

Berstene, Valerie

From: William G. O'Brien <70879806181@comcast.net>
Sent: Friday, April 14, 2023 4:58 PM
To: Mesaros, Angela
Cc: Berstene, Valerie; fas18065@yahoo.com; mcapm11@gmail.com; seth.bransky@comcast.net; moandroy@aol.com; djohnson@mallonandjohnson.com; lizohal@gmail.com
Subject: RE: PZC Case 23-12

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Angela – Thank you for the administrative steps in preparation for this case being on the agenda for our meeting last night. The background information makes imminent sense and would have changed the character of the conversation last night. It is unfortunate that the information and the applicant were not available to us because they were bundled with the other properties for a larger consideration.

I appreciate, as always, your response and assistance.

From: Mesaros, Angela <amesaros@homewoodil.gov>
Sent: Friday, April 14, 2023 2:20 PM
To: 70879806181@comcast.net
Cc: Berstene, Valerie <vberstene@homewoodil.gov>
Subject: PZC Case 23-12

Member O'Brien,

In response to your request for background information on the PZC Case 23-12 to rezone from R-1 to R-2 in advance of the next meeting.

Facts of the case:

- Owner of the property at 17915 Riedle Ct. requested a parking pad off of the driveway.
- This request was denied because the property exceeded the impervious coverage limit for the R-1 district (existing is 47%; maximum is 40%).
- In late 2022, the owner contacted staff to ask about a variance for the parking pad. Staff advised that the owner wait for the new zoning ordinance to be approved.
- On March 4, 2023, the owner responded back with more details and a variance request form.
- The owner's request was for a change in zoning from R-1 to R-2 in order to allow 60% impervious coverage to add the parking pad. Reason for request: owner's lot size is similar to R-2 and the parking pad would not disrupt (in his opinion) the neighborhood.
- Valerie responded that instead of rezoning one property ("spot" zoning) staff proposes to examine rezoning several surrounding blocks in the R-1 district that are non-conforming to R-2.
- In advance of rezoning, Staff sent informational letters to the owners of all of the other potential properties.
- The letters gave a deadline for the property owners to respond by March 25.
- The owner was advised that if staff did not receive opposition to the request (after mailing the letter), we would take the rezoning request (for the entire several-block area) to the Planning & Zoning Commission in April.
- We received several comments and questions (outlined in the chart below)*; most of the concerns were in an area that staff decided not to bring forward for the map amendment.
- Staff published and mailed notices for the PZC hearing on March 28.

- The owner was told that the hearing was scheduled for April 13, and he could expect a determination in late April or early May.

I have attached a copy of the email messages for more detailed information.

I have bcc'd the entire Planning & Zoning Board on this email so that all of the members have the same information.

***RESPONSES:**

2209 Cedar	Curious what this is about; Will it impact property taxes?
2150 Ridge Road	Will it impact property taxes?
2153 Ridge Road	Does not want to see tear-downs to build multi-family
17830 Tipton (attached)	Opposed because does not see a benefit for their property – didn't seem to fully understand the reasoning
17864 Howe	Strongly opposed due to localized flooding concentrated at their property and affected by any incremental changes on neighboring properties **History with PW assisting in drainage/ flooding mitigation
17863 Golfview (attached)	In favor of relief in redeveloping the vacant lot
17851 Tipton McAneney Residence	Talked with Patrick McAneney about his knowledge of the flooding issues at his neighbor's property – got some background on the incremental changes that occurred. No opposition
17040 Tipton	This property was eliminated from the list (the call came in afterward, so was not relevant)
2147 Ridge Road Cap Residence	Discussed at length with Commission Member Mike Cap about the history of properties on his block, in particular 2143 Ridge.
17915 Riedle	Potential applicant for a lot coverage variance, which initiated the Village filing

Please do not hesitate to contact me with any questions.
Angela



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