



STANDARDS FOR:
MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1806-18124 Martin Ave Homewood, IL 60430

Existing Zoning District: B-1

Requested Zoning District: B-2

Applicant Name: Man & Arp LLC Yan Cui

Date: 9/16/2025

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 current zoning or the proposed zoning more closely conform to the stated goals in the comprehensive plan?
Provide clear connections to the goals of the Comprehensive Plan.

Yes. The proposed zoning more closely conform to the stated goals.
① Promote Balanced and Sustainable Growth. ② Expand Economic Opportunities.
③ Enhance Walkability and Connectivity. ④ Preserve Community Character and Open Space. ⑤ Align Development with infrastructure Capacity.

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

It was B2.

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

No. The existing zoning is limits opportunities for essential services
job creation and economic growth in the area

Reflect ② Reflect Community Needs. ③ Encourage Economic Development.

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. ① Respecting the Village's Character. ② Gradual, Contextual Growth. Rather than introducing abrupt changes. We will integrates smoothly with surrounding residential and commercial areas. This helps preserve neighborhood integrity while supporting gradual growth.
③ Enhancing Not Disruptive Community Life. ④ Markets needs. public needs

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

The proposed change correcting existing from B1 to B2.

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

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

No.

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

6 months from I purchased. 1 year before I purchased.

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

Yes

10. Does the proposed use satisfy a public need?

Yes.

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

No.

12. In the vicinity, will the environment or traffic patterns be adversely affected?

Not.

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

No.

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

No.

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

No