



STANDARDS FOR:
MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>3131 Olive</u> Homewood, IL 60430
Existing Zoning District: <u>B-3</u>
Requested Zoning District: <u>R-1</u>
Applicant Name: <u>Thelma Craig Trust, Theresa L. McAvoy Trustee</u> Date: <u>8/23/2024</u> <u>Thru her attorney, Timothy P McHugh, 630-941-2855, tmchughlaw@gmail.com</u>

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.

Please see attached.

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

Describe the reason for this requested amendment.

Please see attached.

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

Demonstrate why the change in zoning is necessary.

Please see attached.

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.

Please see attached.

5. Does the present development of the area comply with the existing ordinances?

Is the proposed change correcting existing or creating new non-conformities?

Please see attached.

- 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?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

- 10. Does the proposed use satisfy a public need?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

Attachment to Homewood Map Amendment Application

3131 Olive Road, Homewood, Illinois

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.*

It does not appear to more closely conform to the stated goals of the Comprehensive Plan.

But the 1999 Comprehensive Plan (“1999 Plan”) is outdated. The 1999 Plan contemplates additional commercial zoning at the intersection of Kedzie and 183rd, including North on Kedzie from 183rd. The Property is located at Olive and Kedzie, the next intersection North of 183rd.

It should be noted the 1999 Plan differed from the 1984 Comprehensive Plan (regarding the subject Property) in two significant ways:

- 1. The 1986 Plan has this Property shaded “yellow” which indicates R-1.**
- 2. The 1986 Plan also had properties located on the North side of 183rd, 60 yards East of Kedzie shaded “yellow” which indicates R-1.**

The 1999 Plan shows both of these areas shaded “red.” The 1999 Plan seems to contemplate the removal of about 15 residences on 183rd (the entire block between Kedzie on the West and Sacramento on the East). It is difficult imagining more commercial development, especially in light of Covid.

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

This was not the “original zoning.” When the Property was purchased, it was zoned R-1 and continued to be R-1 until, apparently, the 1999 Comprehensive Plan.

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

The change is necessary as the current owner of this residence wants to sell this Property to someone who wants to use the property as a residence. While this use is “grandfathered”, if the home was damaged, it could not be rebuilt as a residence since it is currently zoned B-3. As a result, a future buyer is at risk, as is any lender to this buyer.

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. The Property has residences to the East and across the street to the North. These are the closest nearby properties. This house has been compatible with the Village as it exists for over 50 years.

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 present development complies with existing ordinances and does not attempt to change the neighborhood in any manner.

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 present development complies with existing ordinances and does not attempt to change the neighborhood in any manner.

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. If the Property is not rezoned R-1, the owner cannot sell the property as a residence.

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

The property is rendered un-saleable as a residence. So the value would be of a vacant, commercial lot, of which there seems to be an abundance.

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

The previous owner died in 2023. Since then, the Property has been vacant, but is now under contract.

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

Yes. It is already a residence.

10. Does the proposed use satisfy a public need?

Yes, assuming shelter is a public need. It allows someone to use this residence as a residence.

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

There is no conflict. This Property has been a residence for over 50 years.

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

Not at all...it will continue to be a residence.

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

It should have no effect on surrounding properties as it is maintaining its current use.

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

It will contribute to redevelopment inasmuch as it allows another family to move to Homewood.

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

No, as the proposed change merely allows the Property to maintain its current use.