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OFFICIAL BUSINESS - Village of Homewood  
2020 Chestnut, Homewood, Illinois 60430  
Attorney: Walter D. Cummings, Ltd.  
Please return to Box 46

**ORDINANCE NO. M-1106**

93430133

**AN ORDINANCE APPROVING AN OVERSIZED GARAGE VARIANCE  
AT 18004 SACRAMENTO AVENUE, HOMEWOOD, COOK COUNTY, ILLINOIS**

**WHEREAS**, Section 1206.4 of Ordinance M-537, the Zoning Ordinance of the Village of Homewood, authorizes the Homewood Village Board to approve applications for oversized garage variances; and

**WHEREAS**, Mr. Martin Kartch has filed a petition for an oversized garage variance for his property commonly known as 18004 Sacramento Avenue; and

**WHEREAS**, the Petitioner is seeking to construct a new garage that exceeds the maximum allowable area for a garage; and

**WHEREAS**, the Zone Board of Appeals held a public hearing concerning this request on November 12, 1992, and by a vote of 6-1, did recommend to the Village Board of Trustees that the request be approved; and

**WHEREAS**, the President and Board of Trustees of the Village of Homewood, Illinois, are willing to approve this petition, subject to all of the terms and provisions of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, **THAT:**

**SECTION ONE - APPROVAL OF ZONING VARIATION**

Subject to the terms and provisions of this ordinance, the petitioner's request for a zoning variation to allow the construction of a detached garage having the dimensions of 24' x 30' on the property commonly known as 18004 Sacramento Avenue, Homewood, Illinois, is hereby approved.

DEPT-07 REC  
146666 TRAC 4448 06/08/93 11:20:00 \$25.00  
#0631 # 93-430133

**SECTION TWO - CONDITIONS AND RESTRICTIONS OF APPROVAL**

The intention of the Village in prohibiting and regulating the construction of oversized garages in the Village of Homewood is to preserve the integrity of residential neighborhoods and residential zoning and to prohibit and prevent garages located on residentially zoned property from being used for any commercial purpose, or as part of any commercial operation. Because of this, the following conditions and restrictions are hereby attached to the approval of the subject petition:

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- (a) No commercial activity shall be conducted in the proposed oversized garage. The garage shall be used only for purposes incidental to residential use as opposed to commercial use.
- (b) There shall be no storage of merchandise used in any commercial venture or activity in the said oversized garage.
- (c) The property owner and/or persons in residence at the subject property shall allow Village personnel to inspect the use being made of said garage upon reasonable request by the Village.
- (d) The new detached garage shall be located on the lot in compliance with Village side yard and rear yard requirements.

Any violation of the conditions and restrictions of this ordinance by the present or any future property owner or person in residence at the subject property shall be grounds for the termination of this ordinance by the Village Board and the seeking of a court order to demolish the oversized garage.

## **SECTION THREE - RECORDING:**

In order to make this ordinance binding on future owners of the subject property, the Village Attorney is directed to cause this ordinance to be recorded with the Recorder of Deeds of Cook County, Illinois. For recording purposes, the legal description of the subject property is given as follows:

Lot 18 in Cowing Brothers 1st Addition to Homewood, Illinois, being a subdivision of the East 1/4 of the West 1/2 of the Southwest 1/4 of Section 36, Township 36 North, Range 14 East of the Third Principal Meridian including the South 33 feet of Linden Road as vacated by the Village of Homewood, all in Cook County, Illinois.

Property Index Number: 28-36-201-008-0000  
Property Address: 18004 Sacramento Avenue  
Homewood, Illinois 60430

## **SECTION FOUR - PENALTY FOR VIOLATION OF ORDINANCE:**

Any person found guilty of a violation of any one or more of the conditions and restrictions of this ordinance shall be fined no less than Twenty-Five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00) for each such conviction. Each day of violation of any of the conditions and restrictions of this ordinance shall constitute a separate violation. The Village may also exercise

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other lawful options to prevent commercial use of the garage.

**SECTION FIVE - EFFECTIVE DATE:**

This ordinance shall be effective upon its passage, approval, publication, and recording with the Cook County Recorder of Deeds, Cook County, Illinois. A building permit for the proposed addition to the existing garage may be issued when that recording has been accomplished by the Village Attorney.

*[Handwritten Signature]*  
Village President



*[Handwritten Signature]*  
Clerk

PASSED:	<u>1/93</u>
	<u>6</u>
NAYS:	<u>0</u>
ABSENT:	<u>0</u>

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**Village of Homewood**

2020 CHESTNUT ROAD  
HOMEWOOD, ILLINOIS 60430-1776  
708 798 3000

Property of Cook County Clerk

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 May 11, 1993.

Dep. Village Clerk  
Village of Homewood, Illinois  
SEAL  
COOK COUNTY, ILLINOIS

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