



VILLAGE OF HOMEWOOD

APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 1947 Miller Ct. Homewood, IL 60430

Property Index Number(s): 29-31-409-012-0000

Zoning District:

- Zoning options: R-1, B-1, R-2, B-2, R-3, B-3, R-4, B-4

Lot Size: 44 sq. ft. 0.50 acres

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

APPLICANT

PROPERTY OWNER

Applicant details: Name (Martin Will), Company, Address (1947 Miller Ct.), Phone (312-301-4445), Email (willite13@gmail.com), Role (homeowner)

Property Owner details: Name, Company, Address, Phone, Email, and a checked box for 'Check box if the applicant is the property owner'

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided. For any construction work, complete page 2 to the best of your ability.

- Permit options: Limited Use Permit, Special Use Permit, Temporary Use Permit (checked)

Requested Use Describe any requested principal, accessory, or temporary use(s).

Requesting to start sub-grading driveway extension with a 6" cut. Once the cut is made 4" of CA6 compactible stone will be laid down and compacted in (2) 2" lifts. Once permit is approved would continue with asphalt.

- Variance options: Variance (checked), Administrative Exception, Zoning Text Amendment, Zoning Map Amendment

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

Requesting to add additional entry point to property. Currently my wife and I back in and out of the driveway. We have a 15 year old who will also be driving soon. I want to limit the liability and the chance of an accident taking place from the traffic on Miller Ct from the new Homewood Brewing Company.

I acknowledge and attest that:

- Attestation points: All information is true, inspections permitted, fees paid, work requires permit.

Martin Will Applicant Name

Martin Will Applicant Signature

07/18/2024 Date

PROPOSED DEVELOPMENT

Description: Adding another entry way to property and extending driveway to create a "C" style drive. The curb will need to be cut at the new entrance. 2" of asphalt and 4" of CA6 compactable stone will be used as base.

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Principal Structure						
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Duplex dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Townhouse dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory dwelling unit, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, attached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, roof	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, ground	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Swimming Pool or Spa	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	630 sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ Paid Date Received: _____

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 1947 Miller Ct. Homewood, IL 60430

Requested Variance: Driveway addition

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Martin Will **Date:** 07/18/2024

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

Our property lost value with the construction of the brewery. This project is about keeping people safe. The entrance to the brewery is across from the current driveway. Another location to exit onto Miller Ct, east of the front door, will help protect patrons.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

There are only two residential properties on Miller Ct. We are looking to add an additional entry/exit point to our driveway, in order to reduce the liability and the chance of an accident taking place from the traffic on Miller Ct, due to the new Homewood Brewing Company.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

Miller Ct. has been altered by the building of Homewood Brewing Company. We aren't sure how extending our driveway for safety purposes would impact other surrounding properties.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

We currently back in and out of our driveway. The entry for the new Homewood Brewing Company is almost directly across from where we enter/exit. There will be foot traffic, as parking is located in the rear of that property, as well as cars pausing to load and unload passengers in front of the entryway. We are looking to reduce the liability and threat of an accident/injuries by providing ourselves with an additional exit/entry.

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

There is one other residence on Miller Ct and they do not have the same issues.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

This hardship has been presented to us by the building and design of the Homewood Brewing Company. As previously stated, the entry/exit is almost directly across from our only entry/exit to our home.

7. If granted, will the variance be detrimental to public-welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

Yes, the driveway will help alleaviate risk for both motorists, as well as patrons.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

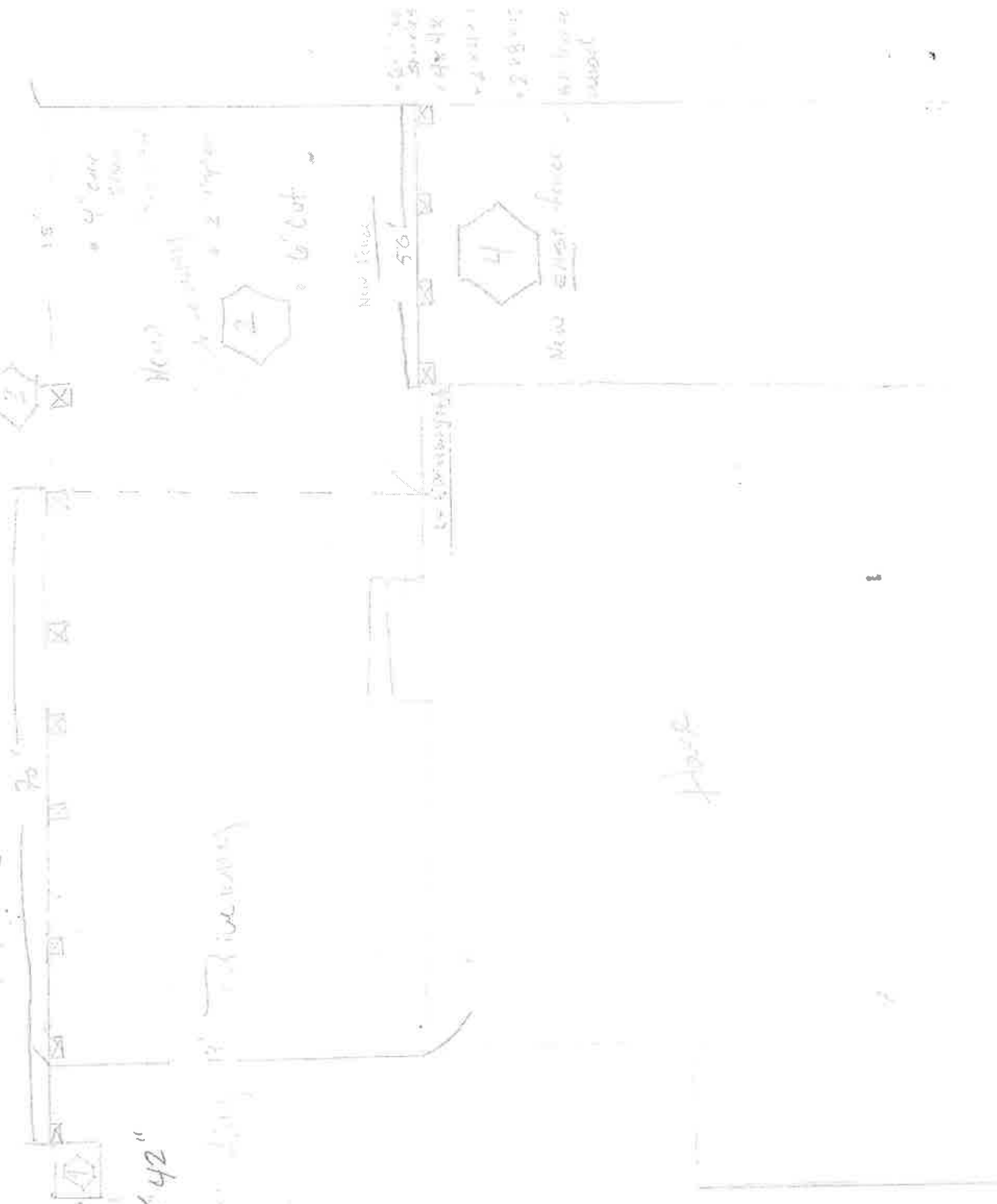
Explain how the requested relief will not create a hazard or de-value adjacent property.

Extending our driveway will not impact the one other residence on Miller Ct.

N

Will Need to Saw
Cut Curb.

Miller Ct.



Brick
pavil
DPO

All fence posts in
line down to 42"

and lined with
wire fencing
as shown in
plans.

14' utility

New Fence

50'

New 4" wire fence

6" square
4" x 4" x
2' x 2' x
2' x 2' x
4" square
cut

Block

16-10-19-13

Plat of Survey

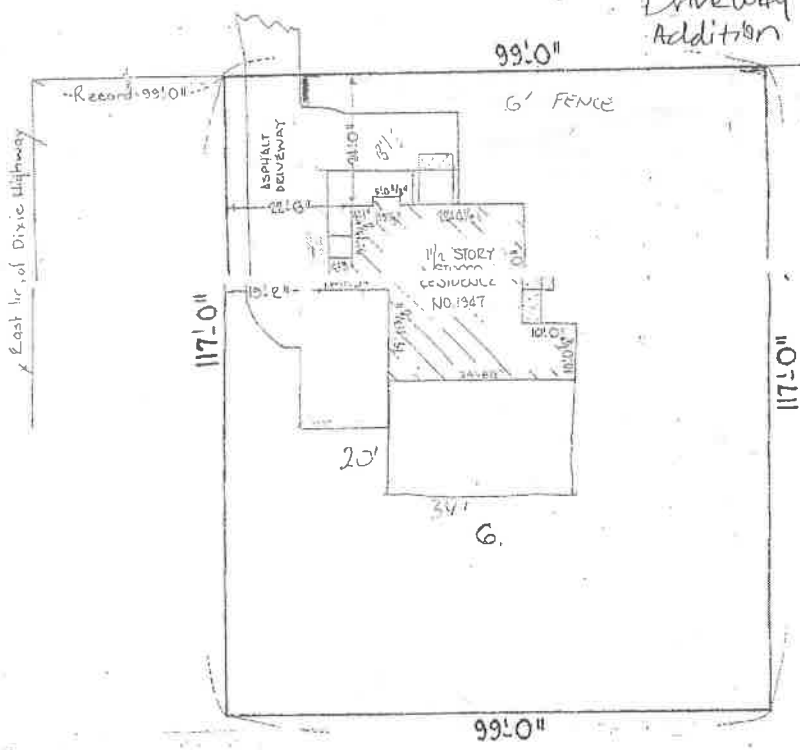
12543 S. Third AVE.
PALOS HEIGHTS, ILL. 60463
(708) 361-1161
FAX (708) 361-7918

Lot 6 in the Resubdivision of Lot 6 in County Clerk's Division of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Village of Homewood
Public Works Department
APPROVED FOR CONSTRUCTION
Date: FEB 12 1989
By: [Signature]

MILLER COURT

Driveway Addition



THIS PLAT WAS PREPARED FOR REAL ESTATE SALE AND OF FINANCIAL PURPOSES, NO INCORPORATION WAS MADE, BEFORE ESTABLISHING PLAT LINES OR CONSTRUCTION, CALL SURVEYOR TO VERIFY CORNERS.

ORDERED BY: RE/MAX SOUTH SUBURBAN
ORDER No. 504-41-V
RESURVEYED TO LOCATE BUILDINGS
DATE: _____
ORDERED BY: _____

SCALE: 1"=16'

NOTES: CHECK RECORDS FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS IF ANY NOT SHOWN.
DO NOT ASSUME THAT PROPERTY STAKES ARE AS PROPERTY CORNERS UNLESS SHOWN HEREON ALSO DO NOT ASSUME THAT PROPERTY STAKES ARE IN PLACE.
COMPARE ALL POINTS BEFORE BUILDING AND CORRECT ANY INACCURACIES

STATE OF ILLINOIS
COUNTY OF COOK
FRANK T. VANDERWALKER, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ON THE HEREIN DRAWN PLAT.
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF APRIL 19 89
REGISTERED ILLINOIS LAND SURVEYOR No. 1225
To be true in accordance with the laws of the State of Illinois.

TOTAL P. 03