

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Zoning Map Amendment at 3131 Olive Road



### PURPOSE

The applicant, Theresa McAvoy, owner of the property at 3131 Olive Road, requests a map amendment of the Village Zoning Map. The property is located in the B-3 General Business zoning district. The property is 0.67 acres and is currently occupied by a single-family residence. The single-family residence land use is not permitted within the B-3 zoning district. The applicant has requested the rezoning to allow the continued use of the property as a single-family residence.

### PROCESS

The single-family residence on the property was constructed in 1971. The 1986 Comprehensive Plan designated the property as single-family residential on the plan's Future Land Use Map. In 1999, the Village of Homewood adopted a new Comprehensive Plan. The new Plan updated the Future Land Use Map. The updated Future Land Use Map placed the subject property in the Commercial category, along with additional single-family homes to the south of the subject property. The property was rezoned to B-3 in 2002 to reflect the change in the Future Land Use category from Single-Family Residential to Commercial.

Since the adoption of the 1999 Comprehensive Plan, the property has remained occupied by a single-family residence. No proposals for commercial development have been received for this property since it was commercially rezoned.

Staff published a legal notice in Daily Southtown on September 12, 2024 and sent letters to property owners and residents within 250' of the subject property. The Village also sent letters to 280 property owners.

On September 26, 2024, the Planning and Zoning Commission considered the map amendment in a public hearing. All commission members present voted unanimously (6-0) to recommend approval.

# VILLAGE OF HOMEWOOD



## OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards, and incorporated the Findings of Fact into the record:

1. The subject property is located at 3131 Olive Road.
2. The subject property is 0.67 acres.
3. The subject property is located within the B-3 General Business zoning district.
4. The current use of the property is a single-family residence. The property has remained in use as a single-family residence since 1971.
5. The current zoning designation (B-3 General Business) does not permit single-family residential uses within the zoning district, including single-family detached residential uses existing before the adoption of the current Homewood Zoning Ordinance on January 10, 2023.
6. The current single-family detached residence on the property is a legal non-conforming use.
7. The applicant has proposed the amendment of the Homewood Zoning Map to change the zoning designation of the property from B-3 General Business to R-1 Single-Family Residence.
8. The applicant does not propose any change in use from the existing single-family detached residence on the property.

## FINANCIAL IMPACT

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

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass an ordinance granting an amendment to the zoning map to change the zoning designation at 3131 Olive Road from the B-3 General Business zoning district to the R-1 Single-Family Residence zoning district.

## ATTACHMENT(S)

Ordinance