

VILLAGE OF HOMEWOOD



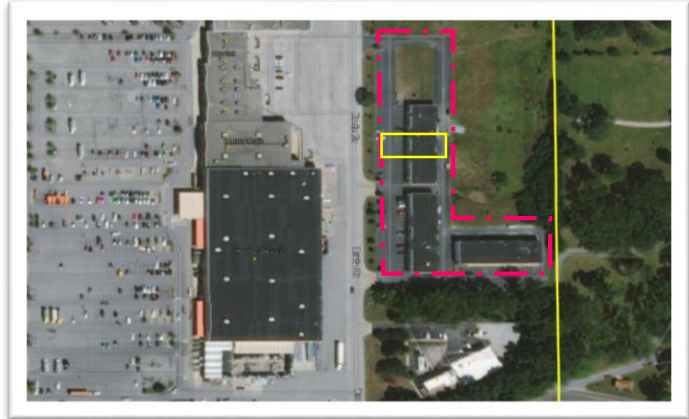
MEMORANDUM

DATE OF MEETING: August 10, 2023

To: Planning and Zoning Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-22



APPLICATION INFORMATION

APPLICANT	Jeffrey N Sachs, Manna Crematory
ACTION REQUESTED	Special use permit for Crematorium
ADDRESS	17803 Bretz Drive
PIN	29-33-100-067-1012

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	M-1 Limited Manufacturing	Commercial condominium
PROPOSED	M-1 (no change)	Crematory
SURROUNDING	N: M-1 Limited Manufacturing	Commercial condominium (R & R Plumbing)
	E: M-1 Limited Manufacturing	Vacant land (& Cemetery that is not in Homewood)
	S: B-4 Shopping Center Commercial	Comcast
	W: B-4 Shopping Center Commercial	National retailers (Home Depot)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on Friday, July 21, 2023 letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Applications & Statement for proposed use	5	Jeffery N Sachs, Manna Crematory	07/14/2023
Commercial Lease Agreement	13	Genral Brooks (Landlord)	06/20/2023
Phase I Environmental Assessment	38	Advanced Environmental Corp	09/21/2015

BACKGROUND

Manna Crematory has submitted an application to operate a crematorium in a vacant commercial condominium in Building C of the Homewood Business Park Condominium, 1,800 sq. ft., at 17803 Bretz Drive. The proposed location is one unit within a multi-tenant commercial business park with three buildings. Other uses within the buildings include plumbing contractor, baseball academy, a crematorium, brewery and taproom, and a baseball bat manufacturer (Homewood Bat).

DISCUSSION

A crematorium is allowed as a special use in the M-1 Limited Manufacturing District. Special Uses are required for those uses that have a unique character that must be individually evaluated for potential impact on adjacent properties and the perceived public need for the particular use at the proposed location.

The desired space is currently vacant; it was most recently leased as an automobile repair service.

The Zoning Ordinance was amended in 2008, to allow a crematorium as a special use permit in the M-1 District. The Village granted a special use permit to the Cremation Society of Illinois to operate in the southeast corner building of the Homewood Business Park on Bretz Drive (17859 Bretz Drive). The crematorium is in operation and has recently expanded.

The zoning ordinance requires 1 parking space for 500 square feet of area of office or sales space + 1/1,000 square feet of other floor area. Manna Crematory has 330 square feet of office/sales space; therefore, 2 parking spaces would be required $(0.66 (330/500) + 1.47 (1470/1000) = 2.13)$. Eight parking spaces are available in front of the unit, which includes one accessible space. A total of 58 spaces are available for the building. The proposed use meets the parking requirements.

The proposed crematory will operate six days a week, Monday to Saturday, 8:00 AM to 5:00 PM. Anticipated demand is evenly throughout the week. The facility will allow three individuals at one time to be present for services.

Section 44-04-10 (b) of the Village of Homewood Zoning Ordinance requires the following standards for all Crematoriums:

- (1) Any crematorium shall be a minimum 500 feet from:
 - a. Any residential district and any lot or parcel upon which one or more residences are the primary use at the time of initial application for a special use permit for a crematorium;
 - b. Any school or public playground, park, or recreational area.
- (2) Exterior doors of the crematorium shall remain closed so that the cremator/retort shall not be visible from any public right-of-way.
- (3) Except when vehicles are entering or exiting the crematorium, all business vehicles containing human remains and associated with the crematorium shall not be visible from any public right-of-way.
- (4) The crematorium shall comply with all applicable state and federal laws and regulations.

STAFF COMMENTS

The proposed crematorium meets the required minimum distances from residential districts, schools and parks. The applicant must comply with all other standards of the Zoning Ordinance.

FINDINGS OF FACT

The staff has prepared the **draft** findings of fact in accordance with the standards set forth in Section 44-07-12.D of the Zoning Ordinance Standards for a Variance. **The draft findings are provided for the convenience of the Commission. The Commission may make any changes to reflect the findings determined through the process of the hearing.** The findings of fact, as proposed or as amended, may be entered into the record.

- The subject property is located at 17803 Bretz Drive;
- The property is leased by the Manna Crematory, LLC of Burns Harbor, Indiana;
- The property is zoned M-1 Limited Manufacturing;
- The proposed use is regulated by State and Federal guidelines;
- The applicants must abide by the standards in Section 44-04-10b of the Village of Homewood Zoning Ordinance; and
- The proposed use is compatible with the adjacent uses.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion, written in the affirmative:

Recommend approval of Case 23-22 granting a special use for a crematorium Manna Crematory at 17803 Bretz Drive, subject to the requirements of Section 44-04-10 b of the Village of Homewood Zoning Ordinance. The Findings of Fact shall be included as part of the record and recommendation to the Village Board of Trustees.