

ORDINANCE NO. M-2285

**AN ORDINANCE GRANTING A VARIANCE AT 2716 DEBRA LANE,
HOMEWOOD, ILLINOIS TO PERMIT CONSTRUCTION OF A DRIVEWAY
TWO FEET THREE INCHES WIDER THAN ALLOWED BY THE
HOMEWOOD ZONING ORDINANCE**

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 passage of an Ordinance; and

WHEREAS, Section 44-05-05(d)(2)c. of the Homewood Zoning Ordinance limits the maximum width of a driveway to the width of the garage door plus three feet on either side of the garage door; and

WHEREAS, Mrs. Audrey Beauduy and Mr. Fred Beauduy own the single family home at 2716 Debra Lane in the R-2 Single Family Residential Zoning District; and

WHEREAS, the petitioners have constructed a driveway on their property that is two feet three inches wider on the east side of the driveway than is allowed by the zoning ordinance; and

WHEREAS, the Petitioners have requested this variance to allow easier access to the passenger door of their vehicle when they are using a cane, walker, or other mobility device; and

WHEREAS, the Homewood Planning and Zoning Commission considered the variance at its March 14, 2024, regular meeting and voted unanimously (4-0) to recommend approval of the requested variance; and

WHEREAS, Homewood Municipal Code Section 44-07-03 provides that the Village Board shall make the final decision for this type of variance request; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant the requested 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 located at 2716 Debra Lane and is owned by the petitioners, Mrs. Audrey Beauduy and Mr. Fred Beauduy.
2. The subject property is located in the R-2 Single-Family Residential zoning district.
3. The subject property is occupied by a single-family residential home with a single two-car garage accessed by a driveway running perpendicular to Debra Lane. The driveway was constructed and cited for non-compliance with zoning requirements on November 15, 2023.
4. The driveway expansion has a maximum width of 22' 3" on the property (apron in parkway/municipal ROW excluded).
5. The driveway expansion expands the driveway to 5' 3" beyond the eastern (right) edge of the garage door. The proposed variance will increase the maximum allowable width of the driveway, as measured from the edge of the face of the garage door, from 3' to 5' 3".
6. The slope of the driveway has approximately 5 degrees of slope.
7. The residents of the home regularly require the use of mobility assistance devices.
8. The proposed driveway expansion will not: alter the character of the neighborhood, injure or diminish the value of adjacent properties, nor impair public health, safety, or welfare.

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 8 in Block 2 in Dolphin Estates Subdivision, Being a Subdivision of Part of the West ½ of the Southeast ¼ of Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 28-36-400-047-0000

Address: 2716 Debra Lane, Homewood, Illinois 60430

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to petitioner:

A variation from Section 44-05-05(d)(2)c. (Driveway standards) to permit the construction of a driveway two feet three inches wider than the maximum width allowable under the Homewood Zoning Ordinance.

SECTION FIVE - CONDITION:

Driveway shall be maintained in a safe, neat and orderly condition and appearance.

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 March 14, 2024 as they relate to the subject zoning
2. Homewood Village Board minutes of April 9, 2024 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 9th day of April, 2024.

Village President

ATTEST:

Village Clerk

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