

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 22, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-67: Variance for Accessory Use Standards for Shed Construction at 17748 Gladville Avenue

APPLICATION INFORMATION

APPLICANT	Tony Bomar
ACTION REQUESTED	Residential variance approval to allow the construction of a 352-square-foot shed in the R-2 Single-Family Residence district at 17748 Gladville Avenue.
ADDRESS	17748 Gladville Avenue Homewood, IL 60430
PIN	29-31-204-033-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-2 Single-Family Residence	Single-family residence
SURROUNDING	N: R-2 Single-Family Residence	Single-family residence
	E: R-2 Single-Family Residence	Single-family residence
	S: R-2 Single-Family Residence	Single-family residence
	W: R-2 Single-Family Residence	Single-family residence

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 7, 2026; Letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	4	Tony Bomar, Applicant	9/28/2026
Plat of Survey	1	Tony Bomar, Applicant	10/7/2026
Materials List	1	Tony Bomar, Applicant	10/7/2026

BACKGROUND

Tony Bomar (“Applicant”) is requesting a variance to permit the construction of a 352-square-foot accessory storage building (shed) to accommodate lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for the maintenance and improvement

of his property. The Applicant indicates that the proposed structure would be used exclusively for residential storage and property maintenance purposes and would not be used as living space or for commercial activities. The property previously contained a 144-square-foot storage shed, which sustained storm damage. The Applicant is seeking to construct a replacement shed with additional storage capacity to better accommodate his property maintenance needs.

DISCUSSION AND VARIANCE STANDARDS

Village of Homewood Zoning Code Section 44-04-14(b)(4) establishes the bulk and dimensional standards for sheds. The Code permits:

- One shed per lot;
- A maximum area of the lesser of 144 square feet or 30 percent of the required rear yard area;
- Sheds may not be located within an easement;
- Must maintain a minimum setback of three feet from all lot lines.

The Applicant is seeking a variance to Village Zoning Code Section 44-04-14. – Accessory Use Standards to permit the construction of a 352-square-foot accessory storage building, above the 144-square-foot limit, to accommodate lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for the maintenance and improvement of his property.

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 request to allow a 352-square-foot accessory storage building would provide additional space for lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for property maintenance. The structure would be used exclusively for residential storage and property maintenance purposes and would not serve as living space or be used for commercial activities. The Applicant has indicated a willingness to comply with all applicable building codes and other requirements in his application for the variance. The Applicant previously had a 144-square-foot shed on the property that sustained storm damage.

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

The Applicant states that the unique circumstances justifying the request are based on the storage and property maintenance needs specific to the subject property. The Applicant acknowledges that storage needs may vary among neighboring properties and indicates that the proposed accessory structure is intended to provide adequate storage to maintain the property in a safe, orderly, and well-kept manner.

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

The Applicant states that the proposed 352-square-foot accessory storage building would be used exclusively for residential storage and property maintenance and would not alter the character of the locality. The Applicant further indicates that the structure would be appropriately sited, maintained in an orderly and attractive manner, and designed to complement the existing property and surrounding neighborhood. Although the proposed structure would exceed the 144-square-foot size of the shed that previously existed on the property, its intended use would remain accessory to the principal residential use.

Additionally, the Village's zoning regulations permit certain accessory structures associated with residential uses to be substantially larger than the proposed shed. Specifically, a structure of up to 936 square feet could be permitted by-right for use as a living space, subject to applicable zoning requirements. This provides additional context for evaluating the proposed shed's scale relative to what may otherwise be permitted on the property.

Based on the proposed structure's intended residential storage use, the Applicant's stated commitment to property maintenance, and the continued residential use of the subject property, the proposed variance is unlikely to adversely affect neighboring properties or alter the essential character of the surrounding locality.

- (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?

There are no known physical conditions of the property which place a particular hardship on the owner. The Applicant states that the available storage areas on the property are not sufficient to accommodate the equipment and materials needed for its upkeep.

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

The conditions upon which the petition for variance is based on is generally applicable to other properties within the same zoning classification. The Applicant states that the request is based on the particular needs and conditions of his property and its available storage space.

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

The purpose of the proposed structure is to accommodate the Applicant's storage and property maintenance needs. In this case, the alleged difficulty/hardship inflicted on the property is created by the current use of the property (i.e., use of larger or additional maintenance equipment).

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

The variance is unlikely to be detrimental to the public welfare or injurious to neighboring properties. Potential impacts would be minimized through appropriate placement of the structure at the back of the property and ongoing maintenance to ensure it remains neat and well-kept. Additionally, the structure is not expected to obstruct neighboring views or otherwise adversely affect surrounding properties.

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 variance is unlikely to impair access to adequate light and air on adjacent properties, increase fire hazards, endanger public safety, or substantially diminish the value of neighboring properties. The proposed structure will be subject to applicable zoning and building requirements and is expected to be safely constructed and properly maintained. Accordingly, the variance is not anticipated to result in adverse impacts on surrounding properties, public safety, or neighboring property values.

STAFF COMMENTS

The Planning and Zoning Commission is a *recommending body* for most variance applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

In evaluating the requested variance, the Commission should consider the Applicant's stated need for additional storage, the property's existing conditions and layout, and the potential impacts of the proposed 352-square-foot accessory storage building on neighboring properties and the surrounding residential character. The property previously contained a 144-square-foot shed that sustained storm damage. The Commission may consider the circumstances surrounding the former shed, the proposed replacement structure's increased size, and the Applicant's stated storage needs when evaluating the nature of the alleged hardship.

The Commission should also consider the proposed structure's placement, visibility, design, and anticipated effects on adjacent properties, along with the applicable standards for granting a variance under the Village's Zoning Code. The Applicant's statements regarding property maintenance, neighborhood compatibility, and the minimization of potential impacts should be evaluated in conjunction with the evidence presented and the applicable variance criteria.

Following its review, the Commission should determine whether the evidence supports the required findings of fact and make a recommendation to the Village Board of Trustees for consideration and final action on the application.

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 17748 Gladville Avenue and is located within the R-2 Single Family Residence zoning district, with Cook County PIN # 29-31-204-033-0000;
2. The subject property is currently owned by Tony Bomar of Homewood, Illinois;
3. The Applicant is requesting a variance to permit the construction of a 352-square-foot accessory storage building to accommodate residential storage and property maintenance needs;
4. The subject property previously contained a 144-square-foot accessory storage shed that sustained storm damage;

5. 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;
6. The proposed accessory storage building is not proposed for use as living space or for commercial activities;
7. 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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend Village Board approval of Case 26-67: Variance for Accessory Use Standards (Section 44-04-14) at 17748 Gladville Avenue, to allow the construction of a 352-square-foot shed for residential storage;

AND

Incorporate the Findings of Fact into the record.