

**ORDINANCE NO. M- 2318**

**AN ORDINANCE REZONING PROPERTY AT 3131 OLIVE ROAD, HOMEWOOD,  
ILLINOIS FROM B-3 GENERAL BUSINESS DISTRICT TO R-1 SINGLE FAMILY  
RESIDENTIAL DISTRICT**

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**WHEREAS**, 65 ILCS 5/11-13-3 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

**WHEREAS**, Theresa McAvoy has petitioned for a zoning map amendment to rezone the property she owns at 3131 Olive Road from B3- General Business District to R-1, Single-Family Residence District; and

**WHEREAS**, a notice of a public hearing of the Planning and Zoning Commission called to consider such change was published on September 12, 2024, following 65 ILCS 5/11-12-7; and

**WHEREAS**, a public hearing was held before the Homewood Planning and Zoning Commission on September 26, 2024, and that body voted 6-0 to recommend the map amendment; and

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

**SECTION ONE – FINDINGS OF FACT:**

In connection with this ordinance and based upon the record of the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

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.

**SECTION TWO - LEGAL DESCRIPTION:**

*Lot 39, Except the East 66 Feet Thereof) in Homewood Gardens Acres No. 2A Subdivision (Except the East ¼ Thereof) of the South 2/3 of the West Half of the Southwest Quarter of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian.*

Permanent Index Number: 28-36-304-035-0000

Common Address: 3131 Olive Road  
Homewood, IL 60430

**SECTION THREE - APPROVAL OF MAP AMENDMENT:**

The Homewood Zoning Map is hereby amended to designate the subject property as R-1 Single Family Residence District.

**SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made a part of this ordinance:

Homewood Planning and Zoning Commission minutes of September 26, 2024, as they relate to the subject text amendment.

Homewood Village Board minutes of October 8, 2024, as they relate to the subject text amendment.

**SECTION FIVE - EFFECTIVE DATE:**

This ordinance shall be in full force and effect after its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 8<sup>th</sup> day of October 2024.

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Village President

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Village Clerk

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_