

ORDINANCE NO. M - 2215

**AN ORDINANCE GRANTING A VARIATION FROM MINIMUM LOT
AREA AND LOT WIDTH REQUIREMENTS OF THE HOMEWOOD
ZONING ORDINANCE AND MUNICIPAL CODE TO ALLOW
CONSTRUCTION OF A SINGLE-FAMILY HOME
AT 2044 183RD STREET, HOMEWOOD, COOK COUNTY, 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 the granting of a zoning variation by the passage of an Ordinance; and

WHEREAS, a request has been received to construct a single-family house on a 7,500 square foot parcel with a 50-foot lot width at 2044 183rd Street; and

WHEREAS, the subject property is located in the R-2, Single-Family Residential District; and

WHEREAS, the R-2 Single-family residential district requires at least a 60-foot lot width and 8,100 lot area; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on March 24, 2022, and recommended approval of a zoning variance to allow construction of the single-family residence as requested; 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, Cook County, Illinois, that:

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located on the west half of the property commonly known as 2044 183rd Street, and is identified as Lot 21 in Block 3 of Thornton Station, a subdivision created in 1923;
2. The Property Index Number for the subject property is 21-31-316-019-0000;
3. The subject property is owned by 183rd Street Trust #2044;
4. The subject property is zoned R-2, Single-family Residential;
5. The house on Lot 22 (immediately east of the subject property) is 6 feet from the subject property's east lot line;
6. The Homewood Zoning Ordinance and Municipal Code R-2 zoning district requires a minimum lot width and lot area of 60 feet and 8,100 square feet, respectively;
7. The majority of the lots in the immediate area are nonconforming in width and area;
8. The applicant seeks variances from the minimum lot width and minimum lot area requirements of Section 4.3, reference Table 4.2 of the Homewood Zoning Ordinance, and from Section 36-87 of the Homewood Municipal Code to allow construction on a 50-foot-wide lot that is 7,500 square feet in area.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as :

Lot 21 in Block 3 in Thornton Station, a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-316-019-0000

Common Address: 2044 183rd Street
Homewood, IL 60430

SECTION THREE – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 4.3, reference Table 4.2 of the Homewood Zoning Ordinance and Section 36-87 of the Homewood Municipal Code to allow construction of a single-family residence on the west half of 2044 183rd Street, Lot 21, 50 feet in width and 7,500 square feet in area, that does not meet the minimum lot width and lot area required by the zoning ordinance.

SECTION FOUR - CONDITIONS:

A grading and drainage plan be prepared for the project and approved by the Village Engineer prior to the issuance of a building permit.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of March 24, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of April 12, 2022, as they relate to the subject zoning.

SECTION SIX – 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 12th day of April 2022.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____