



VILLAGE OF HOMEWOOD

STANDARDS FOR: VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17748 Gladville Ave	Homewood, IL 60430
Requested Variance:	352 sq	
Zoning Requirement:	144'	
Ordinance Reference:		
Applicant Name:	Tony Bonar	Date: 9/28/26

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.

I am requesting a variance to allow 352 square foot accessory storage building. The additional storage space is needed to properly store lawn care equipment, landscaping supplies, gardening tools, seasonal items and other materials necessary to maintain and improve my property and comply with applicable maintenance requirements. The proposed structure would be used strictly for residential storage and property maintenance - not as a living space or commercial purposes. I am willing to comply with applicable building code & other requirements.

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?

I understand that the same circumstances may not apply to every neighboring property, as each property owner may have different storage and maintenance needs & circumstances. My request is based on the specific needs of my property and is intended solely to provide adequate storage while allowing me to maintain the property in a safe, orderly and well-kept condition.

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.

With the requested relief, my property will remain consistent with the surrounding residential properties in terms of use, appearance, and overall character. The proposed structure will be used solely for residential storage and property maintenance and will be maintained in an orderly and attractive manner. The additional square footage will allow necessary storage without changing the residential use of property or creating an adverse impact on neighboring properties. I intend for the structure to be appropriately located, maintained & designed to complement the existing property and surrounding neighborhood.

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 property layout & available storage areas are not sufficient to accommodate the equipment and materials needed for its upkeep. The requested relief would allow the site to be used more efficiently while keeping necessary items securely contained and organized.

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?

I cannot speak specific circumstances of neighboring properties. My request is based on the particular needs and conditions of my property and its available storage space.

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 primary benefit would be having adequate, secure storage for the equipment & materials needed to maintain & improve my property. This would allow me to keep the property organized, properly maintained and visually appealing.

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.

Potential impacts would be minimized through proper placement. The structure will be kept neat and well maintained. Will not cause any adverse effects on neighboring properties. In addition my property is not in street view or in anyway obstructing my neighbors view.

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.

The proposed structure will be safely constructed and maintained, with no expected adverse impact on surrounding properties or their value.



VILLAGE OF HOMEWOOD

APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17748 Gladville Ave. Homewood, IL 60430

Property Index Number(s): 29-31-204-033-0000

Zoning District:

☐ R-1 ☐ B-1

☒ R-2 ☐ B-2

☐ R-3 ☐ B-3

☐ R-4 ☐ B-4

Lot Size: _____ acres _____ sq. ft.

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

APPLICANT

Name Tony Bomar

Company _____

Address 17748 Gladville Ave

Homewood IL 60430

Phone 708-932-2677

Email BESTPRO1@SBCGlobal.NET

Role _____

PROPERTY OWNER

Name Tony Bomar

Company _____

Address 17748 Gladville Ave

Homewood IL 60430

Phone 708-932-2677

Email BESTPRO1@SBCGlobal.NET

☒ Check box if the applicant is the property owner

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided.

For any construction work, complete page 2 to the best of your ability.

- ☐ Limited Use Permit
- ☐ Special Use Permit
- ☐ Temporary Use Permit

Requested Use Describe any requested principal, accessory, or temporary use(s).

- ☒ Variance
- ☐ Administrative Exception
- ☐ Zoning Text Amendment
- ☐ Zoning Map Amendment

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

VARIANCE FROM 144" TO 382"

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Tony Bomar
Applicant Name

Tony Bomar
Applicant Signature

Date

PROPOSED DEVELOPMENT

Description:

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Principal Structure						
Single family detached dwelling	☐	☐	sf	☒	☐	sf
Duplex dwelling	☐	☐	sf	☐	☐	sf
Townhouse dwelling	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	☐	☐	sf	☐	☐	sf
Accessory dwelling unit, detached	☐	☐	sf	☐	☐	sf
Garage, attached	☐	☐	sf	☐	☐	sf
Garage, detached	☐	☐	sf	☐	☐	sf
Deck, Porch, or Patio	☐	☐	sf	☐	☐	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	☒	☐	144 sf	☒	☐	352 sf
Solar energy collection, roof	☐	☐	sf	☐	☐	sf
Solar energy collection, ground	☐	☐	sf	☐	☐	sf
Swimming Pool or Spa	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	☐	☐	sf	☐	☐	sf
Parking Pad	☐	☐	sf	☐	☐	sf
Walkways	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ ☐ Paid Date Received: _____

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____