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OFFICIAL BUSINESS - VILLAGE OF HOMEWOOD  
Attorney, Walter D. Cummings

PLEASE RETURN TO: Box 46

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ORDINANCE NO. M- 996

AN ORDINANCE GRANTING SPECIAL USE PERMITS AND A ZONING VARIANCE TO THE PROPERTY LOCATED ON THE NORTHEAST CORNER OF 186TH STREET AND DIXIE HIGHWAY, HOMEWOOD, ILLINOIS, TO ALLOW ITS USE AS A CHURCH, CHURCH SCHOOL AND PRESCHOOL.

WHEREAS, Chapter 24, Division 13 of the Illinois Revised Statutes authorized municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, Section 11-13-1.1 of Chapter 24, of said Division 13 also authorizes municipalities to grant special uses under appropriate circumstances; 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 special use for a church, church school and preschool and a variation for required parking spaces for the property hereinafter described in accordance with the findings of fact hereinafter stated and subject to the terms and provisions hereof.

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 public hearings and meetings before the Homewood Zone Board of Appeals, Plan Commission and Homewood Village Board, and based upon evidence presented at all of said public hearings, the President and Board of Trustees herewith make findings of fact as follows:

- (a) A petition for a special use and parking variation was filed by Faith Lutheran Evangelical Church.
- (b) Pursuant to said petition a meeting was held on June 13, 1990 before the Plan Commission of the Village of Homewood at the Village Hall. At that meeting evidence was presented on behalf of petitioners and thereafter the Plan Commission recommended approval of the petition by a vote of 5-1.
- (c) On June 28, 1990, pursuant to duly published notice, the Zone Board of Appeals of the Village of Homewood held a public hearing on said petition. At the hearing, testimony was presented on behalf of the petitioners and thereafter the Zone Board of Appeals recommended approval by a vote of 5-0.

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(d) Based upon the record of those hearings the President and Board of Trustees hereby determine that the proposed uses:

- 1) are deemed necessary for the public convenience at that location.
- 2) are so designed, located and proposed to be operated, that the public health, safety and welfare will be protected.
- 3) will not cause substantial injury to the value of other property in the neighborhood.

(e) Based upon the record of the said hearings, the President and Board of Trustees make the following additional findings:

- 1) The Faith Lutheran Evangelical Church has been in existence at the said location for many years. A minimum of sixty (60) parking spaces is currently provided by the church.
- 2) Existing parking for the church has been adequate.
- 3) The proposed expansion will not result in additional vehicles using the premises and therefore does not require additional parking over and above what currently is available.

(f) The Village Board hereby finds that the requirements of Paragraph 1209.3 of the Homewood Zoning Ordinance have been satisfied by the petitioner and by the entire proceedings held before the Homewood Plan Commission, the Zone Board of Appeals and Village Board.

(g) The President and Board of Trustees of the Village of Homewood are willing to grant a special use for the subject property to be used as a church, church school and preschool, and that the reasons for granting such special uses are as stated in all the above findings of fact.

(h) The Village Board hereby finds that the requirements of Paragraph 1206.2 of the Homewood Zoning Ordinance have been satisfied by the petitioner and by the entire proceedings held before the Homewood Plan Commission, Zone Board of Appeals and Homewood Village Board.

(i) The President and Board of Trustees of the Village of Homewood are willing to grant a zoning variation for the subject property to authorize the proposed addition

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without the increase of any additional parking spaces, and that the reasons for granting such variation are as stated in all of the above findings of fact.

## SECTION TWO - GRANTING OF SPECIAL USE:

A special use be and the same is hereby granted to permit the following described property:

That parcel within the Southwest 1/4 of the South 1/2 of the West 1/2 of the Northeast 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois and as furthermore described as Tax Parcel 32-6-210-030.

to be used as a church, church school and preschool subject to the restrictions and conditions of this ordinance.

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## SECTION THREE - GRANTING OF VARIATION:

COOK COUNTY RECORDER

A zoning variation be and the same is hereby granted for the said property to allow the proposed addition to the church premises without the need for increasing existing parking spaces.

## SECTION FOUR - USE RESTRICTIONS AND CONDITIONS:

- a) The special use and variance granted by this ordinance is subject to all of the conditions and provisions of the Village of Homewood's Zoning Ordinance specifically including but not limited to those provisions found in Section 12 of that Zoning Ordinance covering special uses and variations.
- b) Preschool activities may only be conducted on the premises so long as the property continues to be used for church purposes. This ordinance does not authorize exclusive use of the property for preschool purposes.
- c) The number of children attending preschool at the premises shall be limited to forty (40) at any given time.
- d) Prior to the issuance of any building permit, petitioner shall obtain approval of final engineering and drainage plans for the proposed improvement from the Village Director of Public Works.
- e) Violation of any of the conditions of this ordinance shall justify the repeal of this ordinance.

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## SECTION FIVE - APPROVAL OF DOCUMENTS:

The petitioner intends to expand its existing building as shown on the Site Plan dated prepared by the Linden Group Inc. consisting of one page dated May 17, 1990, copy of which is attached hereto and made a part of this ordinance as Exhibit "A". There shall be no substantial deviation from that document without the prior consent of the Homewood Village Board.

## SECTION SIX - ADDITIONAL MATERIAL TO BECOME PART OF THIS ORDINANCE:

- (a) Homewood Plan Commission minutes of June 13, 1990 as they relate to the subject property;
- (b) Homewood Zone Board of Appeals minutes of June 25, 1990 as they relate to the subject property.
- (c) Homewood Village Board minutes of August 28, 1990 as they relate to the subject property.
- (d) A site plan dated May 17, 1990 by the Linden Group, Inc., Architects and Planners.

## SECTION SEVEN - RECORDING:

The Village Attorney is directed to cause this Ordinance to be recorded in the office of the Recorder of Deeds of Cook County, Illinois, or Registrar of Titles of Cook County, Illinois, as appropriate. The attachments made a part of this Ordinance shall not be recorded, but shall be maintained on file in the office of the Village Clerk for public inspection. The owner shall furnish the Village Attorney with title documentation to show whether the property is or is not registered under the Torrens Act.

## SECTION EIGHT - EFFECTIVE DATE:

This ordinance shall become effective upon its passage, approval and publication in accordance with law.

ATTEST:

Ray Cook  
Village Clerk (Deputy)

[Signature]  
Village President

PASSED:

AYES:

NAYS:

ABSENT:

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## MINUTES FROM ZONE BOARD OF APPEALS MEETING Thursday, June 28, 1990

The Homewood Zone Board of Appeals held a regular meeting on Thursday, June 28, 1990 in the Village Hall council room. Chairman Robert Gooley called the meeting to order at 7:32 p.m. Zone Board members William Mahar, Roy Crispe, James Ogden, William O'Brien, and Robert Gooley were present. Absent were Fred Sierzega and Robert O'Meara. There were six people in the audience. Chairman Gooley swore in those in the audience who would be testifying.

### APPROVAL OF MINUTES:

A motion was made by Mr. Ogden, seconded by Mr. O'Brien, to approve the minutes of the June 14, 1990 regular Zone Board of Appeals meeting. Voice vote - Ayes: Ogden, Crispe, O'Brien, Mahar, and Gooley. Nays: None. Motion carried five in favor and none opposed.

### CASE NO. 90-27

Chairman Gooley introduced case no. 90-27, a request by Faith Lutheran Evangelical Church for special uses, an administrative variance, and a zoning variation. The special uses requested are to allow the following uses at the church's existing site: (1) churches, including accessory uses such as church schools; (2) non-profit privately owned recreation buildings and community centers; (3) playgrounds, privately owned and operated, but not for profit; and (4) pre-schools and tutorial schools. An administrative variance is being requested to permit the same off-street parking spaces to qualify as required spaces for two or more uses, provided that the maximum use of each facility by each user does not take place during the same hours or on the same days of the week. A zoning variance is being requested to allow for sixty parking spaces for the above mentioned special uses, which is a variance of 31 spaces beyond what is normally required.

Mr. Martin Francis of Linden Group Architects explained that the special uses were necessary because the existing uses were being altered. He briefed the Zone Board on a proposed 4,000 square foot addition, including landscaping plans. Mr. Francis explained the addition was being made to re-allocate classroom space in the main building and to meet the state's space requirements for pre-schools. He noted that the addition will match the architecture of the existing building except that the addition will have a pitched roof instead of a flat roof.

Mr. Ogden asked if the pre-school is in operation now? Pastor Peterson of the church responded that it has been in operation for

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21 years. Mr. Francis stated that the pre-school would be limited to 40 students at any time and that the proposal would not result in the loss of any existing parking spaces.

Mr. Crispe asked what type of land the addition will be constructed upon. Mr. Francis replied that it is currently open space. He noted that the current setback lines would be maintained. Mr. Crispe also inquired about stormwater runoff from the site. Mr. Francis responded that the parking lot was revised in the mid 60's and that took care of stormwater runoff problems onto adjacent properties.

Mr. Gooley asked what the dimensions of the proposed addition are. Mr. Francis responded that its approximately 54' X 53'.

Mr. Mahar inquired where the stormwater from the addition area drains now. Mr. Francis responded toward Cowing Court. Mr. Mahar noted the problem of a resident on Cowing Court with runoff and was concerned that the addition may worsen problem. Mr. Francis said that the parking lot adjustments made in the 1960's and the construction of storm sewers had alleviated this problem.

Mr. Mahar asked how many trees would be destroyed. Mr. Francis responded that one tree would be lost. Mr. John Curran of the church said that some evergreens may have to be re-planted.

Mr. Gooley asked if the church had a permit for parking on the parkway along 186th Place and on Cowing Court. No one was aware of any such permit. Mr. Gooley recommended that those parking spaces used by the church be striped. Mr. Francis stated that the church would comply if that was a requirement.

A motion was made by Mr. Crispe, seconded by Mr. Ogden, that pending a stormwater study conducted by someone other than the staff and the striping of parking spaces along 186th Place, the requested special uses, administrative variance, and parking variance be approved. Voice vote - Ayes: Ogden, Crispe, O'Brien, Mahar, and Gooley. Nays: None. Motion carried five in favor and none opposed.

## CASE NO. 90-29

Chairman Gooley introduced a request filed by Mr. and Mrs. David Trumble for a home Occupation (Special Use Permit) to operate D&D Creative Concepts from their home at 17800 Charrywood. Chairman Gooley swore in Mr. and Mrs. Trumble. Mr. Trumble explained that the home occupation would be a telephone and mailing address for a cartoon-type map service. He stated that they would be selling advertising to be placed on a local map produced in a cartoon format. The design would be done at the

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corporate office of Fiesta Cartoons. Mr. Trumble passed around three samples of the final product. He stated that no clients or delivery trucks would be coming to his home and that there would be no non-resident employees.

Mr. Ogden asked of there would be any UPS or other delivery trucks. Mr. Trumble responded that it takes four to five months to produce each map and that each map would necessitate two UPS deliveries. He stated that they would not be maintaining any type of inventory.

Mr. O'Brien asked if a business name would appear on the map. Mr. Trumble said that his business name would be on the map. He noted that the map is updated annually.

Mr. Crispe asked Mr. Trumble to address the standards of the zoning ordinance for home occupations. Mr. Trumble stated that there would be no signs, no storage, the home occupation would occupy approximately 3% of the total square footage of the residence, there would be no trucks parked at the residence, and that they were agreeable to an annual inspection.

Mr. Justin Ething of 17755 Cherrywood addressed the Zone Board regarding excessive cars being parked in the neighborhood. He objected to the home occupation because it would be in a residential area and because the home is a parsonage.

A motion was made by Mr. Ogden, seconded by Mr. Mahar, recommending approval of a Home Occupation Special Use Permit to Mr. and Mrs. David Trumble to operate D & D Creative Concepts from their home at 17800 Cherrywood. Voice vote - Ayes: Ogden, Crispe, O'Brien, Mahar, and Gooley. Nays: None. Motion carried five in favor and none opposed.

## ADJOURN

At 8:17 p.m., a motion was made by Mr. Ogden, seconded by Mr. Mahar, to adjourn the meeting. Voice vote - Ayes: Ogden, Crispe, O'Brien, Mahar, and Gooley. Nays: None. Motion carried five in favor and none opposed.

Respectfully submitted,

*Ray Gosack*

Ray Gosack  
Assistant to the Village Manager

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corporate office of Plaza Corporation. Mr. Truman stated that the three samples of the final product. He stated that the delivery trucks would be coming to his home and that there would be no non-resident employees.

Mr. O'Brien asked if there would be any use of labor in the Mr. Truman responded that it takes time to find labor. He stated that they would not be making any more of the product.

Mr. O'Brien asked if a business name would appear on Truman said that the business name would be on the product and that the map is updated annually.

Mr. O'Brien asked Mr. Truman to identify the product. Mr. Truman said that the product is a map of the area. He stated that the product would be used by the public and that it would be available to the public. He stated that the product would be available to the public.

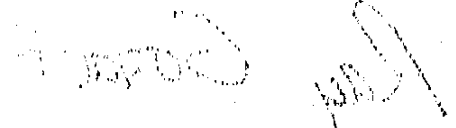
Mr. O'Brien asked if the product would be available to the public. Mr. Truman said that the product would be available to the public. He stated that the product would be available to the public.

A motion picture was shown by Mr. O'Brien. The motion picture showed a map of the area. Mr. O'Brien asked if the motion picture was a copy of the map. Mr. Truman said that the motion picture was a copy of the map. He stated that the motion picture was a copy of the map.

ENCLOSURE

At 11:30 a motion picture was made by Mr. O'Brien. The motion picture showed a map of the area. Mr. O'Brien asked if the motion picture was a copy of the map. Mr. Truman said that the motion picture was a copy of the map. He stated that the motion picture was a copy of the map.

Respectfully,  
RAY GONZALES  
Assistant to the Village Manager



RAY GONZALES

Assistant to the Village Manager

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## MINUTES FROM THE HOMEWOOD PLAN COMMISSION MEETING HELD ON WEDNESDAY, JUNE 13, 1990

Chairman Ohanian called the meeting to order at 7:30 p.m. The following members were in attendance: Messrs, Mooers, Frazzini, Konsoer, Koushel, Vasilopoulos, and Ohanian. Also present was Ders Anderson, Acting Director of Community Development.

Mr. Ohanian called for discussion on the minutes of May 23, 1990. Mr. Anderson explained that the minutes were not yet prepared. A motion was made by Mr. Konsoer and seconded by Mr. Fazzini to table the minutes until the next meeting.

Mr. Ohanian called Case No. 90-27, a request filed by Faith Lutheran Church for the following Special Uses:

- 1) churches, including accessory uses such as church schools
- 2) non-profit privately owned recreation buildings and community centers
- 3) playgrounds, privately owned and operated, but not for profit
- 4) pre-schools and tutorial schools

In addition, zoning variances were requested for variances to allow for shared parking and less than the normally required parking on-site.

Marty Francis, of the Linden Group, represented the petitioner and presented a summary of the proposal including exhibits. He noted that under the Village's Zoning Ordinance, the existing church and facilities represent non-conforming uses. An addition is being proposed to the structure and therefore the entire property is being presented to bring the church up to a legally conforming use.

Marty Francis presented a site plan which shared the property at the northeast corner of Dixie Highway and 138th Street. An existing parking lot with 60 spaces was noted. The addition to the building represented, in effect, a multi-purpose area. Relocation of the existing multi-purpose space from the basement to the addition will make the building work better for the church members, especially the elderly. The basement is also used for a Sunday School area. Pre-school activities take place in the original sanctuary. The Fellowship Hall use will also be in the new addition at grade level. The new Fellowship Hall will be the same size as downstairs facility. Additional washroom facilities will be installed. Four or five small classrooms, currently in the old sanctuary will be located in the new addition. Attached to the new classroom area will be an open enclosure on the outside of the building for a playyard for the children. Play equipment used inside will be carried outside into an open grassed area. There will be no fixed equipment such as slides or swings. A 4 foot masonry fence will enclose this area which will shield play equipment and provide a backdrop for landscaping, but it will be low enough to not enclose the space from the street.

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An elevation draining was shown. A change in roofline is proposed to remove existing flat roofs which were a maintenance burden. Pitched roofs are shown throughout the complex of existing and new spaces.

Mr. Francis noted that the church sponsored a meeting at which approximately 4 neighbors attended. The same people were invited as were notified by the Village. He felt, of those attending, that they were satisfied with the proposed plans. He noted again that the proposal represents not an expansion of programs and users but simply a building plan to make the programs and facilities more efficient.

Mr. Ohanian called for a five minute break to allow the Plan Commissioners time to read the staff memo submitted before the meeting regarding comments by surrounding property owners.

At the end of the break Mr. Ohanian began the questioning with Mr. Vasilopoulos. Mr. Vasilopoulos inquired of the staff as to whether the building met the necessary setbacks. Mr. Anderson replied that the proposed plans do meet setbacks. Mr. Vasilopoulos inquired whether drainage problems brought up by one of the homeowners could be resolved.

Mr. Francis explained that the parking lot was redesigned several years ago to drain towards the center and then discharge stormwater to the east and west to resolve stormwater problems which were more intense than occurs today. Mr. Anderson noted that the site doesn't provide much flexibility to allow for areas to retain stormwater, but that he would work with the Engineering Department of the Village to see what might be done to improve the situation.

Mr. Koushel inquired whether the homeowners' comments were solicited by the staff. Mr. Anderson noted an error in the letter sent to the homeowners describing the meeting date as Thursday June 13, when it should have stated Wednesday June 13. To rectify the problem the staff personally called all of those property owners with available phone numbers to explain the correct wording, and the comments from 17 of the property owners were the result of these calls.

Mr. Koushel inquired as to the pre-school's name which leases part of the space and whether there was an intention to expand their use.

Pastor Tim Knouff responded that Wonderland Preschool uses the building and there was no intention to expand their use.

Mr. Francis added that 40 children use the space at one time and the number will remain at 40.

Pastor Knouff noted that 40 was the maximum allowed by State statutes based on the space and facilities in the existing building, as well as the new addition.

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Mr. Ohanian summarized the presentation thus far as he understood it. He noted that when the church was first built its function was fixed and more narrowly focused, but that churches, in general today, need to expand their services; and because of the semantics of these new services as related to the zoning text there is a request to the Village to approve these pre-existing uses. In addition a major issue of parking variance is being requested, of more than 30% which is normally considered a heavy request. However, the functions existing and represented by the addition are not increasing a demand for parking over what already exists. The basic issue before the Commission was how the commissioners felt about adding floor area to the property with no increase in parking.

Mr. Kinser had no questions. He felt the plan was fine as shown.

Mr. Fazzini noted that his questions had been answered.

Mr. Mooers inquired whether any space was provided in the attic.

Mr. Francis responded that it was intended only for storage. It might be able to be redeveloped for a functional use but that overall numbers would not change. With young families the church's services need to be associated with the nursery for instance. As the families get older, classrooms become more important. Thus the uses change but the overall space remains the same.

Mr. Mooers asked for more specific information on the pre-school attendance.

Mr. Francis responded that all of the school rooms shown on the plan present a total of 40 children.

Pastor Knouff added that the rooms on the plan are identified as for the church school. The entire area, however, is set up for 40 pre-school children as well.

Mr. Mooers asked if the 40 represented attendance in 2 shifts, i.e. 40 in the morning and 40 in the afternoon.

Pastor Knouff confirmed this. He noted that, in addition, the Sunday school represents 95 children who utilize the classroom spaces as well as the Fellowship Hall.

Mr. Mooers asked if any children stay all day.

Pastor Knouff responded no.

Mr. Mooers inquired as to the future use of the lower level.

Pastor Knouff responded that it would be utilized as a classroom area with partitions, not to be used for pre-school, only for Sunday school.

Mr. Mooers inquired whether the church rents space to Wonderland Pre-school and was it a profit making operation.

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Pastor Knouff responded yes to both questions.

Mr. Mooers noted that he disagreed with allowing a profit making operation in a residential area.

A member of the church's building committee noted that several years ago the church was approached by the Village to open their parking lot for limited weekday use by nearby businesses. He added that they have been doing so for a number of years now and have had no problem with it.

Mr. Ohanian asked if there was any overcrowding with regard to parking on any other day than Sunday.

Pastor Knouff noted that Sunday still is the only such day. In his 4 years as pastor he has never seen the parking lot filled on any other day.

Mr. Ohanina inquired if there were any questions from the public in attendance.

Virginia Bixby inquired as to the location of the playground fence.

Mr. Francis noted that it would be built 10-12 feet out from the south side of the building.

Mrs. Bixby noted that she has lived in her house for 40 years and seen all construction phases of the church. She felt parking has not been a problem. Children playing outside were a delight for those of the people in the neighborhood who could see them. She noted that she was not unhappy at all with the proposal.

John Bixby noted that his only concern was stormwater runoff. He explained that there once had been a flood condition on 186th, and that the impact of the new construction should be checked thoroughly.

Mr. Francis explained that the major flooding problem was solved 8 years ago, but agreed that he and the village staff will doublecheck this issue.

Mr. Mooers requested a clarification of the distance of the fence from the sidewalk. Mr. Francis scaled off the drawing and determined it was 6 1/2 to 7 feet.

Mr. Ohanian noted that Mr. Mooers brought up an item which should be dealt with and questioned whether it could be tied up in the special use. In churches he felt that the definition of profit-making needed to be treated differently.

Mr. Konsoer noted that he did not feel comfortable with a profit making activity in a residential district.

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Mr. Francis responded that the Village's home occupation regulations allow profit making activities in residential districts and that this request could be treated in a similar fashion.

Mr. Ohanian noted that home occupations are allowed but as a separate application. He added that someone might otherwise ask why it was allowed in this case without proper application.

Mr. Francis felt it was suggested in the application for special use.

Pastor Knouff noted that the church feels it is a service primarily and that the 450/month reimbursement or rent covers the churches expenses in offering the space including insurance mortgage and maintenance.

Mr. Konsoer noted that several years ago the fee per child was 35-40/month. Mr. Fazzinni noted that today it was 75 per child.

Mr. Kouhsel stated that there might have to be a special use for the pre-school. The key question was is the school incorporated as a for-profit corporation.

Pastor Knouff stated that it is.

Mr. Knoushel stated then the issue is, does the church act as a landlord to a tenant.

Mr. Ohanian added that he doesn't recognize this relation as a profit making venture.

Mr. Konsoer motioned to approve the request as presented.

Mr. Fazzini seconded the motion.

On a voice vote all commissioners except Mr. Mooers voted aye. Mr. Mooers cast a nay vote.

Mr. Ohanian advised the petitioners that the Commission is a recommending body and that their next step would be to go before the Zone Board of Appeals.

Mr. Ohanian introduced Case No. 90-26 the Maruggi Resubdivision. Mr. Anderson noted that he had not yet received any drawings from Mr. Maruggi and that some of the information in the packet was in error. He recommended this item be continued.

Mr. Mooers made a motion to table Case No. 90-26, seconded by Mr. Vasilopoulos. By voice vote the commissioners unanimously passed the motion.

Mr. Ohanian introduced Case No. 90-36 a Zoning Text Amendment which would allow Print Shops - Consumer Trade Related to be permitted uses in all business zoning districts.

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Mr. Anderson explained that the zoning ordinance text had not kept up to date with regard to this issue. He noted the list of print shops currently operating throughout the Village and felt that they had inadvertently been allowed in because of their common business nature. Yet the zoning ordinance does not provide for them in the business districts.

Mr. Konsoer noted that this proposal would simply provide for a more up to date text within the ordinance and that the ordinance currently had antiquated phraseology.

Mr. Konsoer noted that the section recommended for deletion was tied to the request.

Mr. Ohanian added that back then we still used typesetters.

Mr. Anderson noted that the big printing operations are still allowed in the manufacturing districts.

Mr. Mocer asked that the map provided by the staff be explained.

Mr. Anderson noted the slanted shading represented B-2 zoning.

Mr. Ohanian felt the request was well founded and deserving of a change.

A motion was made by Mr. Mocer, seconded by Mr. Vasilopoulos to recommend approval of the text amendments. By voice vote the motion passed unanimously.

Mr. Ohanian introduced Case No. 90-38 a zoning text amendment which would provide for Communication Related Antennas as Special Uses in all residential neighborhoods. By this change any applicant would have to appear before all of the hearing bodies before such would be permitted.

Mr. Konsoer asked how these requests are handled currently.

Mr. Anderson responded that the code enforcement department upon receiving such a request has simply informed the person that such antennas are not allowed.

Mr. Ohanian related that at least four or five years ago a special meeting was held for all those interested in antennas. At that time most in attendance were ham operators who were seeking 200 foot antennas. At the same time what was coming into the picture was the receiving dishes. There was discussion on how to create an ordinance to allow people to pursue their hobbies yet protect the neighbors. There was all kinds of work to be done and nothing was ever brought back to the Commission. No one came back. I assume there were no other applications.

In this case what is being suggested is that instead of creating an ordinance to handle all of these issues that instead we would review each application on its merits. The applicant would submit letters from neighbors and we would look at each

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application on an individual basis.

Mr. Anderson concurred. He noted that this option was proposed because of the indication from Mr. Tieri that the number of such inquiries for permits was very few and it seemed to be a more reasonable manner to do it.

Mr. Ohanian felt that the Commission would be well equipped to respond to normal requests, but that once precedents were established an applicant would come in for a higher height. He felt that certain standards should be included so that an applicant would know whether his request was appropriate in the first place.

Mr. Konsoer inquired whether dishes were included.

Mr. Anderson noted that there was no intention to include dishes.

Mr. Mooers felt that applications for dishes might come in as well.

Mr. Konsoer noted that he had a neighbor that wasn't too long away from installing a small transmitting antenna to link him in with his place of business.

Mr. Ohanian asked if anyone in the audience wished to speak to this matter.

Mr. Ken Hall (1417 183rd Street) noted that he was a ham radio operator. He suggested that there should be a separation of TV, CB, and ham radio. Ham radio is FCC regulated and monitored. CB'ers were given a certain wavelength band and left unregulated. A longer than 35 foot antenna would be a benefit to his hobby. He has operated at his home on 183rd for 3 years. Any ham operator would be able to tune his equipment so that it wouldn't interfere with neighbors.

Mr. Ohanian asked Mr. Hall what type of antenna application he desired.

Mr. Hall noted a 40 foot antenna.

Mr. Konsoer inquired as to the current Village regulation.

Mr. Hall noted that he called the Village and was advised that 35 feet was the limit. His antenna was called a crank up which includes two 20 foot sections within one another.

Mr. Anderson noted that the 35 feet was set primarily for roof antennas.

Mr. Ohanian inquired whether with modern equipment that this size of the antenna was passe and that antennas needed to be higher. He reiterated his concern that if precedents are established with higher antennas that a poor result would occur. In order to have reasonable applications proceed

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however, some method and standards of review need to be established. If a special use permit is the method, we still need standards.

Mr. Konsoer suggested that the staff look at some standards and other communities.

Mr. Ohanian felt processing a special use with commissioners involvement was a beginning but needed staff to add standards.

Mr. Konsoer asked how high would an antenna for personal use go.

Mr. Moerer asked if the height allows more power to go out.

Mr. Hall noted no, that the height allows the signal to get above ground clutter signals.

Mr. Moerer noted that the height wasn't a factor in affecting neighbors signal reception, a small antenna could do as much as a low antenna in this sense.

Mr. Hall agreed.

Mr. Anderson asked Mr. Hall what would be a reasonable height in neighborhoods that probably wouldn't want to see 80 and 90 foot antennas.

Mr. Hall felt 50 feet would be fine.

Mr. Ohanian noted that the presentation before the commission years ago dealt with the importance of effective communication in times of war and other disasters.

Mr. Konsoer added that recently the events in Tianamen Square were broadcast on such systems.

Mr. Hall noted that FCC regulations allow antennas without height requirements.

Mr. Ohanian noted that an ordinance should provide for a certain height but any requests above that height go through a special use.

Mr. Ohanian suggested that the ordinance amendment be considered by the Commission for approval but with a suggestion that the staff prepare additional standards.

Mr. Hall discussed the difference in bandlengths between CB, Ham, and TV.

Mr. Konsoer noted an antenna could also serve for TV purposes.

Mr. Moerer asked for a clarification of "communication related antennas."

Mr. Anderson suggested a definition might be drafted as well.



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Mr. Hall explained a variety of communication related terms. He suggested that an FCC license be required to limit the users.

Mr. Konsoer asked that the staff clarify whether the Village regulates dishes. He suggested that the agenda item be tabled for a while to give the staff time to generate more information.

Mr. Ohanian agreed.

Mr Fazzini agreed.

A motion to table was made by Mr. Koushel, seconded by Mr. Konsoer. It was passed unanimously by voice vote.

Mr. Ohanian noted that there was no old business.

In new business, Mr. Ohanian announced that Barbra Hammond was appointed as a new member to the Plan Commission.

A motion was made by Mr. Konsoer to close the meeting, seconded by Mr. Konshel and by a unanimous voice vote the meeting ended.

Respectfully submitted,

*Ders Anderson*

Ders Anderson  
Acting Director of Community Development

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Mr. Hall explained a variety of communication related issues and suggested that an FCC license be required to lease the system.

Mr. Kossow asked that the staff clarify whether the Village requires dishes. He suggested that the agenda item be deferred for a while to give the staff time to generate more information.

Mr. O'Connell agreed.

Mr. Fazzari agreed.

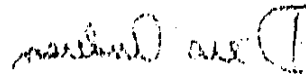
A motion to table was made by Mr. Kossow, seconded by Mr. Fazzari. It was passed unanimously by voice vote.

Mr. O'Connell noted that there was no old business.

In new business, Mr. O'Connell announced that he had been appointed as a new member to the Plan Commission.

A motion was made by Mr. Kossow to close the meeting. Mr. Kossow and by a unanimous voice vote the meeting closed.

Respectfully submitted,



Gary Anderson  
Mayor Director of Community Development

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## MINUTES OF THE VILLAGE OF HOMEWOOD BOARD OF TRUSTEES MEETING HELD IN THE COUNCIL ROOM OF THE VILLAGE HALL, HOMEWOOD, ILLINOIS TUESDAY, AUGUST 28, 1990

At exactly 7:45 p.m., President Hoffman called the meeting to order. Those present were Village Manager Lowery, Village Attorney Cummings, three staff members, three members of the press, and 20 people in the audience.

### ROLL CALL:

Those responding to roll call were Trustees Mann, Goff, Wilson, Wolf, Doody, and Overgaard.

### MINUTES:

A motion was made by Trustee Doody, seconded by Trustee Wolf, to approve the minutes from the Village Board of Trustees regular meeting of August 14, 1990. Roll call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

### CLAIMS LIST:

A motion was made by Trustee Mann, seconded by Trustee Goff, to approve the Claims List of Tuesday, August 28, 1990, in the amount of \$650,656.82. Roll call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

### PRESENTATIONS:

Denise McGrath, newly appointed Public Safety Dispatcher/Clerk, was introduced by Police Chief Pete Hurst. She was then sworn in by Deputy Village Clerk Gosack and greeted by the Board.

### HEAR FROM THE AUDIENCE:

Ms. Ellen Swinson of 17951 Los Angeles addressed the Board regarding the police officers' collective bargaining agreement negotiations. She said that she had been the victim of a burglary while she was in her home and that she was pleased with the way the police officers responded and handled the case. She stated that the Village should give the officers whatever benefits and working conditions they're asking.

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**VARIOUS VACANCIES:** President Hoffman deferred action on the various vacancies.

**NEW BUSINESS:**

**OMNIBUS VOTE:**

A motion was made by Trustee Overgaard, seconded by Trustee Mann, to pass or approve the following items "a" and "b":

a) **ORDINANCE NO. M-996:** An ordinance granting special use permits and a zoning variance to the property located on the northeast corner of 186th Street and Dixie Highway, Homewood, Illinois to allow its use as a church, church school and preschool.

b) **RESOLUTION NO. R-1388:** A resolution authorizing final release of the developer's performance surety and officially accepting certain public improvements in Pinewood Manor Subdivision in the amount of \$10,000.00.  
Roll Call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard.  
Nays: None. Motion carried unanimously.

**ZBA CASE NO. 90-34:** Mr. Jeff Schreiber of Floyd Phillips Company, representing Eagle Properties (the petitioner), briefed the Board on the need for off-site parking for the building at the southeast corner of 183rd Street and Dixie Highway. He discussed the fencing and landscaping plans for the parking lot. The fence on the east side is to be 6' high. Mr. Bruce Rackouski of Eagle Properties agreed to shadow box the east fence. On the south and west sides of the parking lot, Mr. Schreiber said there would be 3' fence with a hedge. Mr. Rackouski said this was to provide a mix of greenery and wood fence. He said that he was willing to leave a pedestrian opening in the south fence. He also said that the parking lot lights would be turned off at 10:00 or 11:00 p.m. each night. A motion was made by Trustee Mann, seconded by Trustee Goff, directing the Village Attorney to prepare an ordinance allowing for off-site business parking in an R-2 Residential District at the southeast corner of 183rd Street and Dixie Highway.  
Roll Call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

**ZBA CASE NO. 90-41:** Mr. David Kula of 1832 Sycamore addressed the Board regarding the construction of an oversized garage at his residence. Mr. Kula and his contractor began construction of the 30' X 24' garage without a building permit or the required zoning variation. Trustee Wolf expressed a concern about the size of the garage in relation to the size of the rear yard. Mr. Kula responded that was mitigated by the open space of Irwin Park behind

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his property. Village Manager Lowery noted it's the staff's intention to have a citation issued for beginning construction without a building permit. A motion was made by Trustee Doody, seconded by Trustee Overgaard, directing the staff to prepare an ordinance granting a zoning variation to the property at 1832 Sycamore permitting the construction of an oversized garage. Roll Call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

ORDINANCE NO. M-997: Ms. Ann Moser of 17704 Dixie Highway briefed the Board on her request for a home occupation special use permit to allow the operation of an office for her massage therapy practice. Ms. Moser stated that there would be no customers in her home and that her services are provided on the customer's premises. A motion was made by Trustee Overgaard, seconded by Trustee Mann, to pass an ordinance granting a home occupation special use permit to Ann B. Moser to allow her to use her residence at 17704 Dixie Highway as an office for a massage therapy practice which is conducted elsewhere. Roll Call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

CARNIVAL LICENSE REQUEST: Director of Management Services Karl Karantonis briefed the Board on a request from Spatz and Company for a carnival license for a carnival to be held at Washington Square Mall on September 12-16, 1990. He noted that the staff has met with the mall manager, the carnival operator, and the merchants association to work out conditions of the license. Sandy Baker of the merchants association stated that the carnival operator understands the Village's requirements and that there would be no liquor served at the carnival. A motion was made by Trustee Mann, seconded by Trustee Wilson, approving the issuance of a carnival license to Spatz and Company for a carnival to be held at Washington Square Mall on September 12-16, 1990. Roll Call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

REAL ESTATE TAX LEVY AND ABATEMENT ORDINANCES: President Hoffman recommended and the Board concurred that two trustees should meet with the staff to discuss the levy and develop a strategy for informing the public of the recommended levy.

## MANAGER'S REPORT:

No comments.

## GENERAL BOARD DISCUSSION:

Trustee Goff noted that he's seen some changes to a coach house on Ridge Road which the Board had previously denied. Village Manager Lowery noted the comments for action by the staff.

Trustee Doody said that the Chamber of Commerce Board was pleased

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with the Village's commitment to a downtown redevelopment study, particularly the sidewalk aspect of the project.

## EXECUTIVE SESSION:

A motion was made by Trustee Wolf, seconded by Trustee Wilson, to go into executive session to discuss labor relations and real estate acquisition. Roll call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

## RETURN TO REGULAR SESSION:

At exactly 9:37 p.m., a motion was made by Trustee Overgaard, seconded by Trustee Doody, to adjourn the executive session and return to the regular session. Roll call - Ayes: Mann, Goff, Wilson, Wolf, Doody, and Overgaard. Nays: None. Motion carried unanimously.

## ADJOURN:

At exactly 9:38 p.m., a motion was made by Trustee Overgaard, seconded by Trustee Wolf, to adjourn the meeting. Roll call - Ayes: Mann, Goff, Wilson, Wolf, Doody and Overgaard. Nays: None. Motion carried unanimously.

## Deputy Village Clerk

REAL ESTATE TAX LEVY AND ABATEMENT SUBMITTALS: The Board heard and discussed the levy and abatement submittals and the Board concurred that the levy and abatement submittals were in compliance with the law and approved a strategy for informing the public of the recommended levy.

## MANAGER'S REPORT:

No comments.

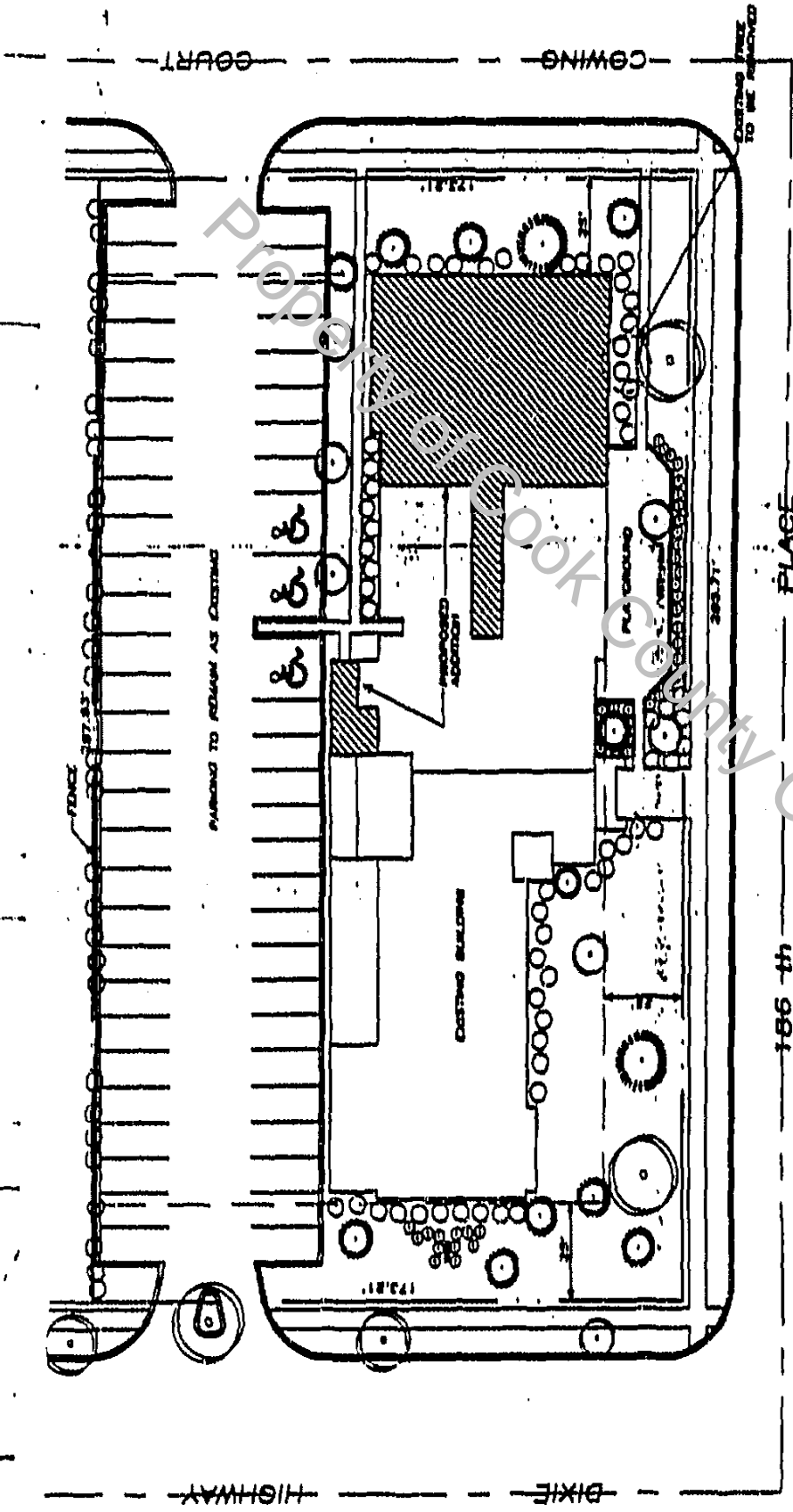
## GENERAL BOARD DISCUSSION:

Trustee Goff noted that he's seen some changes to a road that he's seen with the Board had previously denied. Village Manager Lowery noted the comments for action by the Board.

Trustee Doody said that the Chamber of Commerce Board was interested

3018-81-08

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TOTAL LAND AREA	49,680 SF	1.14 AC
EXISTING BUILDING	11,440 SF	
PROPOSED ADDITION	40,700 SF	
TOTAL	15,510 SF	
PARKING FOR	55 CARS	
BUILDING COVERAGE	30.3%	
F.A.R.	.32	

# SITE PLAN



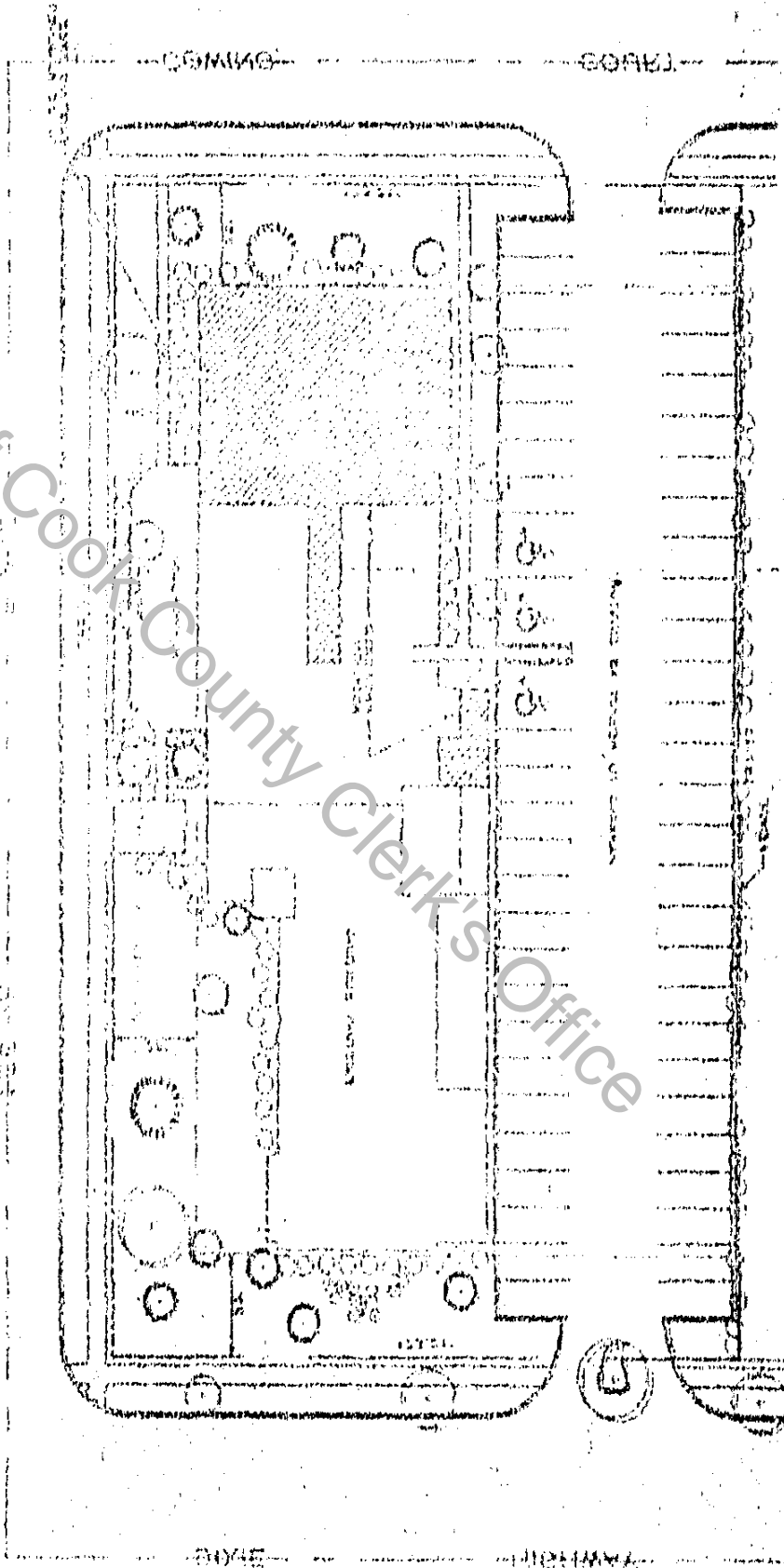
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	8/17/90		
2			
3			
4			
5			
6			
7			
8			
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**LINDEN GROUP INC.**  
ARCHITECTS LAND PLANNERS

436-33705

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**Village of Homewood**

2020 CHESTNUT ROAD  
HOMEWOOD, ILLINOIS 60430-1776  
708-798-3000

I hereby certify that the attached is a true and accurate copy of an ordinance passed by the President and Board of Trustees of the Village of Homewood on August 28, 1990.

*Ray Gorsale*

Deputy Village Clerk

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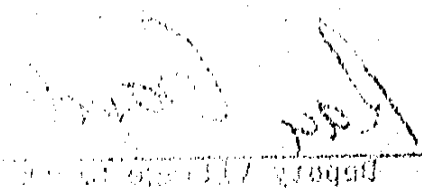
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RECEIVED BY THE CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

I hereby certify that the attached is a true and accurate copy of an ordinance passed by the President and Board of Directors of the Village of Homewood on August 28, 1990.

  
Robert Williams

1990