ORDINANCE NO. M-2459

AN ORDINANCE GRANTING A VARIANCE OF THE DIMENSION STANDARDS OF ACCESSORY STRUCTURES TO ALLOW CONSTRUCTION OF A 396 SQUARE FOOT SHED AT 17748 GLADVILLE AVENUE, HOMEWOOD, ILLINOIS

WHEREAS, 65 ILCS 5/11-13-1 *et seq*. authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-5 authorizes granting a zoning variation by the passage of an Ordinance; and

WHEREAS, Tony Bomar is the owner of 17748 Gladville Avenue, a property located within the R-2 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a 396-square-foot storage shed on the property; and

WHEREAS, Section 44-04-14(b)(4) establishes the bulk and dimensional standards for sheds; and

WHEREAS, the petitioner has requested a variation from Subsection 44-04-14(b)(4)b.1 to exceed the maximum shed size of 144 square feet; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its October 22, 2026, regular meeting and voted six to zero to recommend approval of the requested variance; and

WHEREAS, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance by the Village Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a variance, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, that:

SECTION ONE – INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO - FINDINGS OF FACT:

1. The subject property is a 0.19-acre parcel, identified as Cook County PIN #29-31-204-033-0000;
2. The subject property is owned by Tony Bomar, the applicant for the proposed variance;
3. The subject property is located within the R-2 Single-Family Residence zoning district;
4. The subject property is occupied by a single-family residential home with an attached garage;
5. The subject property previously contained a 140-square-foot accessory storage shed that sustained storm damage;
6. The Applicant states that the existing property layout and available storage areas are insufficient to accommodate the equipment and materials necessary to maintain and improve the property;
7. The Applicant is requesting a variance to permit the construction of a 396-square-foot accessory storage building to accommodate residential storage and property maintenance needs;
8. The proposed accessory storage building is not proposed for use as living space or for commercial activities; and
9. The proposed variance has been evaluated in accordance with the applicable standards for variance approval set forth in Section 44-07-12 of the Village Zoning Ordinance.

SECTION FOUR – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The north 70 feet of the following described parcel; Lot 76 (except the north 54 feet thereof and except the west 50 feet of the south 150 feet thereof) in W. K. Gore's subdivision in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number: 29-31-204-033-0000

Common Address: 17748 Gladville Avenue
Homewood, IL 60430

SECTION FIVE – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variance from Section 44-04-14(b)(4)b.1 of the Village Zoning Ordinance to permit the construction of a storage shed that exceeds the maximum size permitted for a shed by 252 feet (396 square feet).

SECTION SIX – CONDITIONS:

1. The shed shall be used solely for accessory residential storage purposes and shall not be used as living space or for commercial activities.

2. The shed shall not exceed a maximum height of 14 feet, measured in accordance with the definitions of the Village Zoning Ordinance.

SECTION SEVEN -ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes from October 22, 2026, as they relate to the subject zoning.

2. Homewood Village Board minutes of November 10, 2026, as they relate to this ordinance.

SECTION EIGHT – RECORDING:

The Village Attorney shall cause this Ordinance, without attachments, to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 10th day of November, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____