparel, especially on-field athletic products.**

A member of the public, Maureen Forte, was sworn in. Forte stated that she is a Trustee of the Village of East Hazel Crest. Forte expressed concerns about traffic on 175th Street. Forte stated that the grass on the property needs to be cut down, and that there are wildlife impacts created from the grass growing on the property. Forte also mentioned previous instances of abandoned weapons in the grass area.

Forte asked if the grass would be cut down.

- **The grass will be removed as part of the construction process. The grass is currently left in place due to Village policy and proximity to the nature preserve.**

Forte asked how lighting will impact the neighboring homes.

- **The applicant stated that lighting will be similar to neighboring properties on 175th Street, with only 5 poles being added to the site.**

Forte asked how fumes would affect neighboring development.

- **Production has improved and environmental impact in the air is minimal from the type of production done by Apparel Redefined.**

Forte invited the applicant to speak at a future meeting in East Hazel Crest.

A member of the public previously sworn in, Anthony Hawthorne, asked about the impact on a local business, Nix Nax.

- **The business has a different product than the local existing business. The applicant stated that in 19 years of business, there has not been competition with this business. The applicant noted that many small businesses need local manufacturing arms, and Apparel Redefined does not do direct storefront sales and is often a manufacturing arm for other businesses.**

Hawthorne also asked what types of offerings will be available for local students, such as internships or scholarships.

- **Currently 8 employees at the Crestwood business began their work as high school students directly trained and hired into the company and are still working with Apparel Redefined.**

Member O'Brien asked why a variance application is marked on the zoning application for the project.

- **The variance is a set of modifications proposed by the applicant. These modifications are approved through the Planned Development process. Each proposed modification has to meet at least one modification.**

Member O'Brien asked why the recommended planning action creates a Planned Development for 6.38 acres, but the site plan shows only 5.58 acres of property.

- **The roughly 0.8 acres which comprise the 6th parcel on the eastern side of the property was not included in the site plan exhibit. The zoning application includes this parcel, totaling 6.38 acres.**

Chair Sierzega asked what the timeframe was for completing the second phase of development included in the site plan review drawings.

- **The earliest date would be within three years. It is based on demand for production space.**

Chair Sierzega asked if the west wall would be removed with building expansion.

- **The west wall would be removed with the building expansion.**

Chair Sierzega asked how the area reserved for future building expansion would be used prior to the construction of the expansion.

- **It would be left maintained but vacant.**

Director Mesaros noted that the grass currently on the property is left long because of its status as a wildlife habitat adjacent to the Izzac Walton preserve.

A member of the public previously sworn in, Candace Wilson, asked why the grass could not be removed right now if it will be removed during building construction.

- **The parcel is Village-owned and Village policy is to maintain these lots in a natural state.**

Member Cap asked if the steel material will be insulated.

- **The exterior material will be insulated. The interior of the building will be heated and cooled.**

Member Cap asked what the role of the Appearance Commission is in reviewing the steel building material.

- **The material will be reviewed in detail by the Appearance Commission. The Planning and Zoning Commission recommendation involves whether to permit the modification to allow the steel material to be used.**

Member Cap requested the addition of a condition to the Site Plan Review case to require the construction of a berm which matches the height of the berm on the property to the west where applicable.

Member Alfonso motioned to approve Cases 24-32 and 24-37, with a condition added to require the construction of a berm in alignment with the existing berm on the property to the west wherever possible. Seconded by Member O'Brien.

- ❖ AYES: Members Alfonso, Bransky, Cap, O'Brien, Chair Sierzega
- ❖ NAYS: None
- ❖ ABSTENTIONS: None
- ❖ ABSENT: Members Johnson, Castaneda

OLD BUSINESS:

None.

NEW BUSINESS:

Member O'Brien asked if future cases are upcoming.

- **A zoning map amendment at 3131 Olive Road is proposed and will be heard on September 26, 2024.**

Member Alfonso noted that the landscaping is dying at Homewood Brewing.

- **The brewery property owners have been contacted regarding the maintenance and improvement of landscaping before opening.**

Chair Sierzega asked about the opening date of Wind Creek Casino.

- **The casino will be open on November 11, and the hotel will be open in January 2025.**

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 9:14pm.

Respectfully submitted,

Noah Schumerth

Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

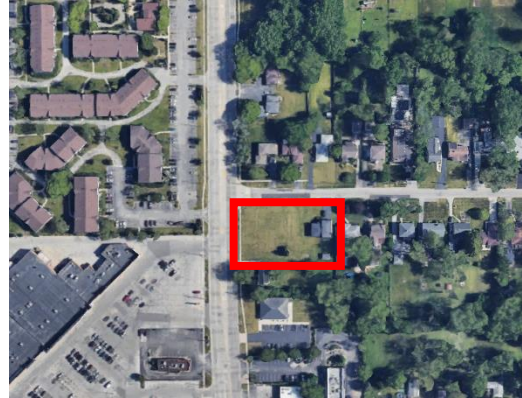
DATE OF MEETING: September 26, 2024

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 24-38: Map Amendment at 3131 Olive Road



APPLICATION INFORMATION

APPLICANT	Theresa McAvoy
ACTION REQUESTED	Map Amendment
ADDRESS	3131 Olive Road, Homewood, IL 60430
PIN	258-36-304-035

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Single-Family Residential
PROPOSED	R-1 Single-Family Residence	Single-Family Residential (no change)
SURROUNDING	N: R-1 Single-Family Residence	Single-Family Residential
	E: R-1 Single-Family Residence	Single-Family Residential
	S: B-3 General Business	Single-Family Residential
	W: R-3 Multi-Family Residence (Hazel Crest)	Multi-Family Residential

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on September 12, 2024 letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Timothy P McHugh, Attorney	09/19/2024
Standards for Map Amendment	7	Timothy P McHugh, Attorney	08/23/2024
Plat of Survey	1	Carradus Land Surveyors	08/26/2024
Staff Exhibits	4	Noah Schumerth, Asst. Dir. ECD	09/19/2024

BACKGROUND

The applicant, Theresa McAvoy, has requested a map amendment of the Village Zoning Map. The proposed map amendment rezones the subject property at 3131 Olive Road from the B-3 General Business to R-1 Single-Family Residence zoning district. The property is 0.67 acres and is currently occupied by a single-family residence. The single-family residential land use is not permitted within the B-3 zoning district. The applicant has requested the rezoning to permit the continued use of the property as a single-family residence.

HISTORY

The single-family residence on the property was constructed in 1971. The 1986 Comprehensive Plan designated the subject property as an existing single-family residence land use. The 1986 Comprehensive Plan also designated the property as single-family residential on the plan's Future Land Use Map.

In 1999, the Village of Homewood completed a revision of its Comprehensive Plan. The new Comprehensive Plan document updated the Future Land Use Map. The Future Land Use Map classified the subject property in the Commercial category, anticipating future commercial demand growth in the area along the 183rd Street and Kedzie Avenue corridors. The updated Future Land Use Map placed the subject property in the Commercial category, along with additional single-family homes to the south of the subject property. The property was commercially rezoned in 2002 to reflect the change in the Future Land Use category from Single-Family Residential to Commercial.

Since the adoption of the 1999 Comprehensive Plan, the property has remained occupied by a single-family residence. No proposals for commercial development have been received for this property since it was commercially rezoned.

DISCUSSION

Standards for Map Amendment

Any proposed map amendment shall be reviewed by the Planning and Zoning Commission and the Village Board using the Standards for Map Amendments as outlined in Section 44-07-10(d) of the Homewood Zoning Ordinance. The review shall ensure the proposed map amendment aligns with the Village Comprehensive Plan and the Village Zoning Ordinance while ensuring that the proposed amendment does not cause potential adverse impacts on surrounding properties. No map amendment shall be approved by the Village Board unless the following standards are met:

a. Does the current zoning or the proposed zoning more closely conform to the stated goals in the comprehensive plan? The current zoning is in close conformance with the 1999 Comprehensive Plan. The future land use goals in the 1999 Comprehensive Plan identified the area around Kedzie Avenue and 183rd Street as an area poised for significant office and commercial growth, prompting the change of the subject property from Single-Family Residential to Commercial:

“Regional retail market shifts in the future will create the need for additional local retail shopping in the Downtown and along 183rd Street. Related commercial, service and office needs

at critical transportation intersections will accompany this, especially at the Kedzie Avenue intersection.” (p. 67, 1999 Comprehensive Plan).

The 1999 Comprehensive Plan was written over 25 years ago, and the plan does not reflect current market conditions. Commercial demand markets have shifted dramatically, and demand for new commercial development has waned. The economic development and planning focus in this area has shifted toward redevelopment of existing vacant commercial developments at the 183rd and Kedzie intersection. The proposed amendment is in alignment with market shifts and future development expectations in the area.

b. Have major land uses, conditions or circumstances changed since the original zoning was established?

The property was originally zoned R-1 Single-Family Residential prior to the 2002 update of the Homewood Zoning Ordinance, which was completed to align with the 1999 Comprehensive Plan. Since the commercial rezoning of the subject property, the land use of the property has not changed, and no known interest for commercial development on this property materialized. The area around the 183rd Street and Kedzie Avenue intersection has seen significant increases in commercial vacancy since the adoption of the 1999 Comprehensive Plan and the 2002 zoning ordinance update. Changing circumstances have seen the Village shift priorities toward redevelopment of vacant or blighted commercial properties in this area.

c. Do sites exist for the proposed use in existing districts permitting such use? N/A.

d. Is the requested change compatible with the existing uses, development patterns and zoning of nearby properties? The property is bordered to the north, east, and south by single-family residential uses similar to the current use on the subject property. The properties to the north and east are also zoned R-1 Single-Family Residential.

The subject property is located on a segment of Olive Road which is exclusively zoned R-1 Single-Family Residential. Though all properties along this segment of Olive Road are used for single-family residences, including the subject property, the subject property is the only property on the street zoned B-3 General Business.

e. Does the present development of the area comply with existing ordinances? The current single-family residential use on the property is not permitted in the existing zoning category (B-3 General Business). The current use is a legal non-conforming use. The property must be rezoned to an R-1 Single-Family Residential or R-2 Single Family Residential to permit the existing use.

f. Does the existing zoning impose an unreasonable hardship or can a reasonable economic benefit be realized from uses permitted by the existing zoning? The current zoning does not permit the continued operation of a single-family residence on the property. The current single-family residence is a legal non-conforming use, and this designation creates challenges in securing financing, insurance and other necessities for the home. Should the home be significantly damaged, the property owner would be unable to rebuild the home. The applicant and property owner has cited that the property cannot be sold as a residence under current zoning, causing significant economic hardship and loss of the economic benefit of the property.

g. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

The property cannot be sold as a single-family residence under current zoning, which diminishes the value of the property.

h. How long has the property been vacant as compared to development occurring in the vicinity?

The property has been vacant since 2023. All other homes in the vicinity of the subject property are occupied.

i. Is the property physically suitable for the zoned uses or for the proposed use?

The site is currently used as a single-family residential dwelling, and has been used for a single-family residence for over 50 years. The existing single-family residential home is suitable to continue as a single-family residence, as it is set back from Kedzie Avenue (arterial) by approximately 165' and has all necessary access and utility service necessary for the current use of the property as a single-family residence. The property would require utility and service upgrades to support commercial uses permitted under the current zoning.

j. Does the proposed use satisfy a public need? N/A.

k. Will the proposed change conflict with existing or planned public improvements or adversely impact schools, parks or other public facilities? The proposed map amendment will not change the use of the property, and will not cause any new impact on any public facility.

l. In the vicinity, will the environment or traffic patterns be adversely affected? The proposed map amendment will not change the use of the property, and will not cause any change in the neighborhood environment or traffic patterns.

m. To what extent will the proposed change diminish property values of the surrounding properties? The property will not change in use with the rezoning and will not affect neighboring property values. The effect of a proposed commercial development on surrounding property values in the vicinity, as permitted under current zoning, is unknown.

n. Will the proposed change deter the use of properties in the area or contribute to redevelopment? The existing zoning will deter the use of the property for its existing use. The site is not proposed to be redeveloped.

o. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole? The proposed map amendment will not change the use of the property, and will not cause any new impact on the health, safety or welfare of the neighborhood.

Staff has reviewed the applicant's responses to the Standards for Map Amendment and finds that the proposed map amendment meets the standards for approval.

STAFF COMMENTS

The Planning and Zoning Commission serves as a recommending body for map amendments. The Planning and Zoning Commission is to provide a recommendation for approval or denial by the Village Board of Trustees. No additional approvals are required to allow the continued use of the property as a single-family residence.

FINDINGS OF FACT

The staff has prepared the following *draft* Findings of Fact following the standards outlined in Section 44-07-10(b) of the Homewood Zoning Ordinance. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the public record:

1. The subject property is located at 3131 Olive Road.
2. The subject property is 0.67 acres.
3. The subject property is located within the B-3 General Business zoning district.
4. The current use of the property is a single-family residence. The property has remained in use as a single-family residence since 1971.
5. The current zoning designation (B-3 General Business) does not permit single-family residential uses within the zoning district, including single-family detached residential uses existing before the adoption of the current Homewood Zoning Ordinance on January 10, 2023.
6. The current single-family detached residence on the property is a legal non-conforming use.
7. The applicant has proposed the amendment of the Homewood Zoning Map to change the zoning designation of the property from B-3 General Business to R-1 Single-Family Residence.
8. The applicant does not propose any change in use from the existing single-family detached residence on the property.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Recommend **approval** of Case 24-38 to allow a Map Amendment for 0.67 acres at 3131 Olive Road, changing the zoning designation of the property from the B-3 General Business zoning district to the R-1 Single-Family Residence zoning district;

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

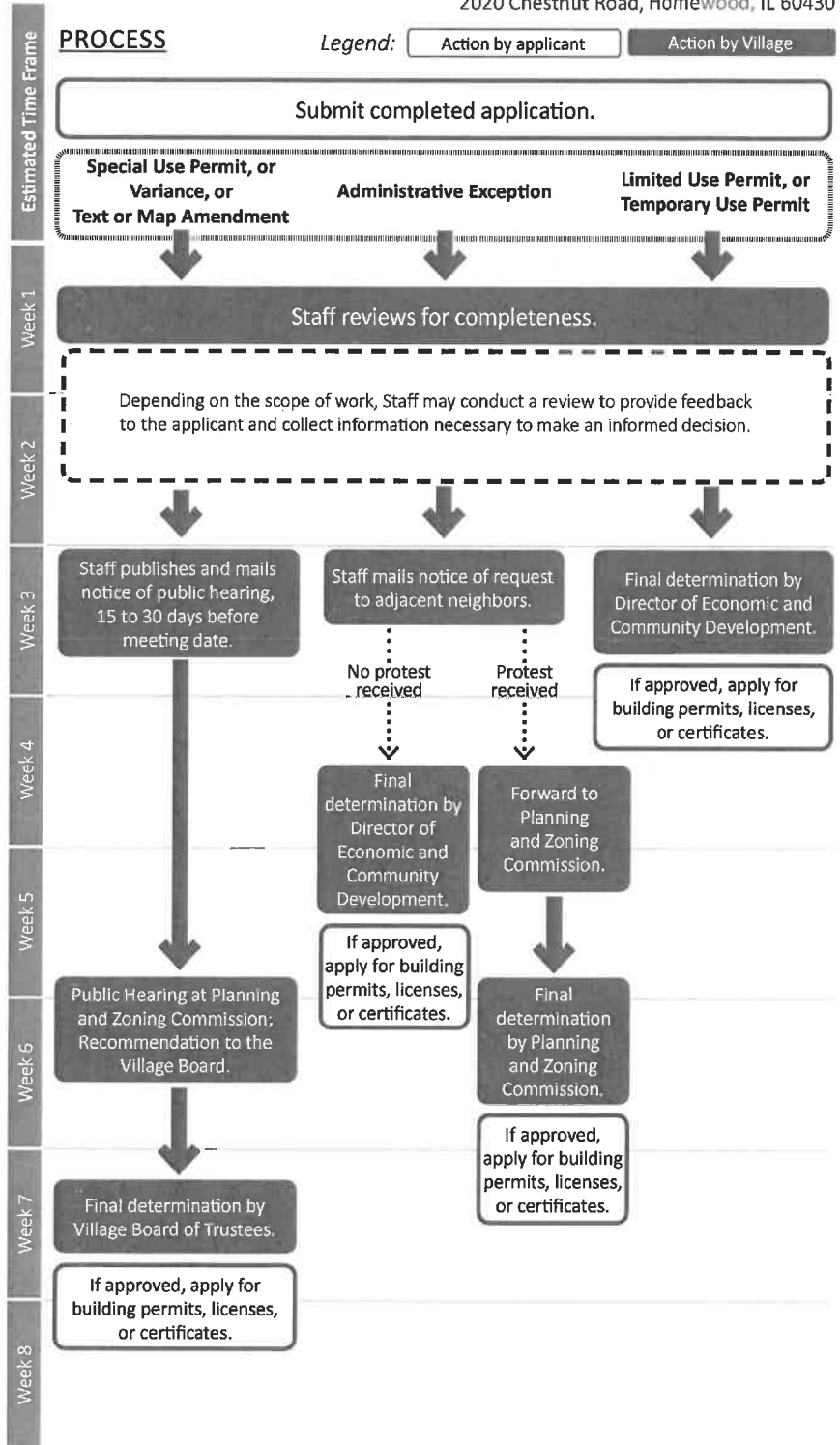
Variance

- 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

RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 3131 Olive Road Homewood, IL 60430

Property Index Number(s): 28-36-304-035-0000

Zoning District:

- Zoning options: R-1, B-1, R-2, B-2, R-3, B-3, R-4, B-4. B-3 is selected.

Lot Size: 29,334 sq. ft. acres

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

APPLICANT

Applicant details: Name Timothy P McHugh, Company Timothy P McHugh LTD, Address 360 W. Butterfield, Suite 300, Elmhurst, IL 60126, Phone 630-941-2855, Email tmchughlaw@gmail.com, Role Attorney.

PROPERTY OWNER

Property Owner details: Name Thelma M. Craig Family Trust, Company, Address 3131 Olive Road, Homewood, IL 60430, Phone, Email titanmomox@aol.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.

- Permit options: Limited Use Permit, Special Use Permit, Temporary Use Permit.

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

- Variance options: Variance, Administrative Exception, Zoning Text Amendment, Zoning Map Amendment.

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

Change zoning map from B-3 General Business to R-1 Single Family Residence.

I acknowledge and attest that:

- Attestation points: All information true and accurate; Village representatives permitted; I agree to pay fees; No work without Building Permit.

Timothy P McHugh

Applicant Name

Applicant Signature

9/19/2024

Date

PROPOSED DEVELOPMENT

Description:

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 checked="" 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"/>	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 checked="" 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"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	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			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

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: _____



STANDARDS FOR:
MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: 3131 Olive Homewood, IL 60430

Existing Zoning District: B-3

Requested Zoning District: R-1

Applicant Name: Thelma Craig Trust, Theresa L. McAvoy Trustee Date: 8/23/2024
Thru her attorney, Timothy P McHugh, 630-941-2855, tmchughlaw@gmail.com

Provide responses to each question below using complete sentences and specific to the requested change in zoning.

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

1. Does the proposed zoning more closely conform to the stated goals of the Comprehensive Plan?
Provide clear connections to the goals of the Comprehensive Plan.

Please see attached.

2. Have major land uses, conditions, or circumstances changed since the original zoning was established?
Describe the reason for this requested amendment.

Please see attached.

3. Do sites existing for the proposed use in existing districts permitting such use?
Demonstrate why the change in zoning is necessary.

Please see attached.

4. Is the requested change compatible with the existing uses, development patterns, and zoning of nearby properties?
Describe how the amendment will be compatible with the Village as it exists.

Please see attached.

5. Does the present development of the area comply with the existing ordinances?
Is the proposed change correcting existing or creating new non-conformities?

Please see attached.

6. Does the existing zoning impose an unreasonable hardship, or can a reasonable economic benefit be realized from uses permitted by the existing zoning?

Is it economically necessary to change the zoning?

Please see attached.

7. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

Please see attached.

8. How long has the property been vacant as compared to development occurring in the vicinity?

Please see attached.

9. Is the property physically suited for the uses allowed by the proposed zoning?

Please see attached.

10. Does the proposed use satisfy a public need?

Please see attached.

11. Will the proposed change conflict with existing or planned public improvements, or adversely impact schools, parks, or other public facilities?

Please see attached.

12. Will the proposed change adversely affect environmental or traffic patterns in the vicinity?

Please see attached.

13. To what extent will the proposed change diminish property values of surrounding properties?

Please see attached.

14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

Please see attached.

15. Will the proposed change be detrimental to the health, safety, and welfare of the neighborhood or of the Village as a whole?

Please see attached.

WORKSHEET

STANDARDS FOR A MAP AMENDMENT

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.

Attachment to Homewood Map Amendment Application

3131 Olive Road, Homewood, Illinois

1. Does the proposed zoning more closely conform to the stated goals of the Comprehensive Plan? *Provide clear connections to the goals of the Comprehensive Plan.*

It does not appear to more closely conform to the stated goals of the Comprehensive Plan.

But the 1999 Comprehensive Plan (“1999 Plan”) is outdated. The 1999 Plan contemplates additional commercial zoning at the intersection of Kedzie and 183rd, including North on Kedzie from 183rd. The Property is located at Olive and Kedzie, the next intersection North of 183rd.

It should be noted the 1999 Plan differed from the 1984 Comprehensive Plan (regarding the subject Property) in two significant ways:

- 1. The 1986 Plan has this Property shaded “yellow” which indicates R-1.**
- 2. The 1986 Plan also had properties located on the North side of 183rd, 60 yards East of Kedzie shaded “yellow” which indicates R-1.**

The 1999 Plan shows both of these areas shaded “red.” The 1999 Plan seems to contemplate the removal of about 15 residences on 183rd (the entire block between Kedzie on the West and Sacramento on the East). It is difficult imagining more commercial development, especially in light of Covid.

2. Have major land uses, conditions, or circumstances changed since the original zoning was established? *Describe the reason for this requested amendment.*

This was not the “original zoning.” When the Property was purchased, it was zoned R-1 and continued to be R-1 until, apparently, the 1999 Comprehensive Plan.

3. Do sites existing for the proposed use in existing districts permitting such use? *Demonstrate why the change is zoning is necessary.*

The change is necessary as the current owner of this residence wants to sell this Property to someone who wants to use the property as a residence. While this use is “grandfathered”, if the home was damaged, it could not be rebuilt as a residence since it is currently zoned B-3. As a result, a future buyer is at risk, as is any lender to this buyer.

4. Is the requested change compatible with the existing uses, development patterns, and zoning of nearby properties? *Describe how the amendment will be compatible with the Village as it exists.*

Yes. The Property has residences to the East and across the street to the North. These are the closest nearby properties. This house has been compatible with the Village as it exists for over 50 years.

5. Does the present development of the area comply with the existing ordinances? *Is the proposed change correcting existing or creating new non-conformities?*

The present development complies with existing ordinances and does not attempt to change the neighborhood in any manner.

5. Does the present development of the area comply with the existing ordinances? *Is the proposed change correcting existing or creating new non-conformities?*

The present development complies with existing ordinances and does not attempt to change the neighborhood in any manner.

6. Does the existing zoning impose an unreasonable hardship, or can a reasonable economic benefit be realized from uses permitted by the existing zoning? *Is it economically necessary to change the zoning?*

Yes. If the Property is not rezoned R-1, the owner cannot sell the property as a residence.

7. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

The property is rendered un-saleable as a residence. So the value would be of a vacant, commercial lot, of which there seems to be an abundance.

8. How long has the property been vacant as compared to development occurring in the vicinity?

The previous owner died in 2023. Since then, the Property has been vacant, but is now under contract.

9. Is the property physically suited for the uses allowed by the proposed zoning?

Yes. It is already a residence.

10. Does the proposed use satisfy a public need?

Yes, assuming shelter is a public need. It allows someone to use this residence as a residence.

11. Will the proposed change conflict with existing or planned public improvements, or adversely impact schools, parks, or other public facilities?

There is no conflict. This Property has been a residence for over 50 years.

12. Will the proposed change adversely affect environmental or traffic patterns in the vicinity?

Not at all...it will continue to be a residence.

13. To what extent will the proposed change diminish property values of surrounding properties?

It should have no effect on surrounding properties as it is maintaining its current use.

14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

It will contribute to redevelopment inasmuch as it allows another family to move to Homewood.

15. Will the proposed change be detrimental to the health, safety, and welfare of the neighborhood or of the Village as a whole?

No, as the proposed change merely allows the Property to maintain its current use.

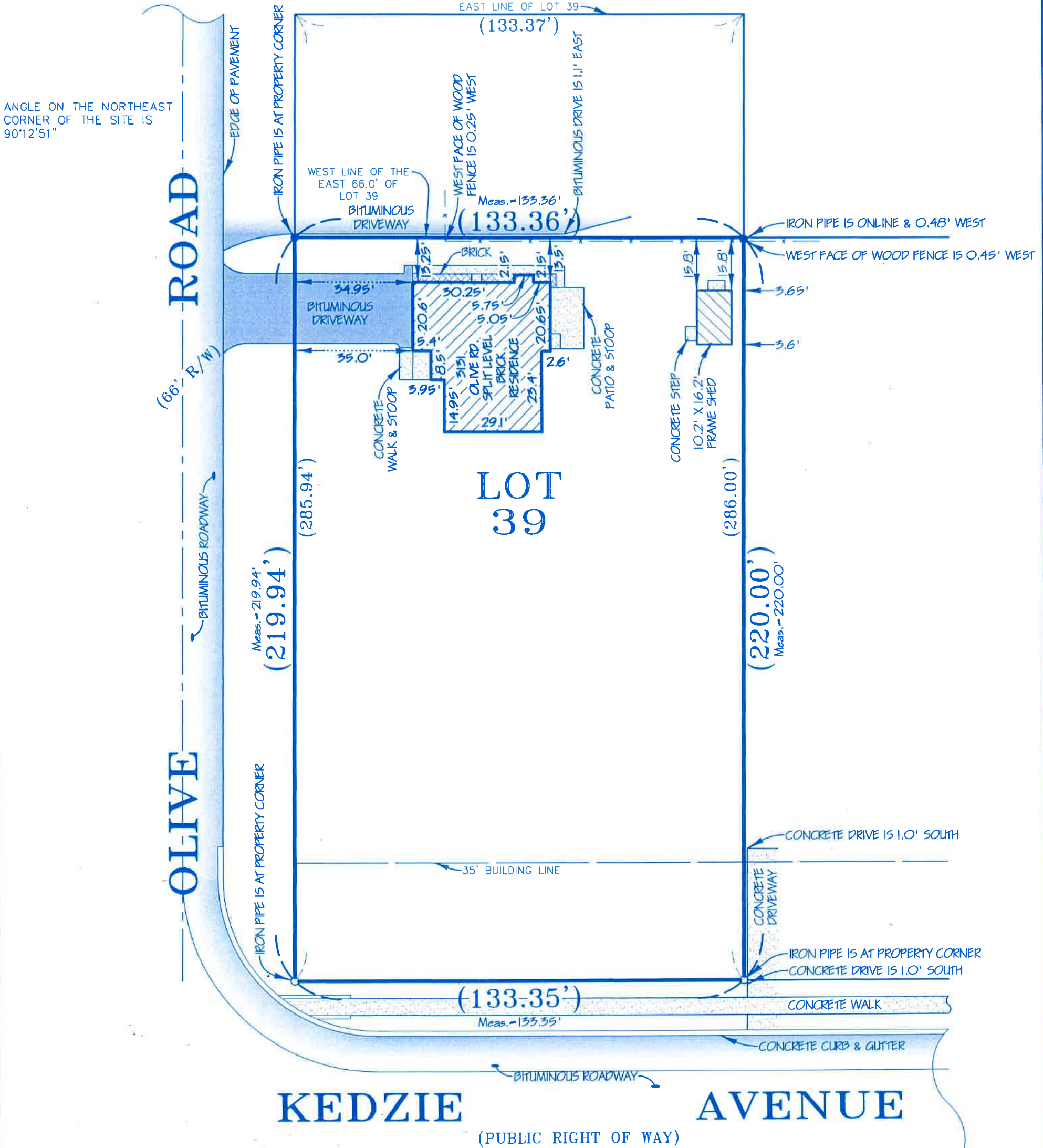
LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

LOT 39, (EXCEPT THE EAST 66 FEET THEREOF) IN HOMEWOOD GARDENS ACRES NO. 2, A SUBDIVISION (EXCEPT THE EAST QUARTER THEREOF) OF THE SOUTH TWO THIRDS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 29,334 SQ.FT.



ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 90°12'51"

LOT 39

KEDZIE AVENUE
(PUBLIC RIGHT OF WAY)

CARRADUS



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68' f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 26th DAY OF August A.D. 2024

BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551. MY LICENSE EXPIRES NOVEMBER 30, 2024.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Ave. Suite 180, Carol Stream, Illinois 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

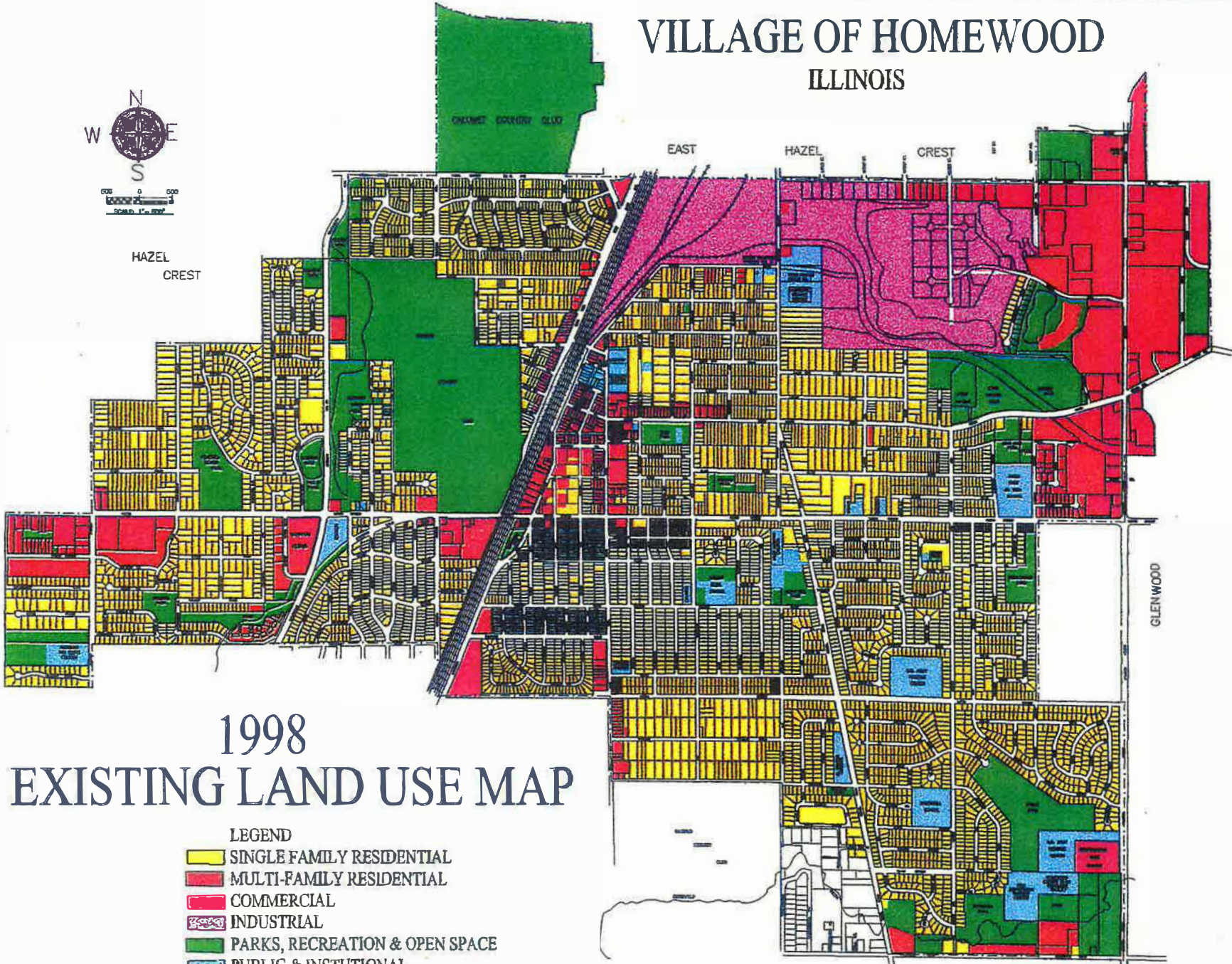
PREPARED FOR: Timothy P. McHugh

DRAWN BY: CMG	DATE OF FIELD WORK: 08/26/24	SCALE: 1" = 30'	FLD.BK. - PAGE: 48-00	PROJECT NO.: 40679
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VILLAGE OF HOMEWOOD ILLINOIS



HAZEL
CREST

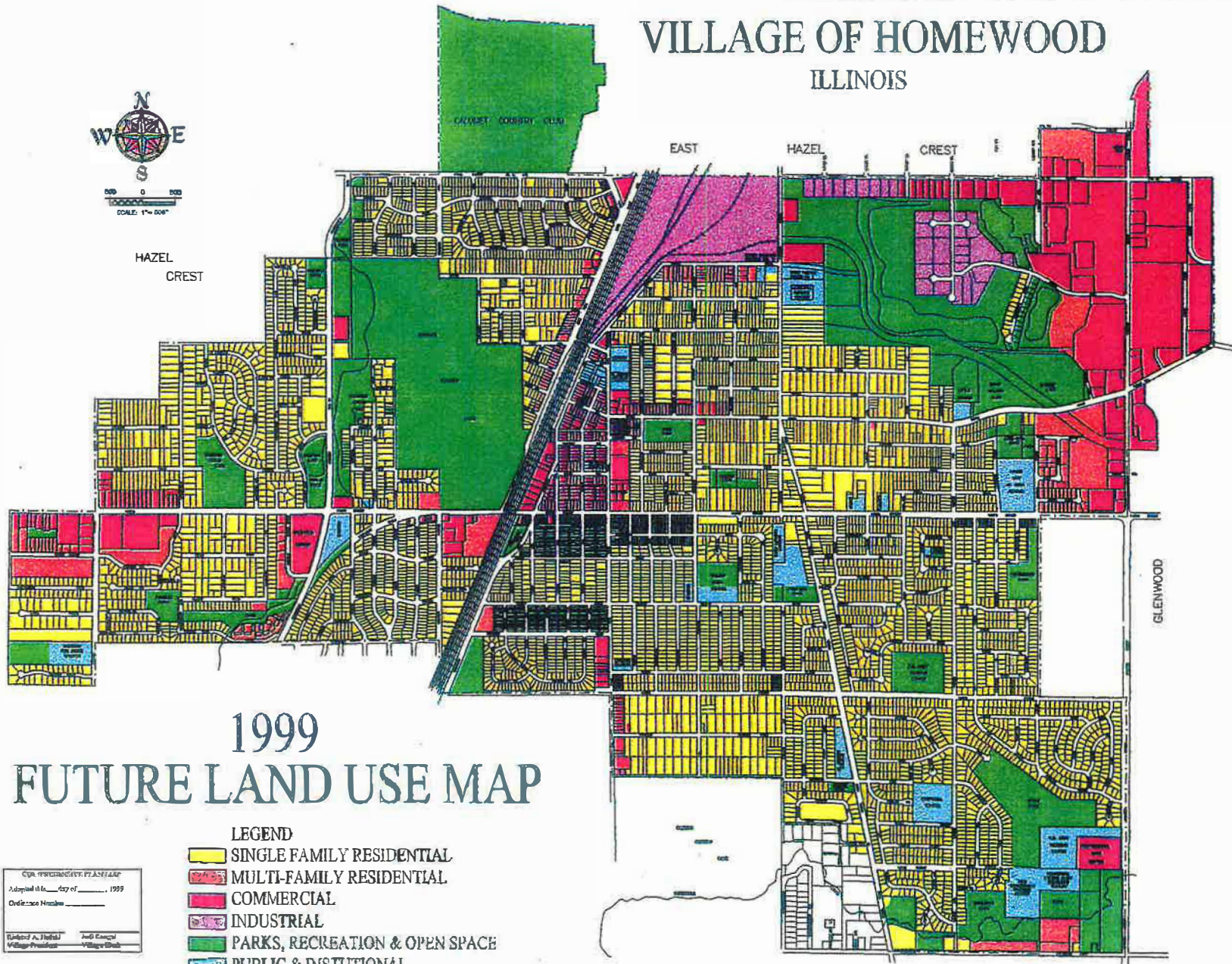


1998 EXISTING LAND USE MAP

- LEGEND
- SINGLE FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PARKS, RECREATION & OPEN SPACE
 - PUBLIC & INSTUTIONAL

CHICAGO HEIGHTS PCT
 PUBLIC CONSULTING TEAM
 110 W. MAIN ST.
 DEPT. 1024, HARBOR, MI 48033
 313-278-1012

VILLAGE OF HOMEWOOD ILLINOIS



1999 FUTURE LAND USE MAP

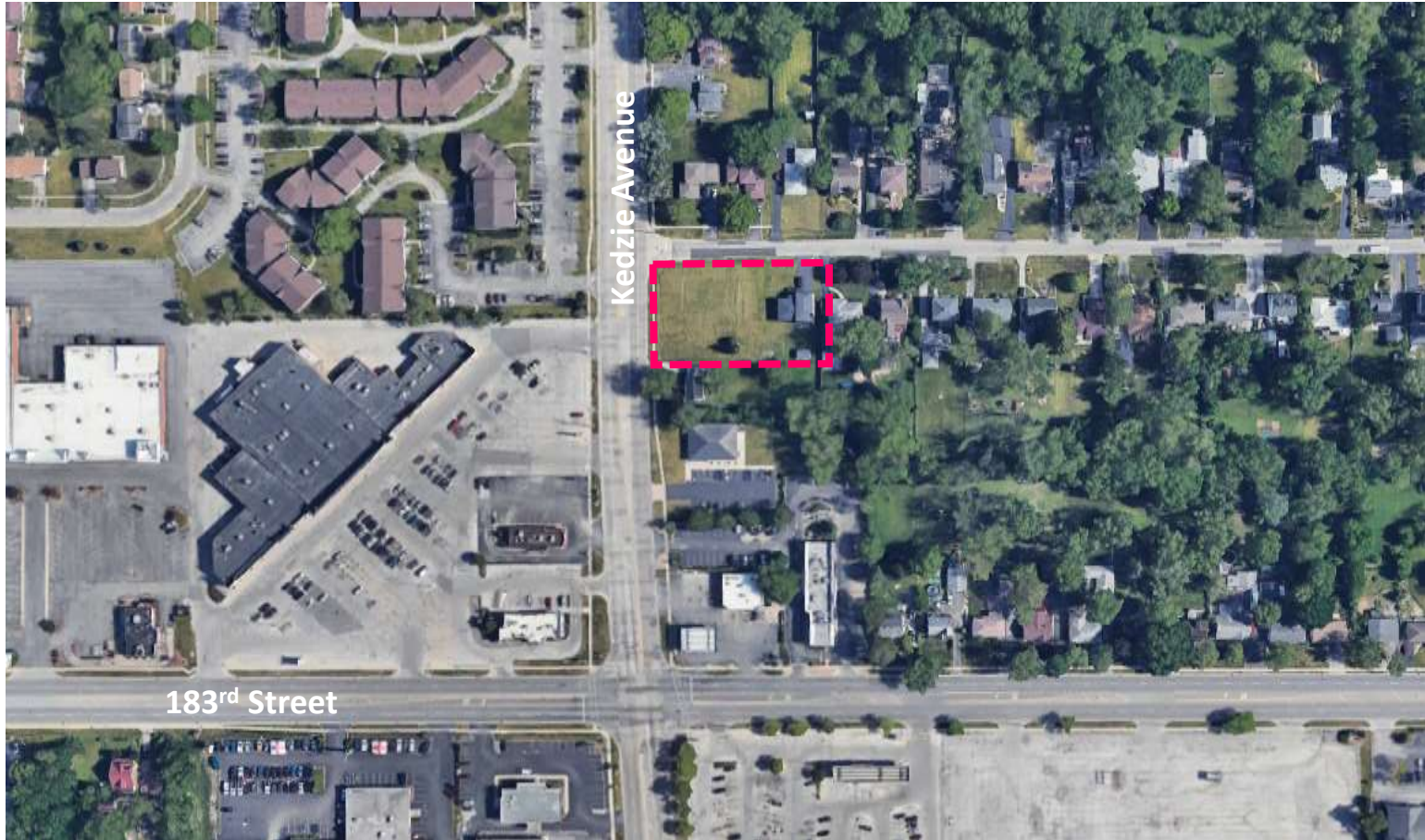
- LEGEND**
- SINGLE FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PARKS, RECREATION & OPEN SPACE
 - PUBLIC & INSTUTIONAL

City of Homewood, Illinois
 Adopted this _____ day of _____, 1999
 Ordinance Number _____

Richard A. Joffe, Jr. Paul Conzel
 Village President Village Clerk

CHICAGO HEIGHTS

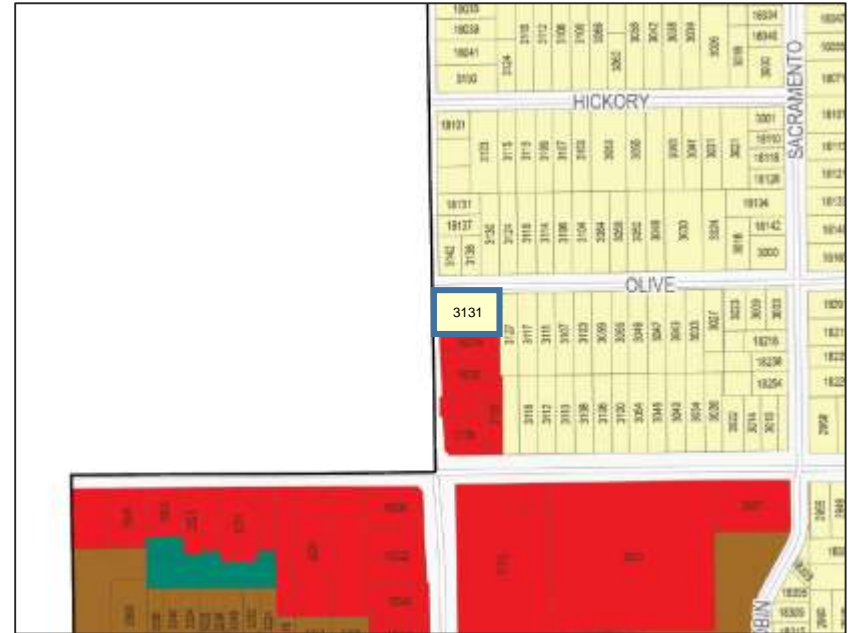
PCT
 PUBLIC CONSULTING
 115 W. WABASH ST.
 5th FLOOR
 CHICAGO, IL 60604
 312-467-1013







Existing Zoning



Proposed Zoning

