

Flossmoor OKs changes for cannabis dispensing location

BY BILL JONES

bjones@hfchronicle.com

Changes made by the Flossmoor Village Board could pave the way for a cannabis dispensary in town somewhere other than Vollmer Road, though no specific proposal for one is on the table.

The village board voted unanimously on Jan. 18 to amend its zoning regulations for cannabis dispensing organizations ordinance. The change removes a requirement for such organizations to be located along Vollmer Road.

In a report to the board, Building and Zoning Administrator Scott Bugner noted cannabis-dispensing organizations were added in 2019 as a special use in B-3 and B-6 zoned districts and subject to certain conditions — among them the limitation to Vollmer Road only.

But he said the village is in a position to acquire property along Governors Highway and Kedzie Avenue in the southern triangle of the intersection. It also owns properties on 198th Street and Crawford Avenue in southwest Flossmoor. Some of

those properties may be more desirable to dispensaries because sites on Vollmer Road are limited, Bugner wrote.

Bugner noted all other conditions for cannabis dispensaries would remain, in addition to any regulations imposed by the state. The change got a unanimous vote from the plan commission.

The consent agenda also included a rezoning of property at 19725 Governors Highway from R-1 Single Family Residential District to B-3 Planned Business Center District.

The property, vacant for roughly two years according to a report by Bugner, is two parcels on the east side of Governors Highway that formerly housed Sunnycrest Nursery on roughly 1.49 acres.

The properties to the north and south are already zoned B-3, with the entire southern triangle there designated for retail and business uses. The owner of the property is in the process of deeding it to the village, according to Bugner's report.

The village's plan commission voted unanimously to recommend rezoning the property.

Homewood reviews first draft of major zoning code changes

BY ANGELA DENK

adenk@hfchronicle.com

Electric charging stations, pedestrian walkways, restrictions on short-term rentals and pollution concerns were among the topics discussed Jan. 27 when the Homewood Planning & Zoning Commission met for a public workshop session on updating the village's zoning code.

The session was led by Houseal Lavigne & Associates (HLA), the urban planning and design firm the village engaged in June 2021 to update Homewood's zoning code.

The proposed changes are the first updates to the code since 2002. Angela Mesaros, director of Economic Development and Planning, said goals for the update include modernizing the code, identifying and removing inconsistencies, increasing usability for residents through clear language and visuals and aligning Homewood's code with current best practices.

During the meeting, HLA's Jackie Wells, project manager for the comprehensive update, walked commission and community members through several sections of the firm's proposal.

Electric vehicle charging stations, community garden space, bicycle parking, pedestrian walkways and clear guidelines for tree removal and replacement were all

featured in the presentation. The establishment of more "mixed use" zoning and restrictions on "short term rentals" such as Airbnb properties, were discussed as well.

Additionally, current results from the community outreach survey conducted both online and at the village hall were shared.

Truck traffic, preservation of green space and industrial zoning and pollution concerns dominate the findings.

According to the village's website, the digital survey and drop-box remain open for community members' comments until November 2022.

During the Q&A session that followed the presentation, community members voiced concern about tree replacements. The proposed policy calls for any tree removed during construction to be replaced with another tree. Residents didn't want replacement trees to count for new trees that would be required in developments.

The short-term rental guidelines also came under scrutiny. The proposal set a seven-day minimum on stays, but some feared this would discourage visitors and travelers from considering the hotel alternatives.

Mesaros said next workshop will be in June. A date will be announced through the village website.

When "That will never happen to me" happens.

We're ready to help.

There's never a good time for an accident to happen. But when it does, you can count on us to be there quickly so you can get your life back to normal.

GET TO A BETTER STATE™. CONTACT AN AGENT TODAY.

Se habla Español



Angelo Tzinares, Agent

18141 Dixie Hwy
Homewood, IL 60430
Bus: 708-798-3687

angelo.tzinares.bzh7@statefarm.com



Drew Mormann, Agent

2713 Flossmoor Road
Flossmoor, IL 60422
Bus: 708-799-8020

drew.mormann.pyjw@statefarm.com

statefarm.com

