



# STANDARDS FOR: MAP AMENDMENT

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18341 Dixie Hwy Homewood, IL 60430

Existing Zoning District: R2

Requested Zoning District: B2

Applicant Name: Wilnetta Robinson Date: 10/30/2024

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.*

Yes. The zoning aligns with the goals of the comprehensive plan, as there are other businesses within half a mile of the building with the same zoning. The building use for the past 20+ years has been a daycare center. The proposed use as a daycare center make serves the past use of the location, although it sits in a residential community. The building is a stand alone property with private parking, entrances, and gated play areas.

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

*Describe the reason for this requested amendment.*

The area was rezoned in 2023 to R2. Operations for a daycare center requires special use B2 zoning before a business license can be issued. However, there have not been any major changes to land use, conditions, or circumstances since the original zoning was established. The building, although not in operation for the last several years, is still structurally constructed to operate as a daycare center.

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

*Demonstrate why the change in zoning is necessary.*

The area was rezoned in 2023 to R2. Operations for a daycare center requires special use B2 zoning before a business license can be issued

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.*

The amendment to once again allow a daycare center at this location aligns with the village's objective to rezone in 2023. The intent was to offer an opportunity for adaptive reuse to businesses compatible with the downtown location. This building is mixed use and the area includes a vibrant mix of offices and services, shops and restaurants, apartments, and single family homes. The Homewood business community is diverse and there is a current need for high quality childcare as more families expand their families and enter the workforce.

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 proposed change is aligned with the village's objective to increase commercial development to provide more goods and services for residents and visitors, ultimately adding value to the B2 district by allowing community members to have more access to high quality childcare. Parents prefer and value intimate childcare settings that aid in their children's development. This daycare center would provide an opportunity to create and strengthen bonds within the community.

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?*

An unreasonable hardship does not exist. The proposed change is adding value to the B2 district. There is a current need for high quality childcare as more families expand their families and enter the workforce. Currently, the building is structurally a daycare center and vacant. Active use of the building would bring back a lively feeling to the area with the cheerful voices of children playing and parents interacting within the community and patronizing local businesses.

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

Property values will maintain or possibly increase as the property has been maintained and minor cosmetic improvements on the exterior such as landscaping and clean up of the playground will be done to further add value.

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

The property has been vacant for 8 years.

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

Yes. The property's outside has maintains the desiganted outdoor play area that are gated and the inside floorplan has been maintained to operate as a daycare center.

10. Does the proposed use satisfy a public need?

There is a current need in the community for high quality childcare as more families expand their families and enter into the workforce. In conjunction with the village's objective to increase use of the Metra station, this location offers convenience to commuting parents since it is in close proximity to the Homewood Metra station. One of the top criteria a parent looks at when choosing childcare is convenience.

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

There are no known present or future conflicts.

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

No. There is ample private parking for staff and parents to facilitate drop off and pickup. Additonally, the arrival and dismissal of children into the facility is staggered, further eliminating the concern for traffic congestion.

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

The building has been maintained and propperty values will only increase with the pending cosmetic updates and improvements to be made to the property.

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

No. It would be business as usual.

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

No. Reopening the space as a daycare center will add value to the community and facilitate the need for parents within the community to have direct access to high quality, affordable childcare.