VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-68: Variance for Accessory Use Standards for Detached Garage Construction at 18242 Martin Avenue

APPLICATION INFORMATION

APPLICANT	Logan Lukasik 18242 Martin Avenue Homewood, IL 60430
OWNER	Margaret Carmen Pavisich Property Owner 18242 Martin Avenue Homewood, IL 60430
ACTION REQUESTED	Residential variance approval to reduce the required setbacks for a detached garage to allow the construction of a 22' x 22' detached garage in the B-2 Downtown Transition district at 18242 Martin Avenue.
ADDRESS	18242 Martin Avenue Homewood, IL 60430
PIN	29-31-316-012-0000

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		B-2 Downtown Transition	Single-family residence
SURROUNDING	N:	B-2 Downtown Transition	Single-family residence
	E:	B-2 Downtown Transition	Single-family residence
	S:	B-2 Downtown Transition	Single-family residence
	W:	B-2 Downtown Transition	Multiple-family residence

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 28, 2026; Letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Logan Lukasik, Applicant	10/1/2026
Standards for Variance Form	2	Logan Lukasik, Applicant	10/1/2026

Project Narrative	2	Logan Lukasik, Applicant	10/1/2026
Site Plan	1	Lukasik + Associates Ltd	9/1/2026
Plat of Survey	1	R.H. Granath Surveying Service, P.C.	5/3/2002
Photos of Existing Garage	2	Logan Lukasik, Applicant	10/1/2026

BACKGROUND

Logan Lukasik ("Applicant") is requesting a variance from Subsection 44-04-14(b)(2)d.1 of the Village Zoning Ordinance to reduce the required rear and side yard setbacks for a detached garage at 18242 Martin Avenue in the B-2 Downtown Transition zoning district. The variance would allow construction of a 22-foot by 22-foot detached garage with a rear yard setback of 1 foot and a side yard setback of 1 foot, 11 inches, in lieu of the required 5-foot setbacks. An existing smaller detached garage exists in the same location with the same setbacks. The Applicant has requested the variance to allow the new, larger garage to maintain the same setbacks as the current garage.

. The Applicant has indicated that complying with the required 5-foot setbacks would require significant modifications to the established site layout, including the removal or alteration of existing fencing, a brick paver patio, and portions of the lawn, as well as an expansion of the existing driveway.

DISCUSSION AND VARIANCE STANDARDS

The Village of Homewood Zoning Code Section 44-04-14(b).(2).d establishes dimensional and locational standards for detached garages. Specifically, Subsection 44-04-14(b)(2).d.1 requires detached garages to be located in the rear yard and maintain a minimum setback of five feet from the rear and side lot lines.

All variance applications are reviewed against the two sets of Variance Standards found in Section 44-07-12 of the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property.

Village staff have reviewed the proposed variance with these standards and provided staff findings below.

(1) No variance shall be granted unless findings of fact for each specific application demonstrate a true hardship and the least deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:

a. 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?

The original single family home was constructed in 1923 per Cook County records. An existing 16' x 22' detached garage on the site is located approximately on the rear lot line and 2' from the side lot line.

Constructing the proposed replacement garage in strict compliance with the required 5-foot side and rear yard setbacks would necessitate relocating the proposed garage substantially inward into the backyard, rather than allowing it to remain in the general footprint of the existing garage. This relocation would require substantial modifications to the established site layout, including the removal or alteration of existing fencing, the brick paver patio, and lawn areas, as well as additional driveway improvements. The

requested variance would allow the property to expand an aging garage which is not up to modern code or design standards, while preserving existing site improvements and the practical use of the backyard. The Applicant contends that requiring relocation would diminish the functional utility of the garage and backyard area.

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

The circumstances are unique to the subject property because the existing garage was constructed in a location that was permitted previously but does not conform to the current 5-foot side- and rear-yard setback requirements. The garage is situated along the rear and side of the lot, and the proposed replacement is designed to maintain substantially the same placement while extending farther into the backyard. Fully relocating a larger garage building to meet current setback requirements would result in significant loss of use of the backyard and other impacts on the use of the property. As a result, strict application of the current setback requirements would create a hardship specific to the property's existing site conditions and the established location of the existing garage.

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

Granting the requested variance will not alter the essential character of the locality. The proposed replacement garage will maintain the established location and general development pattern of the existing garage, while remaining compatible in scale, location, and use with accessory structures found throughout the surrounding neighborhood. The variance will not change the residential use of the property, and is not anticipated to adversely affect the use or enjoyment of adjoining properties, or introduce a condition that is inconsistent with the character of the surrounding area. The replacement garage shall maintain the existing side- and rear-yard setbacks and comply with the Village Zoning Ordinance's maximum permitted height of 17 feet for the detached garage.

(2) 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 response to each of the following standards. Not one of the standards is controlling.

d. 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?

The subject property is 50’ x 156’ (approximately 7,800 s.f.), with the existing garage situated along the north side and rear lot lines of the property. Requiring a 5-foot setback from both the side and rear property lines would necessitate relocating the replacement garage substantially farther into the backyard, reducing usable yard area and disrupting the use of the property.

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

Many properties within the surrounding residential area share similar narrow, deep lot configurations and established patterns of development. Detached garages are commonly situated toward the rear of these properties, often in close proximity to side

and rear property lines. These characteristics are not unique to the subject property and reflect the historic development pattern of the neighborhood. Accordingly, the circumstances supporting the requested variance may be generally applicable to other properties within the same zoning classification that share similar lot configurations and established garage locations.

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

The practical difficulty is not the result of an action taken by the current property owner to create a nonconforming condition. The existing detached garage and its concrete pad were previously established in the location identified on the submitted Site Plan. The Applicant proposes to remove the existing structure and concrete pad and construct a replacement 22-foot by 22-foot garage in substantially the same location. The request is intended to replace an existing accessory structure while maintaining the established property layout and a functional garage, rather than create a new nonconforming condition.

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

Granting the requested variance is not anticipated to be detrimental to the public welfare or injurious to neighboring properties. The proposed garage will replace an existing detached garage and remain in substantially the same general location, with a limited footprint of 22’ x 22’ (approximately 484 s.f.). The proposed site improvements include a new concrete apron and walkway, while preserving the existing brick paver patio identified on the Site Plan. The replacement structure will remain accessory to the existing residential use of the property and will be subject to all applicable Village building, fire, and other regulatory requirements. Accordingly, the proposed improvements are not expected to adversely affect neighboring properties or the surrounding area.

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

The proposed replacement garage is a single-story detached structure that will occupy substantially the same general location as the existing garage and is not anticipated to impair access to light or air on adjacent properties. The structure will be constructed in accordance with the submitted plans and remain subject to all applicable Village building and fire-safety requirements to ensure public safety. Additionally, the proposed improvements maintain the property's existing residential use and established garage function. No adverse impacts on the use, enjoyment, or value of neighboring properties are anticipated as a result of the replacement structure.

STAFF COMMENTS

The Planning and Zoning Commission is a *decision-making body* for variance requests to allow a yard setback less than the yard setback required by the applicable regulations in accordance with the Village Zoning Ordinance Section 44-07-12(b)(1).

In reviewing the requested variance, the Commission should consider the existing configuration of the subject property, the established placement of the detached garage, and the historic development pattern and residential character of the surrounding neighborhood. Particular consideration should be given to the property's narrow, deep lot configuration, the location of the existing garage, and the Applicant's proposal to replace the structure in substantially the same location while increasing its footprint.

The Commission should also evaluate the proposed garage's placement, scale, design, and relationship to adjacent properties, including whether the requested setback relief would create any adverse impacts on neighboring properties or the surrounding area. Following its review, the Commission should determine whether the evidence supports the required findings of fact and whether the requested variance is warranted under the applicable provisions of the Zoning Ordinance.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-12 of the Village Zoning Ordinance for variance applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 18242 Martin Avenue, within the B-2 Downtown Transition zoning district, and is legally identified by Cook County Parcel Identification Number (PIN) 29-31-316-012-0000;
2. The subject property is owned by Margaret Carmen Pavisich of Homewood, Illinois;
3. Logan Lukasik, the Applicant, is requesting the variance on behalf of the property owner;
4. The Applicant is requesting a variance from the required five foot side- and rear-yard setbacks for detached garages to permit the construction of a 22-foot by 22-foot detached garage;
5. The subject property is approximately 50 feet wide by 156 feet deep and is currently improved with a 16-foot by 22-foot detached garage located approximately 1 foot from the rear property line and 1 foot, 11 inches from the side property line;
6. The existing detached garage and associated concrete pad are located in an established area of the property that the Applicant proposes to maintain for the replacement structure;
7. The Applicant proposes to remove the existing detached garage and concrete pad and construct a 22-foot by 22-foot replacement garage in substantially the same location, extending the structure farther into the backyard;
8. The Applicant states that compliance with the required 5-foot side- and rear-yard setbacks would necessitate relocating the replacement garage substantially farther into the backyard, resulting in the loss or substantial modification of existing site improvements and usable yard area;
9. The proposed replacement garage will remain accessory to the existing residential use of the property and will be subject to applicable Village building, fire-safety, and other regulatory requirements; and
10. The requested variance has been evaluated against the applicable standards for variance approval established in Section 44-07-12 of the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Approve Case 26-68: Variance for Accessory Use Standards (Section 44-04-14) at 18242 Martin Avenue, to reduce the required side- and rear-yard setbacks from five feet to allow the construction of a 22’ x 22’ detached garage;

AND

Incorporate the Findings of Fact into the record.