

Property of Cook County Clerk's Office

ORDINANCE NO. M-1323

**AN ORDINANCE GRANTING A ZONING VARIATION
TO PERMIT THE CONSTRUCTION OF A PORCH
WITHIN THE FRONT YARD ON THE PROPERTY AT
18137 HIGHLAND AVENUE, 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 construction of a porch within the front yard, thereby increasing 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 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 was filed by Mr. Jim McDonald seeking a zoning variation to allow the construction of a porch in the front yard located at 18137 Highland Avenue.
- (b) The proposed porch would improve the appearance and condition of the residence.
- (c) The proposed porch will replace an existing stoop and will measure 7 feet in width and 37 feet 8 inches in length, plus an additional 6 foot 9 inch extension along the north side of the home. The current stoop measures 7 feet 3 inches in width, and is 30 feet in length, stopping at the north building line.
- (d) The existing house does not meet current front yard setback requirements and is considered a legal nonconforming structure.
- (e) On March 26, 1998, the Zone Board of Appeals unanimously recommended approval of the requested zoning variation.
- (f) The substitution of the new porch for the existing concrete stoop results in a 3 inch reduction of an existing nonconforming use and will benefit and improve not only the existing residence, but also the surrounding neighborhood.

SECTION TWO - LEGAL DESCRIPTION:

The property which is the subject matter of this Ordinance is legally described as follows:

The North 160 feet (except the North 80 feet) of Lot 11 and the 80 feet North of and adjoining the South 200 feet of Lot 12 in Robertson and Young's Subdivision of that part of the Northeast ¼ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, South of Homewood and Thornton Road (Main Street) and the Southeast ¼ of the Southeast ¼ of Section 31, aforesaid, in Cook County, Illinois.

Permanent Index Number. 29-31-412-076

Commonly Known As: 18137 Highland Avenue
Homewood, IL 60430

SECTION THREE - GRANTING OF ZONING VARIATION:

The following zoning variation is hereby granted:

A variation from front yard setback requirements, to permit the construction of a porch in accordance to the plans as prepared by Gummerson Architects, and dated February 17, 1998, attached hereto as Exhibit A and hereby made a part of this Ordinance.

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

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

- (a) Homewood Zoning Board of Appeals Minutes of March 26, 1998, as they relate to the subject variance.
- (b) Homewood Village Board Minutes of April 9, 1998, as they relate to the subject zoning variance.

SECTION FIVE - USE RESTRICTIONS AND CONDITIONS:

The uses allowed by this Ordinance shall be governed by the provisions of the Village of Homewood Zoning Ordinance No. M-537, as amended, and the Municipal Code of the Village of Homewood.

SECTION SIX - VIOLATION OF CONDITIONS:

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

SECTION SEVEN - 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 EIGHT - EFFECTIVE DATE:


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

UNOFFICIAL COPY

PASSED and APPROVED this 14th day of April, 1998.


Village President

ATTEST:


Village Clerk

AYES: NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

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Village of Homewood

2020 CHESTNUT ROAD
HOMEWOOD 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 April 14, 1998.

Ray Cozack

Deputy Village Clerk

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PREPARED BY &
MAIL TO:
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