

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

January 11, 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 October 19, 2023 Planning and Zoning Commission meeting.

4. Public Comments

5. Regular Business:

6. Old Business:

A. Case 23-28: - Variance to Parking Requirements for the operation of restaurant at 810 Maple Avenue.

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: **October 19, 2023**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chairman Pro Tempore Bransky called the meeting to order at 7:00 pm. Chairman Sierzega was absent from the meeting.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, and O'Brien. Present from the Village was Staff Liaison and Director of Economic and Community Development Angela Mesaros, and Assistant Director of Economic and Community Development Noah Schumerth. There were 5 members of the public in attendance at the hearing. The public was able to participate in the meeting via Zoom.

APPROVAL OF MEETING MINUTES:

Chairman Pro Tempore Bransky asked if there were any changes or corrections required to the minutes of the September 14, 2023 hearing. No corrections to the minutes.

A motion was made by Member Cap to approve the minutes of September 14, 2023, seconded by Member O'Brien.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Castaneda, Johnson and Chair Sierzega

REGULAR BUSINESS:

CASE 23-28 – Zoning Variance to Parking Requirements to Operate a Restaurant at 810 Maple Avenue.

Chairman Pro Tempore Bransky introduced the agenda item and stated that the case was to be continued to the next available hearing date with the Planning and Zoning Commission. Bransky asked whether any members of the public had comments on Case 23-28. There were no comments.

A motion to continue was made by Member Cap, seconded by Member O'Brien.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Castaneda, Johnson and Chair Sierzega

Director of Economic and Community Development Angela Mesaros noted that the next opportunity for the case to be heard would be November 11, 2023.

CASE 23-27 – Special Use Permit for Indoor Cycling and Fitness Center at 18203 Dixie Highway

Chairman Pro Tempore Bransky introduced the case and swore in the applicants, Tashyna Willis and Jimmy Taylor, and provided a brief introduction to the indoor cycling and fitness center use proposed in the B-2 zoning district. Chair Pro Tem Bransky introduced the application materials provided for public review. Chair Pro Tem Bransky explained that the current space is a vacant tenant space within a multi-tenant commercial center.

Applicants Willis and Taylor were sworn in by Chair Pro Tem Bransky. Applicant Taylor introduced the proposed use and the history of the applicant's business, including the current location at 415 W 119th Street, Chicago, IL, 60611. Applicant Taylor noted that there are large numbers of existing customers coming from Homewood to the Chicago location of the business, and the applicant wishes to establish a new location in Homewood to accommodate these customers.

Member O'Brien noted that the applicant's original business location in Chicago is approximately 2,200 square feet with 115 exercise bikes, but the new location would be approximately 2,100 square feet with only 19 exercise bikes. Member O'Brien asked for clarification about reasoning for the planned difference between locations. Applicant Taylor noted that the space had a large outdoor area for the use of exercise bicycles, and the ability to host 115 bicycles at the Chicago location is a unique circumstance based on the site. The applicant noted that the new location would not be able to host more than 19 bikes, and that larger groups, special exercise groups, and families would need to use the location in Chicago.

Member O'Brien asked for clarification about the square footage of the tenant space indicated in the staff memo provided to members of the Planning and Zoning Commission. Assistant Director Schumerth noted that 2,173 square feet is the correct square footage of the tenant space.

Member Cap noted the thoroughness of the staff memos provided to members of the Commission.

Member Cap identified that the space is a multi-tenant shopping center, and expressed concerns about the new method of calculating parking requirements for these buildings, originally set under the new zoning ordinance. Member Cap stated that the range of uses allowed in these buildings may significantly vary the total parking demand for the building over time as tenants change. Member Cap noted that the proposed use would have required more parking under the old ordinance, which evaluated parking requirements in multi-tenant buildings based on the requirements for individual uses. Member Cap expressed that there is a risk to be unable to meet the demand created by the new uses using the standards in the new zoning ordinance.

Member Cap suggested creating summaries of uses in multi-tenant shopping center buildings to document current uses to ensure proper parking is available for these buildings. Assistant Director Schumerth noted that such summaries could be created through a staff analysis. Assistant Director Schumerth stated that the purpose of the new parking requirement for multi-tenant shopping centers is to reflect the shared parking opportunities available at these sites due to variations between peak demands for most uses. Assistant Director Schumerth also noted that the Special Use Permit application

allows for the review of other parking available near sites and whether nearby parking supply is available to support a proposed use.

Member Cap noted that the primary focus of the Planning and Zoning Commission is to evaluate available off-street parking for new uses. Chairman Pro Tempore Bransky noted that discussion of studies and assessments of the new zoning ordinance were not applicable to the special use permit application under consideration by the Village.

Member Bransky stated that the parking on the site was reasonable and generous and did not require further study.

Member Alfonso said she was excited about the new proposed business. Member Alfonso asked whether the weight room would be used only for classes or used in support of fitness memberships. Applicant Taylor noted that the space could be used with an unlimited pass membership.

Member Alfonso asked about the level of supervision available. Applicant Taylor stated that all employees supervising and monitoring the space would be certified. Member Alfonso asked how members could join classes. Applicant Taylor noted that all signups and space reservations were online.

Member Alfonso asked how many instructors were hired by the new business. Applicant Taylor stated: 6 instructors. Member Alfonso asked if there would be showers and cleaning facilities on site. Applicant Taylor stated that no showers would be available on site.

Member Alfonso asked for the applicant to provide class times proposed for the new space. Applicant Taylor noted that classes are most often held in the early morning and late afternoon/early evening after business hours, and at various morning/early afternoon times on weekends. Member Alfonso noted that the hours would ensure that the parking demands for the new use would not interfere with parking access for other businesses.

Chairman Pro Tempore Bransky asked for confirmation of business hours. Chair Pro Tem Bransky asked about the volume and selection of music in the space during classes. Applicant Taylor noted the importance of music in exercise classes but stated that he was aware of the surrounding businesses including an event space and an African restaurant. Applicant Taylor noted that the general hours of classes would reduce effects on other neighbors and that neighbors are members of classes at the business. Chair Pro Tem Bransky asked about the type of wall insulating the proposed fitness gym from other uses. Applicant Taylor noted that there were no concerns about the thickness and soundproofing of the wall. Chair Pro Tem Bransky identified the letter of support provided by the landlord of the property.

Chairman Pro Tempore Bransky asked for public comments on the case. No public comments were provided.

Director Angela Mesaros noted that the special use permit must receive final approval from the Village Board prior to the issuance of the special use permit.

A motion was made by Member O'Brien to recommend approval of Case 23-27 to grant a special use permit for a place of assembly, indoor commercial in the B-2 Downtown Transition District at 18203 Dixie Highway and incorporate the findings of fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Castaneda, Johnson and Chair Sierzega

CASE 23-29 – Special Use Permit for a salon at 18350 Kedzie Avenue, Suite 202

Chairman Pro Tempore Bransky introduced the case and swore in the applicant Jocelyn Alamoodi, and provided an introduction to the proposed salon within the B-3 zoning district. Bransky explained that the salon is proposed to be located in an empty tenant space within the office building, which is currently classified as a multi-tenant commercial center.

Applicant Alamoodi explained that the salon and beauty industry largely survived the COVID-19 pandemic and has many expansion opportunities. The applicant noted that Homewood is a strong market for this type of use, in addition to being a good place for businesses run by members of minority communities. The applicant expressed a desire to create an upscale feel with the new business and noted that she wished to create a space for aspiring salon professionals to start their careers as independent contractors.

Member Alfonso asked what staff would be at the salon at a given time since the salon artists will be independent contractors. Applicant Alamoodi noted that a receptionist will be on site when the business is open. Alamoodi also stated that she will regularly be on-site, and a security system with cameras will be installed as an additional safety measure.

Member Alfonso asked how salon professionals will be certified or licensed. Member Alfonso noted that many independent salon professionals carry liability for actions involving individual guests, and an “umbrella policy” may be pursued to cover potential liability specific to the rented space.

Member Alfonso asked about the limited capacity available in the tenant space selected for the new business. The applicant noted that while the weekend may have significant traffic and demand for space, many stylists have specific times during the day they generally practice that are influenced by clients. The applicant noted that there will be three waiting chairs provided in case of overlaps between appointments at the salon location.

Member Cap addressed staff and noted that there are only 30 off-street parking spaces available on the site when 36 are needed under current regulations for multi-tenant shopping centers. Member Cap stated that the current applicant should not be punished for existing parking deficiencies, but that staff should identify how many spaces are available at current multi-tenant shopping centers and provide the data to evaluate use permit decisions in these types of buildings. Member Cap noted that planning has allowed a large number of spa and salon service uses in a building with limited parking.

Member O’Brien said that he saw the salon business’ name was already listed on the building directory list and etched on the door of the tenant space, and the space already is outfitted with furniture. Member O’Brien identified a discrepancy between the hours listed on the proposed business door and the application for a special use permit. Applicant Alamoodi noted that the hours on the application (9:00 am – 5:00 pm) are correct.

Member O’Brien stated that there are tenant spaces in the office building which would have required 52 spaces under the old zoning ordinance. Member O’Brien noted that there have been instances of visitors parking in the Jewel Osco grocery store parking lot across Kedzie Avenue from the office building and crossing traffic to reach the building due to lack of parking. Member O’Brien expressed that as density increases (smaller buildings, more buildings, etc.), the shift in the new ordinance from use-specific parking standards to building-specific parking standards for commercial centers does not

capture the increasing density of businesses in many areas of the south suburbs of Chicago. Member O'Brien expressed that staff and the Planning and Zoning Commission should work together to reassess the changes made to parking standards in the new zoning ordinance.

Member O'Brien asked the applicant about demand on the proposed business, given the four other salons located in the building. The applicant did not express concerns about demand for the salon and identified that potential salon professionals have been informed about the need to work out hours with other professionals using the space and avoid placing undue burdens on parking shared between all tenants of the building.

Member Cap noted that salons may incur a significant parking demand and that it is likely that the total peak parking demand for the building may be higher than the 36 available spaces required on the site.

Director Angela Mesaros noted that the special use permit must receive final approval from the Village Board before the issuance of the special use permit.

A motion was made by Member O'Brien to recommend approval of Case 23-29 to grant a special use permit for a salon establishment in the B-3 General Business District at 18350 Kedzie Avenue, Suite 202 and incorporate the findings of fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Castaneda, Johnson and Chair Sierzega

OLD BUSINESS:

None.

NEW BUSINESS:

Director of Economic and Community Development Angela Mesaros introduced a new employee in the Village Manager's Office, Assistant Director of Economic and Community Development Noah Schumerth.

Chairman Pro Tempore Bransky suggested that more vigilance be taken to avoid conversations about the construction of the zoning ordinance or future changes to an ordinance when considering a specific item of business on a hearing agenda. While comments are appropriate, efforts must be taken to have such conversations apart from a particular case discussion, unless the comments directly affect the voting outcome of a particular case.

Member Cap stated that he would have tabled or continued both cases had there been a clear method of recommending that more information be gathered on particular issues, such as parking at multi-tenant shopping centers. Chair Pro Tem Bransky noted that no apology was needed for comments made during agenda items, and that such comments were appropriate, but that comments related to the zoning ordinance and not directly to a case might be addressed in a different portion of the meeting.

Member Cap explained his rationale for voting to approve both special use permits while having reservations about the available parking supply on each site. Chairman Pro Tempore Bransky suggested that if the reservations about parking supply would not be used to suggest a potential continuance,

tabling, or denial of an agenda item, such comments should be reserved for a different part of the hearing agenda.

Member Cap reiterated comfort with the methods used to develop the 2023 Zoning Ordinance and highlighted that comments throughout the hearing were not meant to be derogatory toward staff or the ordinance, but were designed to provide an assessment of specific policies within the ordinance. Chair Pro Tem Bransky expressed appreciation for the comments made during the hearing and highlighted the importance of reviewing the ordinance's effectiveness carefully.

Member O'Brien concurred with the idea of providing a separate agenda category for the discussion of the zoning ordinance and other local policies. Member O'Brien expressed concerns about conflating "Village concerns" caused by the ordinance with "applicant concerns" of the details of specific cases. Chair Pro Tem Bransky expressed that questions are necessary for applicants but recommended that prepared discussions or zoning-specific concerns be reserved for a new, regularly-scheduled meeting business category. Member O'Brien asked Chairman Pro Tempore Bransky how to best initiate zoning conversations with staff. Chair Pro Tem Bransky recommended that concerns be brought up with staff in advance of meetings to add an item to the agenda.

Chairman Pro Tempore Bransky requested information about how the decisions were made around new parking regulations for multi-tenant shopping centers. Member Cap stated that this evening's cases provided clarity about what studies might be needed to ensure that suitable parking is provided for multi-tenant shopping centers.

Member Cap reinforced that the ordinance serves the Village well and comments made during the evening were focused on refining the policies included in the ordinance.

Chairman Pro Tempore Bransky asked if there were any additional comments from the audience. One member of the public expressed concerns about the quality of bicycling infrastructure on roadways in Homewood. Chair Pro Tem Bransky identified challenges to implementing bicycling infrastructure on many streets in Homewood due to control by the Illinois Department of Transportation. Chair Pro Tem Bransky recommended bicycling and sustainable planning advocacy groups to contact to get involved with other projects, and noted that the "road diet" on 183rd Street may provide additional bicycling infrastructure for the community. Chair Pro Tem Bransky also recommended involvement in the Village Transit-Oriented Development Master Plan, an ongoing project with the Village. Assistant Director Schumerth said that additional comments could be provided directly to him as a member of planning staff.

ADJOURN:

Motion to adjourn made by Member Cap. Seconded by Member O'Brien.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Castaneda, Johnson and Chair Sierzega

Respectfully submitted,

Noah J. Schumerth

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 11, 2024

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-28

APPLICATION INFORMATION

APPLICANT	Emad Abed
ACTION REQUESTED	Variance for a Fast Casual Carry Out Restaurant
ADDRESS	810 Maple Avenue, Unit C, Homewood, IL, 60430
PIN	29-32-200-022

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Vacant
PROPOSED	B-4 Shopping Center	Carry Out Restaurant
SURROUNDING	N: B-4 Shopping Center	Planned Unit Development (Kohl's)
	E: B-4 Shopping Center	Carry-Out Restaurant (McDonald's)
	S: B-4 Shopping Center	Multi-Tenant Commercial Center
	W: B-4 Shopping Center	Professional Office (Special Olympics)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on December 22, 2023; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	10/06/2023
Application Form	2	Emad Abed	09/05/2023
Responses to Standards for Variance	1	Emad Abed/Mohammad Majid	09/05/2023
Conceptual Floor Plan	1	Harold Beron Design	08/11/2023
Conceptual Site Plan	1	Harold Beron Design	08/11/2023
Previous Approved Variance Ordinance	3	Chris Cummings, Village Attorney	09/13/2022
Parking Data Summary	8	Noah Schumerth	01/05/2024

BACKGROUND

The applicants, Emad Abed and Mohammad Majid, are requesting a Variance to modify parking requirements for operation of a carry-out restaurant at 810 Maple Avenue. The building is currently fitted for two commercial retail spaces, and the applicants are proposing the creation of a third tenant space for a “fast casual carry-out restaurant.” The building was previously occupied by a tire retail and vehicle service facility, and was split into two commercial/retail tenant spaces following the approval of the Site Plan Review and Variance cases presented before the Planning and Zoning Commission in August 2022. The proposed use is classified as a *carry-out facility*, as defined in the Village Zoning Ordinance:

“...a business which sells food or beverages to the consumer in a ready-to-consume state and whose operation includes serving food or beverages in paper, plastic, or other disposable containers, and does not include associated seating for dining on the premises.”

HISTORY

Year	Approval/Planning Action
Pre-1975	The site was originally a part of the Washington Park racetrack. The racetrack structure was lost to fire damage in the late 1970s.
January 1984	The property was developed as a multi-tenant building for DeRe Goodyear Tire and Harley-Davidson.
August 1997	The Planning and Zoning Commission approved Case 97-36, for approval of a Special Use Permit to operate a car repair facility in the multi-tenant building. The building is consolidated into a single tire and car repair facility, with Harley Davidson vacating the building.
August 2004	The Planning and Zoning Commission approved Case 04-26, allowing façade improvements to the existing car repair facility on the site. The car repair facility was rebranded to Discount Tire.
August 2022	The Planning and Zoning Commission approved Case 22-23, including a Site Plan Review of plans for splitting the single building on the property into two commercial/retail tenant spaces. The Planning and Zoning Commission approved a concurrent Variance (Case 22-24), approving a reduction in required parking spaces for the two-tenant building from 46 to 28 spaces.
September 2022	The Appearance Commission approved Case 23-25, for approval of façade changes to convert the approved Discount Tire building into two commercial spaces and provide exterior improvements.

DISCUSSION

Site Discussion

The applicant has proposed the addition of a third tenant space in the 11,940 square foot structure located at 810 Maple Avenue. The proposed tenant is a fast-casual carryout restaurant business,

classified as a *carryout facility* in the Village Zoning Ordinance. The structure was originally a tire service and vehicle repair center, branded as Discount Tire, which was constructed in 1984. In 2022, approvals were provided for the building to be divided into two tenant spaces for retail/commercial use, with plans proposing a tobacco store and a beauty supply store in the two leasable spaces. The new proposed restaurant tenant will occupy an area of the building which was to be left as stockroom and storage area after the 2022 approval of the new site plan and building improvements. A parking variance, similar to the one requested in this case, was approved to allow the applicant to reduce the total number of required parking spaces for the site from 48 to 28 spaces (42% reduction).

The third space is proposed to occupy the westernmost portion of the structure, facing south along the subject site's frontage with Maple Avenue. The new tenant space will include customer seating and service areas, a food preparation area, and additional backroom areas, totaling 1,827 square feet of gross floor area for the new tenant. The new tenant will be connected to existing parking areas on the property by a concrete walkway included in approved site improvements submitted in 2022. The new tenant area will also have additional access provided on the northern side of the space, allowing for direct pedestrian access to parking spaces in the rear of the building currently unutilized by the existing businesses on the site.

The applicant is requesting a variance from existing parking regulations on the site, allowing for the operation of the third tenant in the building without additions to the existing parking available on the site. An approved variance will allow for the operation of the three tenants with 28 parking spaces on the site. The variance would allow a 29% variance from the existing zoning ordinance, based on the revised parking requirements on this site created by the adoption of a new zoning ordinance in 2023.

The footprint of the building is 11,940 square feet of gross floor area (GFA), and the applicant has not proposed changes to this footprint. However, since the approval of the first parking variance for this site in 2022, the Village has adopted a new zoning ordinance with significant changes to parking requirements. This code adjusted the parking calculation method applied to this site, applying a standard of 1 space per 300 square feet of gross floor area for all *multi-tenant shopping centers*. Based on this new standard, the subject site requires 39 parking spaces, which is a reduction from the 48 spaces required for the two tenants initially proposed in 2022 but remains greater than the 28 spaces currently provided on the site. The site currently provides 71% of the off-street parking required for the site.

Upon initial review of the variance application, staff requested additional parking data for the 810 Maple Avenue site in order to document how the two existing businesses on the site utilize parking. Data from the study indicated that the two existing businesses cause minimal strain on existing the existing parking lot on the site. Based on photo captures taken at one-hour time increments over a two week period, data demonstrated that parking utilization never exceeded 57% of the parking on site, and demand rarely exceeded 40% of parking available. A summary of the parking data provided with findings is attached to this staff memo. Staff found that based on maximum parking usage documented in data from the site, the proposed carry-out restaurant use will not cause spillover effects onto neighboring properties.

Variance Conditions Analysis

In order to reach approval of a Variance, the applicant must provide clear demonstration of an external hardship limiting by-right development on the site, and a clear plan for providing the smallest possible

deviation from the Village Zoning Ordinance. The hardship must be demonstrated by evaluated against the Standards for Variance, which include the following three standards:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.
3. The variance will not alter the essential character of the locality surrounding the subject site.

The applicant's responses to the Standards of Variance are attached for review by the Planning and Zoning Commission. Staff analysis of the Standards of Variance is provided below.

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. The applicant has stated that a parking variance is essential to providing a third tenant in the commercial structure in a vacant space within the building. The space is currently a *multi-tenant commercial center*, and the parking requirement for this building is the same due to the parking requirement being considered based on the total area of the building. Under the current zoning ordinance, no additional tenants or businesses may be added to this building due to the total parking count on the site remaining below what is required by ordinance. The applicant has stated that financial hardship may be caused by the failure to provide a third tenant in the building. The site was previously reviewed and approved with two tenants, including the receipt of a parking variance to support reduced parking on the site in support of the two businesses now occupying the building.

2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner. The applicant is requesting the reduction of required parking for an existing building, which was originally constructed as a tire-service facility prior to the adoption of the current zoning ordinance. The site is constrained due to its location and previous use. Parking requirements on the site are higher today as a *multi-tenant shopping center* than they were when the site was being used as a tire service facility. The tenant space for the proposed restaurant will remain vacant due to the present parking arrangement on the site without relief from current standards.

3. The variance will not alter the essential character of the locality surrounding the subject site. The applicant has identified that the variance allows another use which is compatible with surrounding commercial businesses and will not affect the local area adversely. Staff is in agreement with this argument, given the intense, auto-oriented commercial areas surrounding the site and the compatibility of this use being located near a major arterial on Halsted Street. As cited in the parking data recorded on the site between 11/1/23 and 11/14/23, current parking usage on the site remains low. Based on parking data provided, a restaurant evaluated based on the parking requirement for the use (1 space per 200 square feet) would require 9 parking spaces. Even at documented maximum peak usage of the existing parking on the site (approximately 57% of parking spaces), parking for the restaurant could be accommodated on the site as currently constructed. Staff also finds impact on existing parking on the site will be reduced by the lack of overlap between peak dining hours (11:00am – 1:00pm; 5:00pm – 7:00pm) generally documented at pickup/carryout restaurants and cited by the applicant. Therefore, impacts on the site from the new use are projected to be minimal, with no projected spillover onto surrounding cites (Kohl's department store; McDonald's).

As required in any variance application, the applicant has also taken steps to minimize the level of deviation from the Village Zoning Ordinance. In coordination with Village staff, the applicant increased the number of parking spaces on the side of the building which will include the primary entrance to the new restaurant. The applicant also dedicated pick-up parking spaces along the western side of the property to ensure greater space turnover and availability of spaces capable of serving the applicant's stated clientele of carryout diners. The design of the new space is oriented to utilize parking spaces currently unused by the businesses on the site. Staff believes that the variance conditions have been met.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-12 of the Zoning Ordinance. The findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 810 Maple Avenue and owned by the applicant, Mohammad Majid.
2. The subject property is located in the B-4 Shopping Center Zoning District.
3. Carry-out restaurant facilities, as proposed by the applicant, are permitted in the B-4 Shopping Center Zoning District.
4. The existing development on the site, including a 11,940 square foot building and 28 surface parking spaces, was formerly built for vehicle repair and service.
5. The subject property received approval in 2022 to support the renovation of the building to support two new commercial and retail tenants, and received a parking variance to allow for reduced parking requirements for these proposed uses.
6. The building on the subject property was designed to accommodate three tenants, with a third tenant space not considered in 2022 remaining vacant. This vacant tenant space is the subject of this planning case. This space is 1,827 square feet in area.
7. The building on the site is now designed to support multiple tenants, and has been classified as a *multi-tenant shopping center* in the Village Zoning Ordinance.
8. The proposed use in the third tenant space is a carryout food service business.
9. The Village Zoning Ordinance requires 1 off-street parking space per 300 square feet of gross square footage (GFA) within a multi-tenant shopping center, and the building requires a total of 39 parking spaces for the 11,490 square feet of retail and commercial space.
10. The applicant proposed to provide 28 parking spaces on the subject property to support the uses within the multi-tenant shopping center on the site.
11. The proposal from the applicant includes four additional parking spaces and spaces with signage indicating that additional spaces are reserved for carryout/pickup customers.
12. The tenant space is proposed to be modified to provide additional egress to the north to provide access to parking currently unutilized by existing businesses.
13. The proposed variance is for relief from the provision of 11 total parking spaces.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 23-28 Variance from Table 44-05-01(C) and General Off-Street Parking Requirements in Section 44-05-01(A) to allow the operation of a new carryout food service establishment at 810 Maple Avenue with 28 parking spaces.

And

Incorporate the Findings of Fact into the record.





VILLAGE OF HOMEWOOD



SITE PLAN REVIEW

DATE: November 27, 2023

Project: 810 Maple Avenue - Fill-A-Pita Restaurant

Attendees:

Village of Homewood

Joshua Burman	Assistant Public Works Director
Bob Grabowski	Fire Chief
Dennis Johnson	Building Inspector
Max Massi	Village Engineer
Angela Mesaros	Director of Economic and Community Development
Denise McGrath	Police Chief
John Schaefer	Director of Public Works
Noah Schumerth	Assistant Director of Economic and Community Development
Applicant	
Ed Abed	Business Owner
Mohammad Majid	Building Owner

PROJECT DESCRIPTION:

The owner proposes to build out a carry-out restaurant in 1,800 square feet within the existing multi-tenant building at 810 Maple Avenue that was previously Discount Tire. The building is currently divided into two units - a beauty supply store and a tobacco store. Fill-A-Pita currently has two locations – Bolingbrook and Downers Grove. This would be the third location.

They are adding four parking spaces and eliminating one space at the north end of the lot by re-orienting the trash enclosure. Two parking spaces on the west side of the building (closest to the restaurant entrance) will be dedicated as “carry-out” parking.

STAFF COMMENTS:

Engineering/Public Works

- Mr. Abed confirmed that the northwest parallel parking spaces would be reduced to accommodate the required 24-foot two-way traffic aisle.
- The applicant is required to install an exterior grease trap and a permit from Thorn Creek Sanitary Basin District. The requirement is 1,000 gallons minimum – they can provide a smaller hydro mechanical.
- Mr. Massi confirmed that the entrances will be ADA accessible.
- Mr. Schaefer asked if they had an exterior CO2 machine. Mr. Abed stated that this is currently indoors.

Building Department & Fire Department

- Must submit a full set of building plans for permitting.
- Adjustments to sprinkler heads are required for fire suppression.
- The beauty supply store inquired about shutters on the windows. The Village has a specific code for the type that is allowed. The Police have to be able to see inside.

Police Department

- Provide plans indicating the proposed security cameras, interior and exterior.

Planning

- A parking variance is required.
- Mr. Abed stated that they had contacted Kohl's (directly to the north) about leasing parking spaces – Kohl's would charge \$150 per parking space per month, which would be cost-prohibitive to the applicant.
- Mr. Schumert asked how the 90-degree trash enclosure would work. Mr. Abed stated that the dumpsters could be rolled out of the enclosure. The size of the enclosure would not change; only the orientation.
- Staff will review the parking data for the current site as it exists.
- The next step for approval is a public hearing with the Planning & Zoning Commission. They meet on the second and fourth Thursdays of the month at 7:00 PM. Publication of a legal notice and mailings to adjacent properties is required for the hearing.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|--|---|---|
| <input type="checkbox"/> Completed application form | <input type="checkbox"/> Proof of ownership, or
Letter of authorization by the owner | <input type="checkbox"/> Materials, as listed below |
| <input type="checkbox"/> Plat of survey with legal description | | <input type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- 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

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

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

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- | | |
|--|--|
| <input type="checkbox"/> Completed Appearance Commission application form | <input type="checkbox"/> Material palette board (digital), showing, as applicable: |
| <input type="checkbox"/> Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage | <input type="checkbox"/> building materials |
| <input type="checkbox"/> Elevation and/or plan drawings showing the existing and proposed conditions | <input type="checkbox"/> plants and landscape materials |
| <input type="checkbox"/> Photometric plan for new or changes to exterior lighting | <input type="checkbox"/> cut sheets for lighting fixture |
| | <input type="checkbox"/> cut sheets for site furnishings |



VILLAGE OF HOMEWOOD

APPL **Item 6. A.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 810 Maple Ave Homewood, IL 60430

Property Index Number(s): 29322000220000

Lot Size: 36,608 sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

- yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Fast Casual Restaurant / Parking Variance

Gross Floor Area: 2,480 sq. ft. **Parking Provided:** 30

Existing Use: Vanilla box

The requested use is:

- Permitted
 Limited
 Special
 Other:

SITE OR BUILDING CHANGES

Existing Development: Vanilla Box

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

All new build out of a fast casual restaurant

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>2,480</u>	<u>2,480</u>
Parking Spaces	<u>30</u>	<u>30</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?

- yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

- yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

- yes no

Is site circulation or parking impacted?

- yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

- yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

- yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

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

The applicant requests:

- Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICATION

NON-RESIDENTIAL ZONING

Item 6. A.

APPLICANT

Name Emad Abed
Company Fill A Pita Mediterranean Grill
Address
Phone
Email
Role Tenant

PROPERTY OWNER

Name Mohammad Majid
Company Majid Re
Address
Phone
Email
Check box if the applicant is the property owner

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.

Emad Abed
Applicant Name

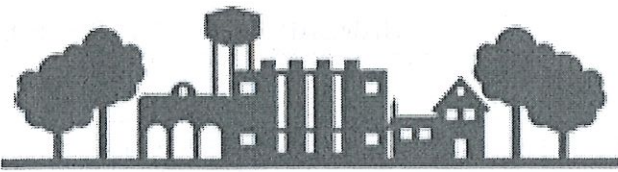
DocuSigned by:
Emad Abed
1F8CC400EA004EE...

10/05/2023
Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____
CASE NO: 23-28 REQUEST: Parking Variance for a Restaurant
Comments/Conditions: Approved Approved with Conditions Denied Date: _____
CASE NO: _____ REQUEST: _____
Comments/Conditions: Approved Approved with Conditions Denied Date: _____
CASE NO: _____ REQUEST: _____
Comments/Conditions: Approved Approved with Conditions Denied Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.
Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

Item 6. A.

STANDARD ZONING VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 810 Maple Ave Unit C Homewood, IL 60430

Requested Variance: Fast Casual Carry Out Restaurant Parking

Zoning Requirement: Fast Casual Carry Out Restaurant

Ordinance Reference: _____

Applicant Name: EMAD ABED / Mohammad Majid Date: 9-5-2023

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

If the Variance isn't Granted, 2500 Sq. Ft. of Space would remain empty and cause financial hardship from lack of rent, cam income and property tax. In turn devaluing the property tremendously

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

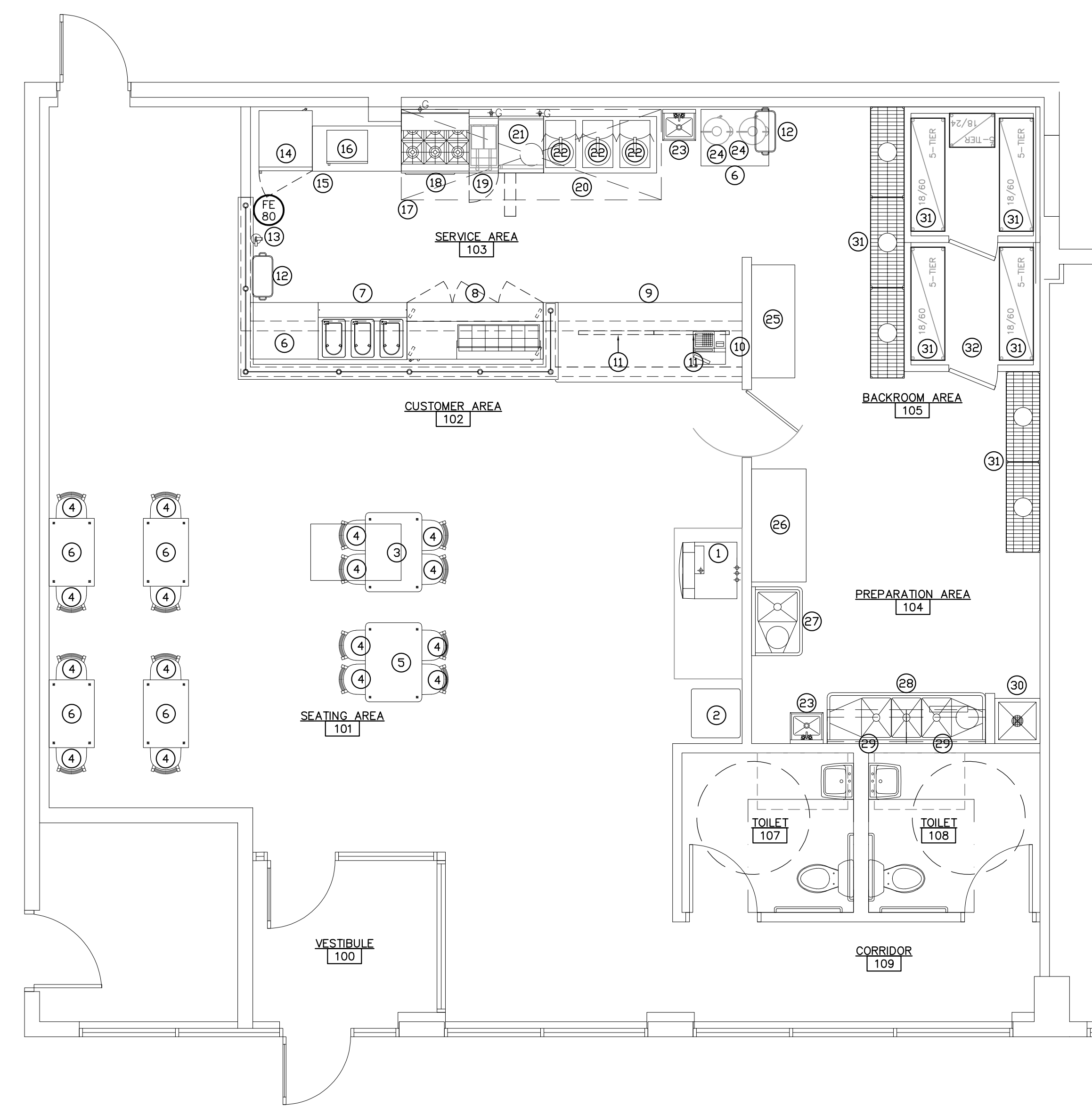
This will give us the ability to be able to open the fast casual restaurant and bring business to the town neighbors and tax revenue.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

This variance aligns perfectly with the other commercial properties in the vicinity of the property.

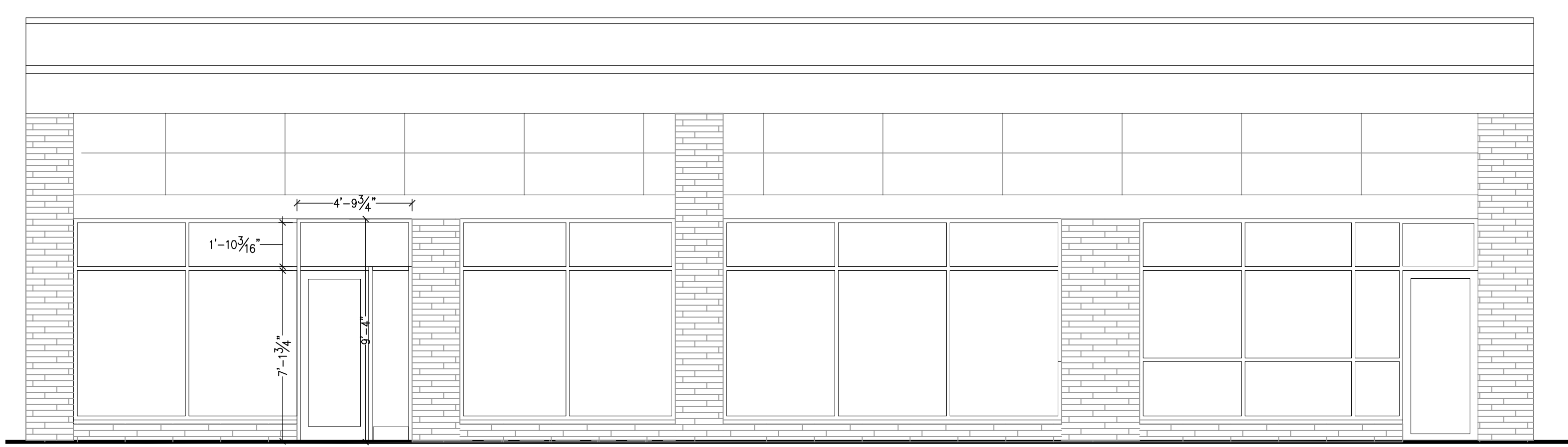
Continued on following page.



1 EQUIPMENT PLAN
A1-2 SCALE 1/4"=1'-0"

FILL-A-PITA STORE EQUIPMENT

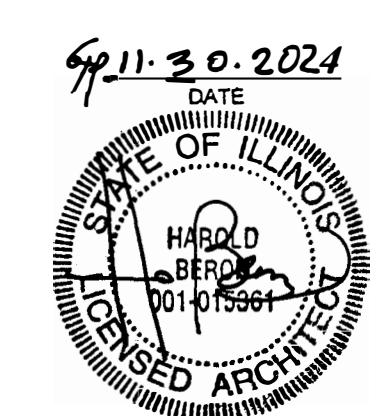
TAG	DESCRIPTION	MANUFACTURER	ORDERED FROM	QTY.	MODEL / ITEM NO.	DESCRIPTION
SEATING AREA FURNITURE						
1	SODA MACHINE	LANCER	OWNER	1	-	
2	CUSTOMER TRASH RECEPTACLE	LANCASTER TABLE AND SEATING	OWNER	1	-	
3	ADA ACCESSIBLE DINING TABLE	LANCASTER TABLE AND SEATING	OWNER	1	-	
4	DINING CHAIRS	LANCASTER TABLE AND SEATING	OWNER	16	-	
5	4 SEAT DINING TABLE	LANCASTER TABLE AND SEATING	OWNER	1	-	
6	2 SEAT DINING TABLE	LANCASTER TABLE AND SEATING	OWNER	2	-	
STORE EQUIPMENT						
7	STEAM TABLE	DUKE	OWNER	1	-	
8	PIZZA PREP TABLE	TRUE	OWNER	1	-	
9	SERVICE COUNTER	-	OWNER	1	-	
10	POS MACHINE	-	OWNER	1	-	
11	TV MENU BOARDS	-	OWNER	2	-	
12	TRASH RECEPTACLE	ULINE	OWNER	1	-	
13	FIRE EXTINGUISHER	ULINE	OWNER	1	-	
14	WARM CASE	-	OWNER	1	-	
15	STAINLESS STEEL WORKTABLE 24" X 48"	REGENCY	OWNER	1	-	
16	COMMERCIAL MICROWAVE	-	OWNER	1	-	
17	138" COMMERCIAL KITCHEN HOOD	CAPTIVE-AIRE	OWNER	1	-	
18	6 BURNER RANGE	TURBO-AIR	OWNER	1	-	
19	24 GAS FRYER	TRUE	OWNER	1	-	
20	84" CHEF BASE FRIDGE	TRUE	OWNER	1	-	
21	GAS GRIDDLE	TRUE	OWNER	1	-	
22	VERTICAL SPIT BROILER (AUTODONER)	OPTIMAL AUTOMATICS	OWNER	3	-	
23	HAND SINK	REGENCY	OWNER	2	-	
24	RICE COOKER	ZOJIRUSHI	OWNER	2	-	
25	STAINLESS STEEL WORKTABLE 24" X 60"	REGENCY	OWNER	1	-	
26	STAINLESS STEEL WORKTABLE 30" X 60"	REGENCY	OWNER	1	-	
27	VEGETABLE SINK	REGENCY	OWNER	1	-	
28	3 COMPARTMENT SINK	REGENCY	OWNER	1	-	
29	WALL SHELVES	REGENCY	OWNER	1	-	
30	MOP SINK	REGENCY	OWNER	1	-	
31	WIRE SHELVING	ULINE	OWNER	5	-	
32	5-TIER WIRE SHELVING 18/60	ULINE	OWNER	4	-	
33	5-TIER WIRE SHELVING 18/42	ULINE	OWNER	1	-	
34	WALK-IN FREEZER / COOLER	USA REFRIDGERATION	OWNER	1	-	



2 FRONT ELEVATION
A1-2 SCALE 1/4"=1'-0"

FILL A PITA RESTAURANT REMODEL
810 MAPLE AVE.
HOMEWOOD, ILLINOIS 60430

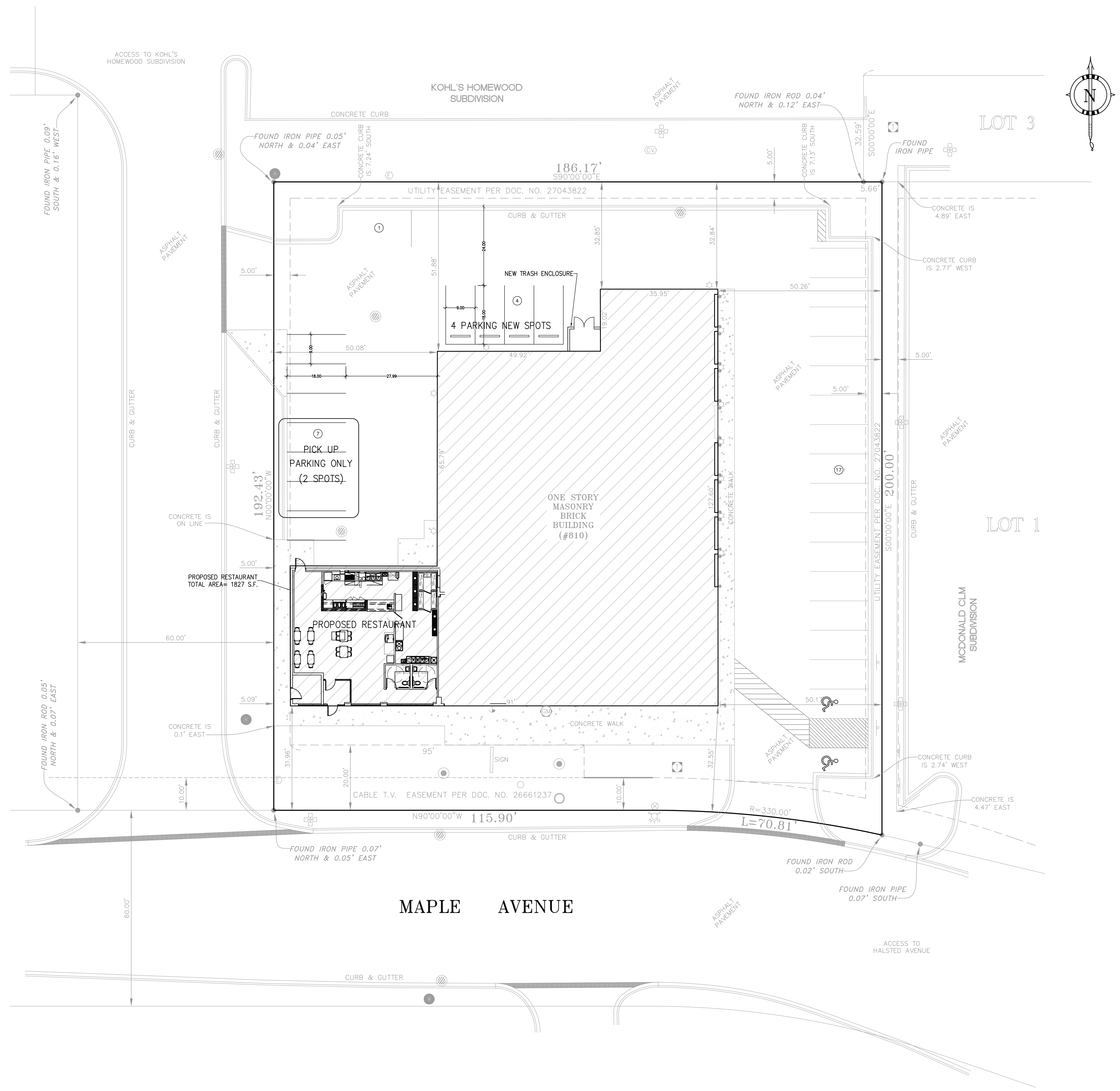
1	ISSUE FOR REVIEW	8/11/2023
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
EQUIPMENT PLAN		
PROJECT NO.	SHEET NO.	
7056	A1-2	
DATE	8/11/23	



DESIGN FIRM LICENSE
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS
WERE PREPARED UNDER MY SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE
OF BOLLINGBROOK BUILDING CODE AND ORDINANCES

FILL A PITA RESTAURANT REMODEL
810 MAPLE AVE.
HOMEWOOD, ILLINOIS 60430



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



DESIGN FIRM LICENSE
 No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS
 WERE PREPARED UNDER MY SUPERVISION AND TO
 THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE
 OF BOLLINGBROOK BUILDING CODE AND ORDINANCES

1	ISSUE FOR REVIEW	8/11/2023
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
PROPOSED SITE PLAN		
PROJECT NO.	SHEET NO.	
7056	C1-2	
DATE	8/11/23	

ORDINANCE NO. M - 2228

**AN ORDINANCE GRANTING A PARKING VARIANCE
FOR 810 MAPLE AVENUE, HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-5 authorizes granting a zoning variation by passage of an Ordinance; and

WHEREAS, Majid RE, LLC, an Illinois limited liability company, recently purchased the property at 810 Maple Avenue in the B-4 Shopping Center Zoning District and proposes to divide the building into two commercial retail establishments; and

WHEREAS, the site plan submitted by the petitioner proposes 26 parking spaces; however, based upon the area of proposed retail establishments, the Homewood Zoning Ordinance requires 48 parking spaces; and

WHEREAS, the property was operated as a motor vehicle service and repair facility, but when the former owner sold the property it imposed restrictive covenants prohibiting such use by future owners; and

WHEREAS, the Homewood Planning and Zoning Commission considered the parking variance at its August 11, 2022 regular meeting and voted unanimously (7-0) to recommend approval of the requested variance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a variance, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE - INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO - FINDINGS OF FACT:

1. The subject property is at 810 Maple Avenue and owned by the applicant, Majid RE, LLC - Mohammad Majid, Managing Member.
2. The subject property is in the B-4 Shopping Center Zoning District.
3. Commercial retail is a permitted use in the B-4 Shopping Center Zoning District.
4. The existing development of the subject property, including the 11,940 sf building and surface parking, was formerly purpose-built for motor vehicle service and repair.
5. The Homewood Zoning Ordinance requires one parking space for every 250 sf of retail space, or 48 spaces for the proposed 11,940 sf of retail.
6. The applicant proposes to provide 26 parking spaces on the subject property.

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Commercial Subdivision Unit Number 2, Being a Subdivision of Part of the Northeast Quarter of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat therefor recorded April 13, 1984 Document 27043822, in Cook County, IL.

Permanent Index Number: 29-32-200-022-0000

Common Address: 810 Maple Avenue
Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIANCE:

The following variance is granted to the petitioner:

A variance from Table 11.2 (Municode Table 44-487.2) Parking Requirements to allow the operation of 11,940 sf of retail space with 26 parking spaces, approximately 54% of the total parking spaces required by the zoning ordinance.

SECTION FIVE - DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

These documents are made part of this Ordinance:

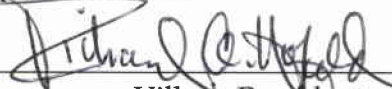
The Homewood Planning and Zoning Commission minutes of August 11, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of September 13, 2022, as they relate to this ordinance.

SECTION SIX - RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

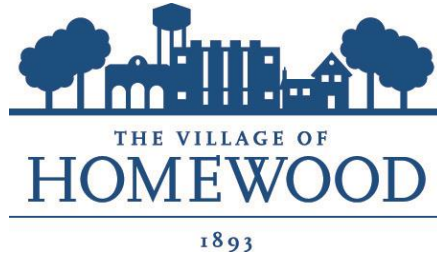
PASSED and APPROVED this 13th day of September 2022.


Village President


Village Clerk

YEAS: 5 NAYS: 0 ABSTENTIONS: - ABSENCES: 2





January 5, 2024

Planning and Zoning Commission
 Village of Homewood
 2020 Chestnut Road
 Homewood, IL, 60430

Village Hall
 2020 Chestnut Road
 Homewood, IL 60430
 708-798-3000

Village Manager's Office
 708-206-3377

*Community Development
 and Building Department*
 708-206-3385

Finance Department
 708-798-3000

Fire Department
 17950 Dixie Highway
 Homewood, IL 60430
 708-206-3400

Police Department
 17950 Dixie Highway
 Homewood, IL 60430
 708-206-3420

Public Works Department
 17755 Ashland Avenue
 Homewood, IL 60430
 708-206-3470

RE: 810 Maple Avenue Parking Variance – Requested Parking Data

Planning Commissioner Members,

On November 27, 2023, staff from the Village of Homewood requested data on current parking lot utilization at 810 W Maple Avenue, the site of a current parking variance request to reduce the required number of parking spaces on the site in support of a restaurant use in the third commercial space in the building. The applicant provided data documenting two weeks of data at various time intervals throughout the day, from Sunday-Saturday.

Included on the following pages is documentation of total parking usage at each provided timestamp.

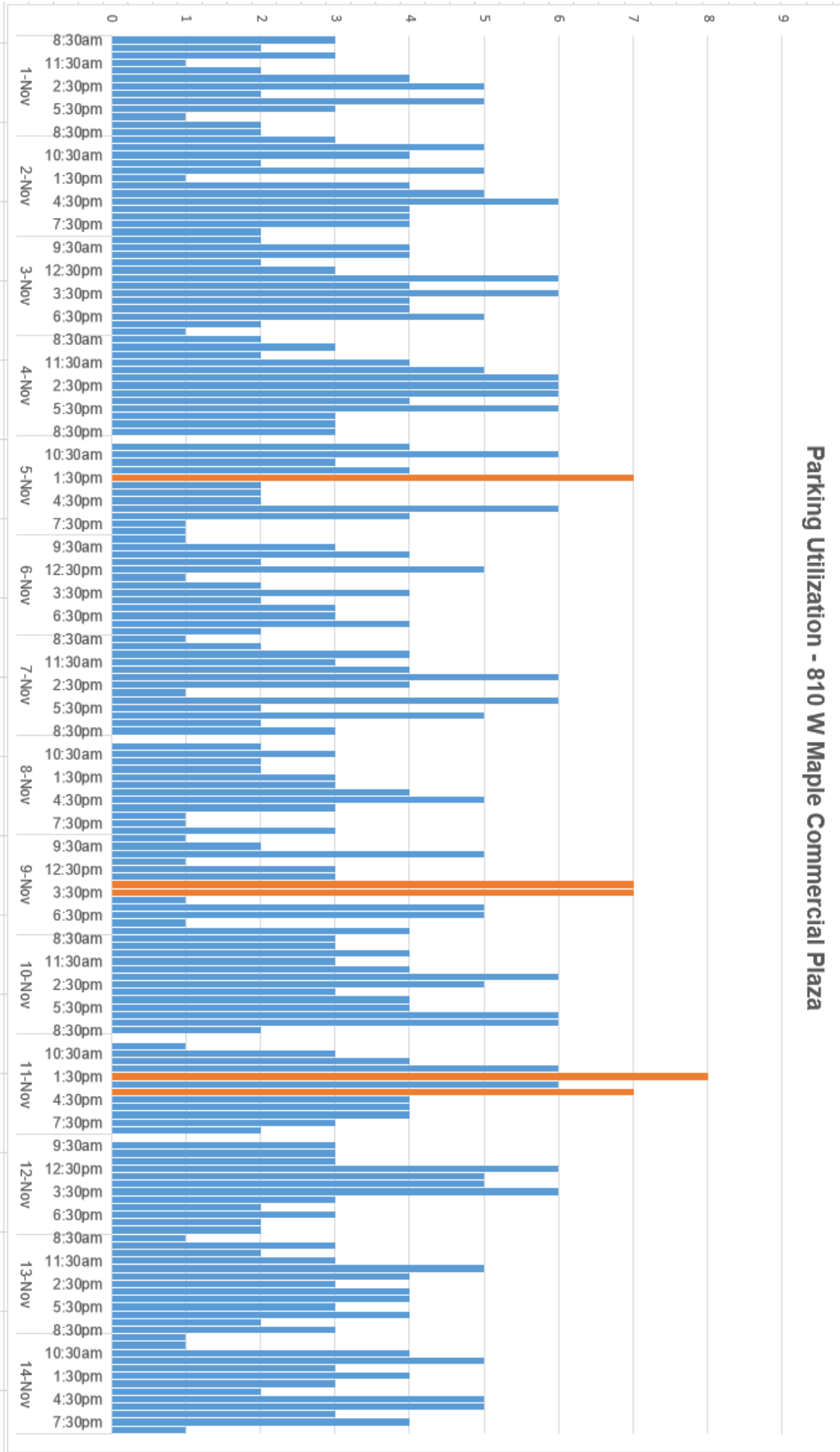
Staff discovered several key findings:

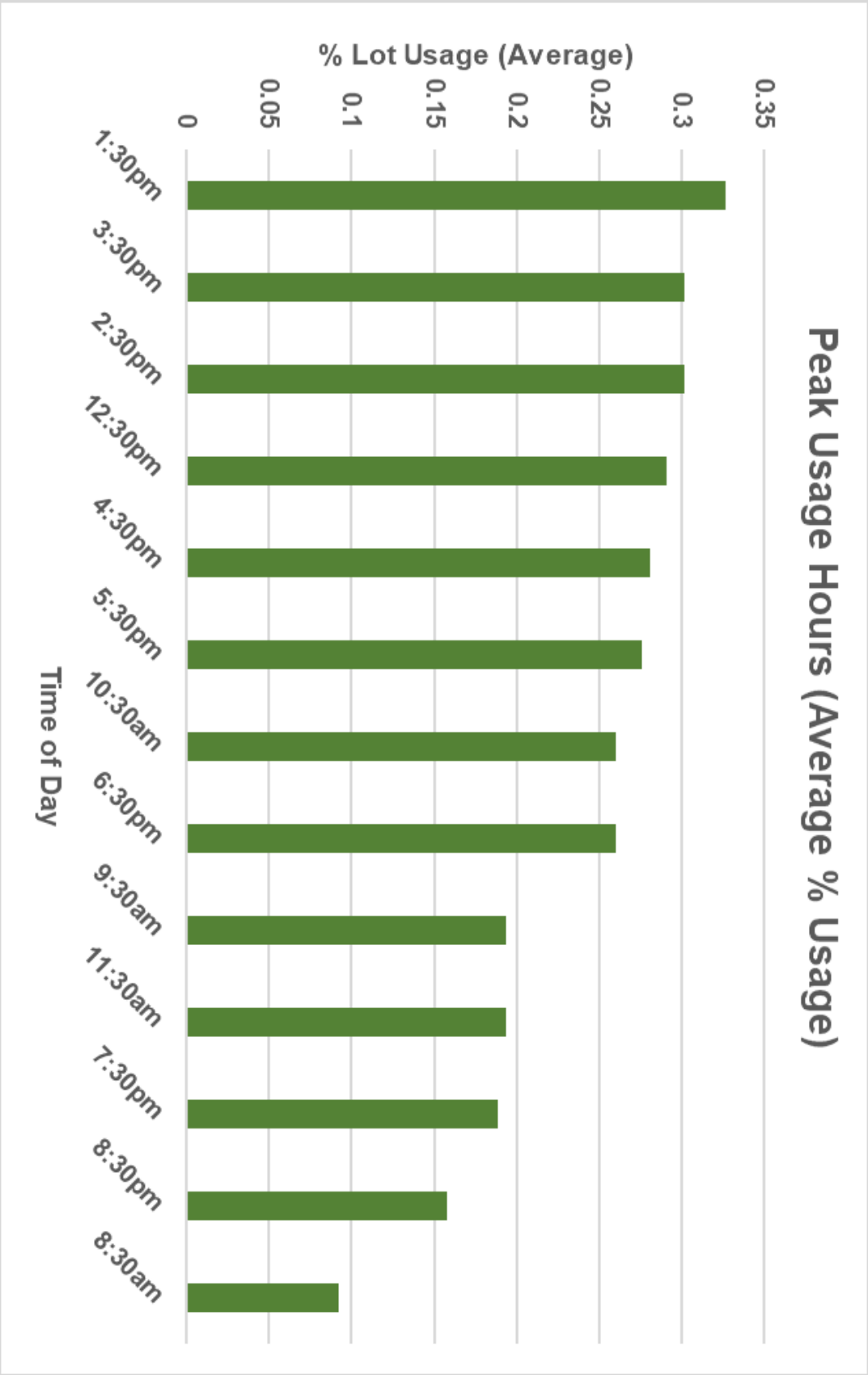
- Peak usage hours at 810 W Maple were found to be between the hours of 1:30 pm and 3:30 pm.
- The lowest parking usage rates were recorded at 8:30 am and 8:30 pm, at the start and end of standard operating hours for the current businesses in the shopping center.
- At least one parking space is generally occupied for employee parking.
- There were only five recorded instances of parking lot usage reaching 50% of capacity, and only one recorded instance of parking lot usage exceeding 50%.
- Parking lot usage in the current lot never exceeded 57%.

Please refer to the staff memo provided with Case 23-28 at the January 11, 2024 Planning and Zoning Commission hearing for more information.

Sincerely,

Noah Schumerth
 Assistant Director of Economic and Community Development





Full Dataset:

Date	Time	Number of Vehicles	Percentage of Lot Used
11/1	8:30am	3	21%
	9:30am	2	14%
	10:30am	3	21%
	11:30am	1	7%
	12:30pm	2	14%
	1:30pm	4	29%
	2:30pm	5	36%
	3:30pm	2	14%
	4:30pm	5	36%
	5:30pm	3	21%
	6:30pm	1	7%
	7:30pm	2	14%
	8:30pm	2	14%
	11/2	8:30am	3
9:30am		5	36%
10:30am		4	29%
11:30am		2	14%
12:30pm		5	36%
1:30pm		1	7%
2:30pm		4	29%
3:30pm		5	36%
4:30pm		6	43%
5:30pm		4	29%
6:30pm		4	29%
7:30pm		4	29%
8:30pm		2	14%
11/3		8:30am	2
	9:30am	4	29%
	10:30am	4	29%
	11:30am	2	14%
	12:30pm	3	21%
	1:30pm	6	43%
	2:30pm	4	29%
	3:30pm	6	43%
	4:30pm	4	29%
	5:30pm	4	29%
	6:30pm	5	36%
	7:30pm	2	14%
	8:30pm	1	7%
	11/4	8:30am	2
9:30am		3	21%
10:30am		2	14%
11:30am		4	29%
12:30pm		5	36%

	1:30pm	6	43%
	2:30pm	6	43%
	3:30pm	6	43%
	4:30pm	4	29%
	5:30pm	6	43%
	6:30pm	3	21%
	7:30pm	3	21%
	8:30pm	3	21%
11/5	8:30am	0	0%
	9:30am	4	29%
	10:30am	6	43%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	7	50%
	2:30pm	2	14%
	3:30pm	2	14%
	4:30pm	2	14%
	5:30pm	6	43%
	6:30pm	4	29%
	7:30pm	1	7%
	8:30pm	1	7%
11/6	8:30am	1	7%
	9:30am	3	21%
	10:30am	4	29%
	11:30am	2	14%
	12:30pm	5	36%
	1:30pm	1	7%
	2:30pm	2	14%
	3:30pm	4	29%
	4:30pm	2	14%
	5:30pm	3	21%
	6:30pm	3	21%
	7:30pm	4	29%
	8:30pm	2	14%
11/7	8:30am	1	7%
	9:30am	2	14%
	10:30am	4	29%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	6	43%
	2:30pm	4	29%
	3:30pm	1	7%
	4:30pm	6	43%
	5:30pm	2	14%
	6:30pm	5	36%
	7:30pm	2	14%
	8:30pm	3	21%
11/8	8:30am	0	0%

	9:30am	2	14%
	10:30am	3	21%
	11:30am	2	14%
	12:30pm	2	14%
	1:30pm	3	21%
	2:30pm	3	21%
	3:30pm	4	29%
	4:30pm	5	36%
	5:30pm	3	21%
	6:30pm	1	7%
	7:30pm	1	7%
	8:30pm	3	21%
11/9	8:30am	1	7%
	9:30am	2	14%
	10:30am	5	36%
	11:30am	1	7%
	12:30pm	3	21%
	1:30pm	3	21%
	2:30pm	7	50%
	3:30pm	7	50%
	4:30pm	1	7%
	5:30pm	5	36%
	6:30pm	5	36%
	7:30pm	1	7%
	8:30pm	4	29%
11/10	8:30am	3	21%
	9:30am	3	21%
	10:30am	4	29%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	6	43%
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	3:30pm	3	21%
	4:30pm	4	29%
	5:30pm	4	29%
	6:30pm	6	43%
	7:30pm	6	43%
	8:30pm	2	14%
11/11	8:30am	0	0%
	9:30am	1	7%
	10:30am	3	21%
	11:30am	4	29%
	12:30pm	6	43%
	1:30pm	8	57%
	2:30pm	6	42%
	3:30pm	7	50%
	4:30pm	4	29%
	5:30pm	4	29%

	6:30pm	4	29%
	7:30pm	3	21%
	8:30pm	2	14%
11/12	8:30am	0	0%
	9:30am	3	21%
	10:30am	3	21%
	11:30am	3	21%
	12:30pm	6	43%
	1:30pm	5	36%
	2:30pm	5	36%
	3:30pm	6	42%
	4:30pm	3	21%
	5:30pm	2	14%
	6:30pm	3	21%
	7:30pm	2	14%
	8:30pm	2	14%
	11/13	8:30am	1
9:30am		3	21%
10:30am		2	14%
11:30am		3	21%
12:30pm		5	36%
1:30pm		4	29%
2:30pm		3	21%
3:30pm		4	29%
4:30pm		4	29%
5:30pm		3	21%
6:30pm		4	29%
7:30pm		2	14%
8:30pm		3	21%
11/14		8:30am	1
	9:30am	1	7%
	10:30am	4	29%
	11:30am	5	36%
	12:30pm	3	21%
	1:30pm	4	29%
	2:30pm	3	21%
	3:30pm	2	14%
	4:30pm	5	36%
	5:30pm	5	36%
	6:30pm	3	21%
	7:30pm	4	29%
	8:30pm	1	7%

Village Hall
2020 Chestnut Road
Homewood, IL 60430
708-798-3000

Village Manager's Office
708-206-3377

*Community Development
and Building Department*
708-206-3385

Finance Department
708-798-3000

Fire Department
17950 Dixie Highway
Homewood, IL 60430
708-206-3400

Police Department
17950 Dixie Highway
Homewood, IL 60430
708-206-3420

Public Works Department
17755 Ashland Avenue
Homewood, IL 60430
708-206-3470