

ORDINANCE NO. M-2191

**AN ORDINANCE GRANTING A PARKING VARIATION TO ALLOW HCF
HOMEWOOD, LLC TO CONSTRUCT A MIXED-USE PROJECT AT THE
SOUTHWEST CORNER OF RIDGE ROAD AND MARTIN AVENUE,
HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1 *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, 65 ILCS 5/11-13-5 authorizes granting a zoning variation by passage of an Ordinance; and

WHEREAS, the subject property is located in the B-1 Central Business District/DO Downtown Overlay district; and

WHEREAS, a request has been received to construct a four-story mixed-use building at 18042-18048 Martin Avenue and 2033-2045 Ridge Road; and

WHEREAS, 47 parking spaces would be required by the Homewood Zoning Ordinance when only 31 onsite parking spaces are available; and

WHEREAS, Section 5.A.4 of the Homewood Zoning Ordinance allows shared parking for separate uses in the Downtown Overlay District; and

WHEREAS, HCF Homewood LLC has a parking agreement with the owner of La Banque Hotel to use thirteen (13) spaces within the existing parking lot; and

WHEREAS, with the shared parking, the property has a total of 44 spaces, which is three less than required; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed the variance request at its regular meeting on June 24, 2021, and recommended approval of a zoning variation to allow construction of a four-story mixed-use building with three fewer spaces than required by the zoning ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a parking variance as described in Section Two below.

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:

1. The subject property is located at the southwest corner of Ridge Road and Martin Avenue (18042-18048 Martin Avenue & 2033-2045 Ridge Road);
2. HCF Homewood, LLC is the contract purchaser of the property;
3. HCF Homewood, LLC proposes to demolish the existing building and construct a four-story mixed-use building with retail/restaurant on the ground floor and 36 multiple-family dwelling units on the second, third, and fourth floors;
4. The property is zoned B-1 Central Business zoning district/DO Downtown Overlay district;
5. The subject property has 31 onsite parking spaces;
6. HCF Homewood LLC has a parking easement with the owner of La Banque Hotel for 13 additional spaces for a total of 44 parking spaces; and
7. The proposed redevelopment requires 47 parking spaces, which requires a variation of three parking spaces.

SECTION TWO – GRANTING OF VARIATION:

The following variation is granted to the petitioner:

A variation from Table 5.4 of the Homewood Zoning Ordinance to allow construction of a four-story mixed-use building at the southwest corner of Ridge Road and Martin Avenue (18042-18048

Martin Avenue and 2033-2045 Ridge Road) with three fewer parking spaces than the minimum required by the zoning ordinance.

SECTION THREE – DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

Lease Agreement with La Banque Hotel for 13 parking spaces, dated _____.

SECTION FOUR – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

These documents are hereby made part of this ordinance:

- 1) The Homewood Planning and Zoning Commission minutes of June 24, 2021, as they relate to the subject zoning.
- 2) The Homewood Village Board minutes of July 27, 2021, as they relate to the subject zoning.

SECTION FIVE – RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk – Recording Division.

SECTION SIX – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 1 and 2 in the Ridge-Martin Subdivision, being a subdivision of part of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat recorded _____, 2021 as document _____ by the Cook County Clerk, Recording Division.

PIN: 29-31-310-008-0000, 29-31-310-009-0000, 29-31-310-010-0000
29-31-310-011-0000

Common Address: 18042-18048 Martin Avenue & 2033-2045 Ridge Road
Homewood, IL 60430

SECTION SEVEN – EFFECTIVE DATE:

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

PASSED and APPROVED this 27th day of July 2021.

Village President

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____