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OFFICE OF THE CLERK OF COOK COUNTY

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WWW.COOKCOUNTY.IL.GOV

ORDINANCE NO. M-1240

AN ORDINANCE APPROVING AN OVERSIZED GARAGE VARIANCE AT 2903 183RD STREET, 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. Stanley Mashburn has filed a petition for an oversized garage variance for his property commonly known as 2903 183rd Street, Homewood, Illinois, and

WHEREAS, the Petitioner is seeking to construct a detached 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 September 26, 1996, and by a vote of 6-0, did unanimously recommend to the Village Board of Trustees that the request be approved; and

WHEREAS, the President and Board of Trustees of the Village are willing to approve this petition, subject to 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:

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SECTION FIVE - EFFECTIVE DATE:

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

P. Andrew Lindholm
Village President

ATTEST

Margaret J. Walter
Village Clerk

PASSED 10/22/96

AYES: 6

NAYS: 0

ABSENT: 0

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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 816 sq. ft. detached garage on the property commonly known as 2903 183rd Street, Homewood, Illinois, is hereby approved.

SECTION TWO - CONDITIONS AND RESTRICTIONS OF APPROVAL:

The intention of the Village in prohibiting and regulating the construction of oversized garages in the Village 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:

- (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 proposed 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 oversized garage shall be located on the lot in compliance with Village side yard and rear yard requirements.
- (e) The petitioner shall replace the existing overhead door on the old garage and replace it with an operable door within 30 days of the construction of the new garage.
- (f) The asphalt pad in front of the new garage will not exceed 24' in width.
- (g) The motor home will be stored on concrete, asphalt, or other material approved by the Village, west of the garage.
- (h) The petitioner shall remove the existing asphalt driveway within 30 days of the construction of the new garage.
- (i) The petitioner shall remove the existing private sidewalk and replace it with a sidewalk to Francisco within 30 days of the construction of the new garage; and

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Page 1 of 1

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- (i) The existing garage will be converted to a shed and used for the storage of lawn equipment and tools.

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 55 in Homewood Gardens Subdivision of the Northeast 1/4 of the Northwest 1/4 (except the East 1/2 of the East 1/2 thereof) in Section 1, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index No: 31-01-107-007-0000

Property Address: 2903 183rd Street, Homewood, IL

SECTION FOUR - PENALTY FOR VIOLATION OF ORDINANCE:

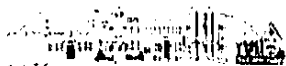
Should the present or future owner of the subject property be found guilty of a violation of any one or more of the conditions and restrictions of this Ordinance, said person shall be fined no less than Twenty-Five Dollars (\$25.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each conviction. Each day of violation of any of the conditions and restrictions of this Ordinance shall constitute a separate violation. The Village may also exercise other lawful options to prevent commercial use of the subject garage.

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6-1-2023

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Village of Homewood

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

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 October 22, 1996

Ray Cosack
Deputy Village Clerk



U. D. CUMMINGS
8027 HARWOOD
HOMWOOD, IL
60430

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