

APRIL 4, 2023

Hi Chris,

I want to let you know that we are proceeding with the proposal to rezone your property and several others to R2. The public hearing will be on April 13 (you will receive a letter in the mail). We will wait to hear the recommendation of the Planning and Zoning Commission at that meeting to know what our next steps are!

Valerie Berstene, AIA, AICP, LEED AP
Village Planner

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MARCH 28, 2023

Hi Chris,

Good to hear from you again. I sure can relate to the experience of life happening and then wow, a few months have passed!

Thanks for such a thorough overview of your request. Since we last were in communication we did adopt the new zoning ordinance(!), and I've been looking a little more critically at the zoning map, particularly around your property. Rather than looking to rezone only your lot, we propose to rezone several blocks which are all non-conforming to the existing R-1 zoning. We are going to start by sending out informational letters to the select properties to invite any homeowners to enter into the conversation. If we have sufficient traction from this effort – or a lack of opposition/ interest- we will move forward with the rezoning. If we hit significant opposition, we may bring it to the Planning & Zoning Commission to consider, or simply move forward with a variance for your lot with the hardship being the non-conformity with the zoning ordinance. I apologize if this all is a little confusing- we're trying to apply some best practices and find the path forward that addresses not just your individual request but a more holistic look at the neighborhood!

I am sure you are thinking ahead to construction season and the timing of this. I am preparing a letter to send to all the homeowners in the area that would be included in a rezoning. I'm establishing March 24 as a timeline for responding with questions or concerns. At that point we will know if we move forward with the area rezoning, or pivot to address your request. We can take the matter to the Planning and Zoning Commission in April and have a determination either late April or early May.

Feel free to give me a call and discuss! I know this is a lot of technical information. I appreciate that you've done your homework really well for your request and that will be beneficial as we get closer to building permits.

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MARCH 4, 2023

Hi Valerie,

Hope all is well! Before the holidays I had connected with you in regards to adding a parking pad to my residential lot which would require a Variance. See the prior emails. You had suggested that I hold off on any request while the new ordinances were being set. Then life happened and it took a few months to circle back to this. I'd love to pick this conversation back up. Fully understand that you likely don't recall all the details, so here is the pertinent information, and I've also attached a standard for variance form. I'm not sure if I've done any of this correctly but you did suggest I could reach back out when ready to discuss.

- Address: 17915 Riedle Ct, Homewood, IL 60430
- Request: Add a parking pad off the driveway. We had contractors out last fall who were denied this request.
- Reason for denial: We are at 47% impervious coverage, as an R-1 lot this already exceeds the 40% limit
- Variance Request: Change lot from R-1 to R-2, which would allow us to have up to 60% impervious coverage, more than enough to add the parking pad.
- Why I believe this Variance could be accepted: Our lot size is more like an R-2 (see below). The addition of a parking pad would not drastically change the lot visibly nor disrupt anything in the neighborhood.

Here are my lot dimensions per the plat which was done in 2018:

- Lot width - 50 ft
- Lot Depth - 150 ft
- Lot Area - 7500 ft
- Interior Side, north - 7.67 ft
- Interior Side, south - approximately 5 ft, not stated on plat but visibly less than Interior Side, north
- Combined Interior Side - approx 12-13 ft per above
- Rear - approx 60 ft
- Building Coverage - approx 20% main house + 6% detached garage
- Impervious Surface Coverage - 26% from building/garage + 18% asphalt + 2.25% deck = ~ 46-47%

According to Chart on 44-03-01(A), numbers above seem more in-line with an R-2 residence than an R-1 residence. Parking pad would be roughly an additional 8x20 ft (160 sqft) or 3% impervious coverage for total impervious coverage of 50%, even with rounding well under R-2 max. According to section 44-05-05(E), our desired location for parking pad is in line with standards, can provide image of plat with expected additional location of parking pad if needed.

Please do let me know if I should be doing something different and feel free to email or call to discuss. Number is 224-829-5711. Thank you.