

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: November 11, 2025

To: Village President and Board of Trustees

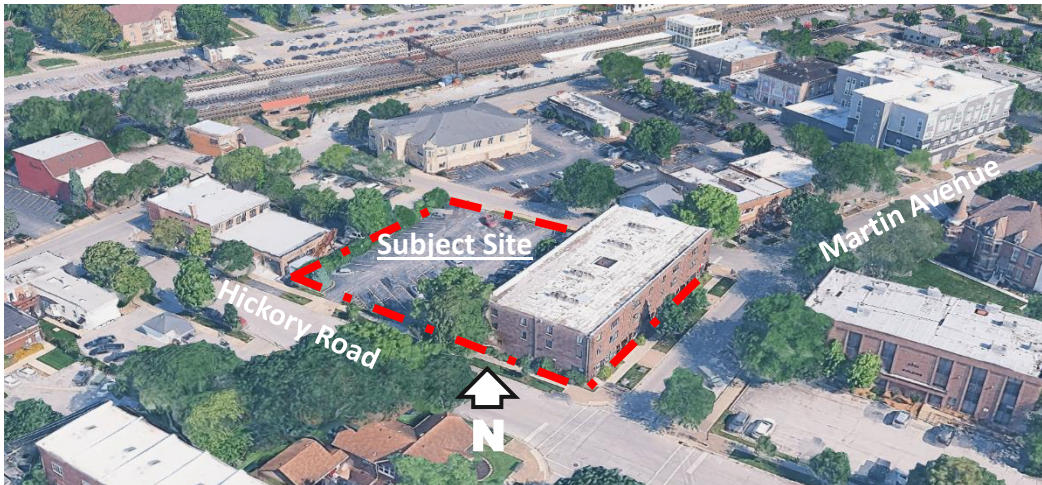
Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Map Amendment from B-1 to B-2 at 18106-18124 Martin Avenue

PURPOSE

The applicant, Yan (Grace) Cui, recently purchased the building at 18106-18124 Martin Avenue and proposed an amendment to the Village Zoning Map to change the zoning designation of the property from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district. The subject property is a mixed-use building with eleven (11) non-residential ground-floor tenants and sixteen (16) apartments on the upper floors of the building.



PROCESS

The mixed-use building on the subject property was constructed in 1981. With the adoption of the new Zoning Ordinance in 2023, the subject property was rezoned from its original B-2 Community Business zoning designation under the former Zoning Ordinance into the B-1 Downtown Core district. This property has been commercially zoned since the original zoning ordinance was adopted in 1929, with the property zoned as "Commercial A." The proposed property is contiguous with areas of the Village zoned in the B-2 Downtown Transition zoning district.

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On October 23, 2025, the Planning and Zoning Commission considered the applicant's requests in a public hearing. Five (5) commission members were present and voted unanimously (5 to 0) to recommend approval.

OUTCOME

During the public hearing, the Planning and Zoning Commission reviewed the application, heard testimony from the applicant, and considered the applicant's response to the Standards outlined in Section 44-06-03 of the Homewood Zoning Ordinance.

Staff has prepared the draft findings of fact following the standards outlined in the Village Zoning Ordinance:

1. The subject property is a 0.69-acre site comprised of one parcel located at the northwest corner of Martin Avenue and Hickory Road.
2. The subject property is owned by Yan (Grace) Cui of Park Ridge, Illinois.
3. The subject property is located within the B-1 Downtown Core zoning district.
4. The subject property was rezoned into the B-1 district with the adoption of the Village's new zoning ordinance in 2023.
5. The applicant has proposed a zoning map amendment to rezone the property from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district.
6. The proposed map amendment meets all applicable bulk and dimensional standards and development standards that apply to the proposed zoning district (B-2 Downtown Transition zoning district).
7. The proposed map amendment is consistent with the standards for a zoning map amendment in the Village of Homewood, as outlined in Section 44-07-10 of the Village Zoning Ordinance.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving a map amendment for the property at 18106 –18124 Martin Avenue from the B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district.

ATTACHMENT(S)

Map Amendment Ordinance