



STANDARDS FOR:
MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: mutiple addresses Homewood, IL 60430

Existing Zoning District: R-1 Single Family

Requested Zoning District: R-2 Single Family

Applicant Name: Village of Homewood

Date: 04/13/2023

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.

The Future Land Use Map of the 1999 Comprehensive Plan identifies these properties as a 'Single Family Residential' land use. The R-2 zoning designation will continue conformity with this goal while facilitating reinvestment by homeowners.

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

Describe the reason for this requested amendment.

The properties, as platted and developed, do not wholly comply with the requirements of the zoning ordinance past or present. This rezoning will better align with built condition with the zoning regulations.

3. Do sites existing for the proposed use in existing districts permitting such use?

Demonstrate why the change in zoning is necessary.

No change in use is proposed; the existing and requested zoning have the same land uses.

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.

The requested change is to reflect the existing development pattern. Additionally, the inclusion of R-2 zoning will introduce a logical transition between the existing R-3 and R-1 districts.

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 existing development does not comply with the existing ordinances, spurring this request. By granting the amendments, non-conforming properties will be brought into conformance with their re-assigned zoning classification.

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?

For several properties, the existing zoning does pose a hardship as the built conditions are non-compliant and continued investment in their upkeep may require cost and time hurdles of individual variances.

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

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

Not applicable.

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

The uses allowed by the proposed zoning will be exactly the same as the existing zoning and reflect the built conditions.

10. Does the proposed use satisfy a public need?

Not applicable.

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

No.

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

No.

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

This change should not have an impact on surrounding property values as it does not change the allowed uses.

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

The requested change will facilitate continued investment into the private properties by removing the non-conformity that could require a variance to improve the properties to the same character as exists or is neighboring. Only 1 lot might be possibly redeveloped as 2 lots from this change.

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

No.