VILLAGE OF HOMEWOOD

STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18242 Martin Avenue Homewood, IL 60430

Requested Variance: Allow the existing garage location to be rebuilt as a 22 ft. x 22 ft. garage with less than 5 ft. side/rear setbacks

Zoning Requirement: 5-foot setback from the rear and side property lines for a detached garage.

Ordinance Reference: § 44-04-14(b)(2)(d)(1) Detached Garages

Applicant Name: Logan Lukasik Date: 10/1/2026

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.

   Strict compliance with the 5-foot side- and rear-yard setback requirements would require relocating the replacement garage substantially inward into the backyard rather than rebuilding in the established location of the existing garage. This would require removal or substantial alteration of existing fences, the brick paver patio, lawn areas, and additional driveway improvements.The requested relief would preserve the practical use and established layout of the property. The Applicant believes that the required relocation would materially reduce the functional utility of the backyard and garage area and could therefore negatively affect the property's marketability and value.

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?

   Yes. The circumstances are unique to this property because the existing garage was constructed with established side- and rear-yard setbacks that do not conform to the current 5-foot setback requirements.. The garage is already located along the side of the lot, and the proposed plan replaces it in substantially the same location while extending it farther into the backyard. The applicant is not requesting relief simply to place a new garage in a previously unused portion of the lot; the relief is tied to preserving the existing site arrangement.

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.

   No. Granting the requested Variance will not alter the essential character of the locality. The proposed replacement garage will maintain the established side- and rear-yard setbacks of the existing garage.The replacement garage will continue the existing development pattern of the property and will remain compatible in location, scale, and use with residential accessory structures in the surrounding neighborhood. The requested relief will not change the residential use of the property, significantly affect adjoining properties, or introduce a condition that is inconsistent with the character of the surrounding area.

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 responses to each of the following standards. No one of the standards 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.

   The plat and proposed site plan show a long, narrow residential lot with a 50-foot dimension along the side property line and an existing garage positioned at the side/rear of the property. The garage door is oriented toward the residence and the existing vehicle access is from the side driveway. Applying a 5-foot setback on both relevant property lines would push a replacement garage substantially into the usable backyard area and disrupt the established site layout.

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

   Do your neighbors have the same circumstances?

   The applicant has not assumed that neighboring properties have identical conditions. The requested variance is based on the specific existing garage location, driveway arrangement, patio, fences and lot configuration shown for this property on the submitted survey and site plan. Those site-specific conditions are the basis for the request.

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.

   The practical difficulty was not created by the current variance request. The existing detached garage and its concrete pad are already located in the area shown on the submitted plans. The proposal is to remove the existing structure and pad and replace them with a new 22 ft. x 22 ft. garage in substantially the same location. The request is intended to maintain a functional garage and property layout, not to create a new use or obtain a separate development advantage.

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.

   No adverse impact to neighboring properties is anticipated. The proposed garage replaces an existing detached garage, remains in the same general location, and is limited to a 22 ft. x 22 ft. footprint. The proposed drawings show a new concrete apron and walk, while the existing brick paver patio identified to remain is preserved. Construction will be subject to applicable building, fire and other Village requirements.

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.

   No the proposed garage is a one-story detached structure replacing the existing garage and is not expected impair light or air to adjacent property. The garage will be constructed as shown on the submitted plans and will remain subject to applicable building and fire-safety requirements. The applicant is not aware of any condition created by the proposed replacement that would substantially diminish neighboring property values; the project maintains the established garage function and site arrangement.