



00325560

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE**

Property of Cook County Clerk's Office

ORDINANCE NO. M-1434

**AN ORDINANCE GRANTING A ZONING VARIATION TO PERMIT
THE RECONSTRUCTION OF A STOOP WITHIN THE FRONT YARD ON THE
PROPERTY AT 2055 183RD STREET, HOMEWOOD, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13 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, said 65 ILCS 5/11-13 et. seq. further authorizes the granting of a zoning 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 zoning variation for the property hereinafter described to permit the reconstruction of a stoop within the front yard, thereby maintaining the nonconformity of the existing structure, 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:

In connection with this Ordinance and based upon the record of public hearings before the

6/25
C.C.

Homewood Zone Board of Appeals, and Village Board of Trustees, and based upon evidence presented at all said public hearings, the President and Board of Trustees herewith make findings of fact as follows:

- a) A petition has been filed by Richard and Josie Bradford seeking a zoning variation from Section 503.1 of the Homewood Zoning Ordinance to permit the construction of a wooden stoop in the front yard at 2055 183rd Street, and a second variation from Section 703.81 (front yard setback) to replace the existing stoop with a wooden deck.
- b) The proposed stoop would measure 8 feet by 4 feet and would be no larger than the existing concrete stoop.
- c) The current stoop encroaches into the front yard and is a nonconforming structure. The structure must be replaced and relocated to accommodate the recently renovated front entrance.
- d) The proposed deck measures 5 feet by 11 feet and would extend an additional 6 feet 6 inches into the front yard.
- e) On March 23, 2000, the Zone Board of Appeals failed to recommend approval of this request.
- f) The construction of the new stoop is a de minimus extension of an existing nonconforming use which will benefit and improve not only the existing residents, but also the surrounding neighborhood.

SECTION TWO- LEGAL DESCRIPTION:

Lots 4 and 5 in Block 2 in South Homewood, being a Subdivision of that part of the North Half (N ½) of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, 1 mi East of the Illinois Central Railroad and West of the Chicago and Vincennes Public Road, in Cook County, Illinois.

Permanent Index Number: 32-06-104-005-0000

Commonly known as: 2055 183rd Street
Homewood, IL 60430

SECTION THREE - GRANTING OF ZONING VARIATIONS:

- (a) The following zoning variation is hereby granted:

A variation from Section 503.1 (repairs and structural alterations) of the Homewood Zoning Ordinance to permit the erection of a wooden stoop with stairs to replace the existing nonconforming stoop presently located in the front yard.

- (b) Petitioners' request to construct the proposed deck is denied.

SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are also hereby made a part of this Ordinance:

- (a) Homewood Zone Board of Appeals Minutes of March 23, 2000, as they relate to the subject zoning variation.
- (b) Homewood Village Board Minutes of April 11, 2000, and April 25, 2000, as they relate to the subject zoning variance.

SECTION FIVE - TIME LIMITATIONS:

The proposed project shall be substantially under construction no later than twelve (12) months from the effective date of this Ordinance. Failure to substantially commence construction within that time or failure to complete construction within twenty-four (24) months from the effective

date of this Ordinance shall constitute grounds for the Village Board of Trustees to declare this Ordinance null and void after notice of such proposed action to Richard and Josie Bradford.

SECTION SIX - USE RESTRICTION AND CONDITION:

The approval granted by this Ordinance is subject to the following condition and approval.

The newly constructed stoop and stairs shall be built to the same dimensions as the existing stoop and shall be constructed out of wood.

SECTION SEVEN - VIOLATION OF CONDITION:

Violation of any of the terms and provisions of this Ordinance shall be cause to rescind this Ordinance upon prior notice to petitioner.

SECTION EIGHT - RECORDING:

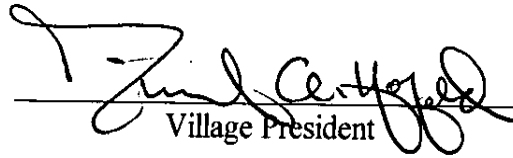
The Village Attorney shall cause this Ordinance, without attachments, to be recorded in the

Office of the Recorder of Deeds of Cook County, Illinois.

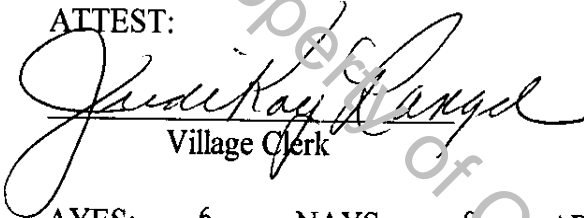
SECTION NINE - EFFECTIVE DATE:

This Ordinance shall be effective upon its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 25th day of April, 2000.


Village President

ATTEST:


Village Clerk

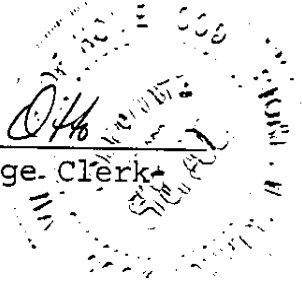
AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

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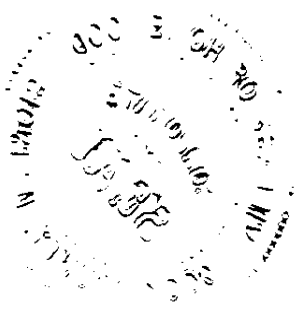
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I hereby certify that the attached is a true and accurate copy of an Ordinance passed by the President and Board of Trustees of the Village of Homewood on April 25, 2000.

Barbara Otto
Deputy Village Clerk



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PREPARED BY & MAILED TO
WALTER D. CUMMINGS
18027 HARWOOD
HOMERIDGE, IL. 60430