

ORDINANCE NO. M-2331

**AN ORDINANCE GRANTING A VARIANCE AT 18148 PERTH AVENUE,
HOMEWOOD, ILLINOIS TO PERMIT A SECOND DRIVEWAY**

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, Ruth Fulwiley is the owner of 18148 Perth Avenue, a residential property with one dwelling unit, in the R-2 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a second driveway on the property to provide access from Stewart Avenue.; and

WHEREAS, Section 44-05-05 of the Homewood Zoning Ordinance allows a maximum of one driveway per principal dwelling; and

WHEREAS, the Homewood Planning and Zoning Commission considered the driveway variance at its November 21, 2024, regular meeting and voted six to one (6-1) 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; 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 0.61-acre site comprised of eight parcels located at 18148 Perth Avenue, near the intersection of Perth Avenue and Ravisloe Lane;
2. The subject property is owned by Ruth Fulwiley;
3. The subject property is located within the R-2 Single-Family Residence zoning district;
4. The subject property is used as a single-family residence;
5. The subject property is a double frontage lot with frontages on two public streets: Perth Avenue and Stewart Avenue;
6. The zoning regulations restrict single-family residential properties to one (1) driveway per principal dwelling unit, as stated in Subsection 44-05-05.D (1)(a) of the Village Zoning Ordinance;
7. The applicant has requested a variance from Subsection 44-05-05.D(1)(a) of the Village Zoning Ordinance to construct a second driveway on Stewart Avenue;
8. The proposed driveway meets construction and access management standards found in local codes and ordinances of the Village of Homewood;
9. The proposed improvements meet all other applicable standards in the property's current zoning district (R-2 Single-Family Residence).

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 22 to 25 inclusive and Lots 34 to 37 inclusive all in Block 3 in Scandia Addition to Homewood, a subdivision of the North 35 acres of the West Half of the East Half of the Southeast Quarter of Section 36, Township 36, North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 28-36-409-018-0000
 28-36-409-019-0000
 28-36-409-020-0000
 28-36-409-021-0000
 28-36-409-037-0000
 28-36-409-038-0000
 28-36-409-039-0000
 28-36-409-040-0000

Common Address: 18148 Perth Avenue
 Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 44-05-05.D (1) (Driveway Standards) to permit the construction of a second driveway on the property located at 18148 Perth Avenue.

SECTION FIVE - CONDITIONS:

1. Construction plans must meet all the requirements of the Homewood building codes and ordinances as approved by the Homewood Building Division.

SECTION SIX - 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 November 21, 2024, as they relate to the subject zoning.
2. Homewood Village Board minutes of January 14, 2025, as they relate to this ordinance.

SECTION SEVEN - 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 14th day of January, 2025.

Village President

ATTEST:

Village Clerk

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