

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 13, 2023

To: Planning and Zoning Commission

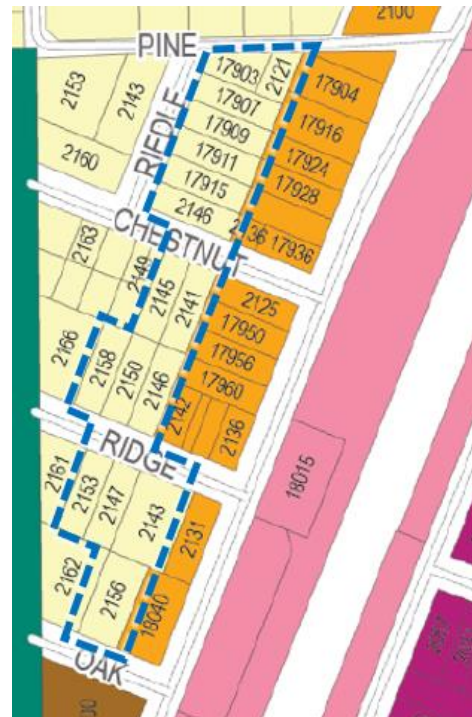
From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-12: Limited Map Amendment Rezoning Select R-1 Properties to R-2

APPLICATION INFORMATION

APPLICANT	Village of Homewood	
ACTION REQUESTED	Map Amendment from R-1 to R-2	
ADDRESSES & PINS	2121 Pine Road	29-31-302-002
	2131 Pine Road	29-31-302-001
	17907 Riedle Court	29-31-302-003
	17909 Riedle Court	29-31-302-004
	17911 Riedle Court	29-31-302-017
	17915 Riedle Court	29-31-302-018
	2146 Chestnut Road	29-31-302-019
	2145 Chestnut Road	29-31-304-009
	2141 Chestnut Road	29-31-304-010
	2146 Ridge Road	29-31-304-014
	2150 Ridge Road	29-31-304-013
	2158 Ridge Road	29-31-304-012
	2143 Ridge Road	29-31-306-023
	2147 Ridge Road	29-31-036-003
	2153 Ridge Road	29-31-306-002
	2156 Oak Road	29-31-306-016



LEGAL NOTICE

Legal notice was published in *Daily Southtown* on Tuesday, March 28, 2023 and letters were sent to 17 property owners and residents of the subject properties.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Staff Exhibits	6	Valerie Berstene	04/13/2023
Response to Standards for a Map Amendment	2	Valerie Berstene	04/13/2023

DISCUSSION

The Village of Homewood is requesting a map amendment (rezoning) of 16 parcels of the Ravisloe neighborhood from R-1 Single Family Residence to R-2 Single Family Residence. The rezoning of the subject properties is requested because the properties are non-conforming to the R-1 zoning district minimum lot width and area requirements. Rezoning the subject properties will facilitate continued investment in a neighborhood of aging, but well-maintained homes.

Limits of Requested Map Amendment

The subject properties are located in the triangle between Park Avenue and Ravisloe Country Club. To their east, properties along Park Avenue are zoned R-3 Transition Residential. To their west, the properties directly adjacent to Ravisloe Country Club are atypical in size and shape due to the dead-end intersections of streets at a roughly 15-degree angle with the north-south boundary of the golf course. It is the properties between the R-3 Park Avenue parcels and the irregular golf course-adjacent parcels that are proposed for rezoning.

Existing Non-Conformities

The parcels identified for rezoning are existing non-conforming with the minimum requirements of the R-1 zoning district and for the most part, meet just the minimum lot requirement for the R-2 zoning district. There are several factors to consider for the non-conformity: lot width, lot area, and lot coverage. A table detailing the dimensions of each property is included below. Of the 16 parcels proposed for rezoning:

- 12 parcels are the exact minimum dimensions of the R-2 zoning district (50 ft wide; 7,500 sf); and
- 2 parcels (2121 Pine, 2131 Pine) are atypical parcels non-conforming to the R-2 minimum requirements; and
- 1 parcel (2143 Ridge) meets the R-1 lot requirements, as a combination of two minimum R-2 parcels, and is the only parcel that would present an opportunity for redevelopment; and
- 1 parcel (2156 Oak) meets some R-1 lot minimums, consistent with the rest of the Ravisloe neighborhood zoned R-1, but I proposed for rezoning to create consistency on the map.

Six of the 16 parcels surpass the maximum allowed lot coverage for an R-1 lot. A common characteristic of these lots is that they are homes with detached garages. Detached garages are a common feature of Homewood's residential properties, especially in the R-2 zoning districts, and can drive up lot coverage by nature of a longer driveway to reach the rear yard garage.

Even though two of the parcels included in the requested rezoning comply with some or all of the R-1 district minimum requirements, they are included in order to avoid inconsistent 'spot' zoning and to create a continuous transition in intensity from the R-3 Transition Residence Zoning District at the east to the R-1 and open space zoning districts to the west.

In addition to the lot dimensions and coverage, several subject properties have non-conforming front setbacks. The properties on the south side of Ridge Road are setback roughly 20-25 feet from the front property line. By rezoning, the degree of non-conformity will be reduced without physical changes to the properties.

ID	ADDRESS	(FT) LOT WIDTH	(SF) LOT AREA	LOT COVERAGE	NOTES
R1 Minimum		80	10,400	40% max	
R2 Minimum		50	7,500	60% max	
1	2121 Pine Road		3,850	48%	Atypical trapezoidal lot
2	2131 Pine Road		5,450	65%	Atypical trapezoidal lot
3	17907 Riedle Court	50	7,500	12%	
4	17909 Riedle Court	50	7,500	49%	Detached garage
5	17911 Riedle Court	50	7,500	31%	
6	17915 Riedle Court	50	7,500	53%	Detached garage
7	2146 Chestnut Road	50	7,500	30%	
8	2145 Chestnut Road	50	7,500	49%	Detached garage
9	2141 Chestnut Road	50	7,500	36%	
10	2146 Ridge Road	50	7,500	33%	
11	2150 Ridge Road	50	7,500	32%	
12	2158 Ridge Road	50	7,500	31%	
13	2143 Ridge Road	100	15,000	30%	2x standard adjacent lots
14	2147 Ridge Road	50	7,500	40%	
15	2153 Ridge Road	50	7,500	30%	
16	2156 Oak Road	75	11,250	51%	Detached garage

Land Use, Property Values, and Redevelopment Potential

Both the R-1 and R-2 zoning districts allow the exact same land uses. The difference between these zoning districts is the bulk and dimensional standards, shown in Table 44-03-01 of the Zoning Ordinance. Both the R-1 and the R-2 districts allow the exact same uses, primarily single family detached residences. Property values, and their associated taxes- determined by the Cook County Assessor and not the Village of Homewood- change when the development potential of a property is altered. The rezoning does not introduce the potential for a “highest and best use” and therefore should not impact property values or property taxes.

The proposed re-zoning introduces one new development opportunity that does not already exist. This is at 2143 Ridge Road, where a single family home and detached garage is constructed on a double-wide lot, fully twice the size of the standards platted parcels adjacent (50 ft x 150 ft). The proposed rezoning would allow a property owner to subdivide this into two compliant lots for a single family home on each.

Staff heard from two homeowners inquiring about the potential for property tax changes and one inquiring about potential tear-downs for redevelopment as multi-family.

Process

During the 2022 update to the Zoning Ordinance, the Village's consultant conducted an analysis of geospatial information to identify nonconformities in the existing zoning districts. Their analysis of individual parcels, titled "Village of Homewood Lot Area and Width Appropriateness Analysis" revealed concentrations of parcels non-compliant with the lot area and/or width minimum requirements of the zoning ordinance. In response to the existing non-conformities, the consultant proposed lowering the minimum requirements of the R-1 and R-2 zoning districts to bring many of these parcels into compliance. After discussing this proposed idea, the Planning and Zoning Commission determined that the existing R-1 zoning district minimum requirements should be continued without amendment, while the R-2 zoning district minimum requirements were reduced slightly.

This requested rezoning of select non-conforming parcels is a complementary alternative to changing the minimum zoning requirements. Rather than changing the regulations to include irregularities, the irregularities can be rezoned to a more compatible classification. This alternative was not discussed during the 2022 comprehensive update and is now proposed for consideration.

Other Parcels Considered

Initially, Staff considered including additional properties in the request for rezoning. At that time, the potential area for rezoning included additional properties between Golfview and Howe, south of Cedar. The degree of non-conformity of the parcels in that two-block area was less than the degree of non-conformity of the subject properties of this request, though that area also had more requests for variances from bulk or dimensional requirements of the R-1 zoning.

Prior to initiating the application to amend the zoning map, Staff sent letters to 54 property owners to share information on the potential rezoning, and provide an opportunity to answer questions and collect feedback. During the designated two week time period, Staff heard from seven property owners. Most property owners responding to the informational letter lived on or owned property in those two blocks fronting Golfview, Tipton, and Howe. Most notably, residents brought to Staff's attention known stormwater flooding issues isolated to those blocks. Due to this concern, and the lesser degree of non-conformity from the R-1 zoning requirements, Staff proceeded with the limited rezoning requested today.

Comprehensive Plan and Standards for a Map Amendment

The current 1999 version of the Village's Comprehensive Plan, and previous versions going back as far as 1976, all designated the Ravisloe neighborhood as a single family residential land use with multi-family along Park Avenue and Dixie Highway. Since there is not a proposed change to the land use- neither what is built and existing, nor what is allowed by zoning- the requested map amendment is consistent with the Comprehensive Plan. The requested rezoning will bring the properties into conformity with zoning regulations and reflect the existing built conditions and character.

The responses to map amendment standards are attached for review by the Planning and Zoning Commission.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-10 of the Zoning Ordinance for a Map Amendment. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject properties include 12 parcels that are non-compliant with the minimum lot width and area regulations for the R-1 Single Family Zoning District and which, through rezoning to R-2, will be in conformance with the regulations.
2. The subject properties include two parcels that are non-compliant with zoning requirements of any district, but have a lesser degree of non-conformity with the R-2 requirements.
3. The subject properties include two parcels that conform with the R-1 minimum requirements, but are proposed for rezoning to ensure consistency in the map and a logical transition from higher intensity R-3 zoning along Park Avenue, to lower intensity R-1 zoning adjacent to the golf course.
4. The proposed rezoning of the subject properties is consistent with the Comprehensive Plan and reflects the built condition and character of the properties.
5. The proposed map amendment will not result in a change of land use.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for map amendment, the Planning and Zoning Commission may consider the following motion:

Recommend approval of Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District; and

Incorporate the findings of fact into the record.