

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

<input type="checkbox"/> Completed application form	<input type="checkbox"/> Proof of ownership, or Letter of authorization by the owner	<input type="checkbox"/> Materials, as listed below
<input type="checkbox"/> Plat of survey with legal description		<input type="checkbox"/> Payment of fee

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings



APPLICATION:
**NON-RESIDENTIAL
 ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1351 and 1313 175th St. Homewood, IL 60430

Property Index Number(s): 29-32-101-066; -067; -068; -076;
-047;-048; (all six PINs end in "-0000")

Lot Size: 243,000 sq. ft. 5.58 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?
 yes no
 → If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Commercial business which customizes apparel and merchandise plus use of existing office building as corporate headquarters

Gross Floor Area: 55,310 sq. ft. Parking Provided: 109

Existing Use: 2-story office building

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: Expand parking + 2-story connector walkway- new build.

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

New metal-clad industrial building (45,900 sq. ft.) plus two-story walkway to existing two-story office building, additional parking for new and existing building

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>9,410</u>	<u>55,402</u>
Parking Spaces	<u>65</u>	<u>109</u>
Lot Coverage		
Impervious Area (sq. ft.)	<u>34,810</u>	<u>98,480</u>
Impervious Coverage (%)	<u>63.0%</u>	<u>41.0%</u>

New construction?

yes no
 → If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no
 → If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no
 → If yes, requires Site Plan Review

Is site landscaping impacted?

yes no
 → If yes, requires Site Plan Review

Exterior building alterations?

yes no
 → If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*
Setback requirement on west side of existing building and east side of new building due to two-story connector

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name John LaRoy
 Company A&R Screening LLC DBA Apparel Redefined
 Address 4611 136th St.
Crestwood, IL 60418
 Phone 708-598-2480
 Email john.laroy@apparelredefined.com
 Role CEO

PROPERTY OWNER

Name Village of Homewood
 Company _____
 Address 2020 Chestnut Ave.
Homewood, IL 60430
 Phone 708-798-3000
 Email https://www.village.homewood.il.us/

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

John LaRoy
 Applicant Name



Applicant Signature

08/21/2024
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____