

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

March 14, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the January 25, 2024 hearing of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. Case 24-03: Variance for Driveway Expansion at 2716 Debra Lane

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **January 25, 2024**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:01 p.m.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, Castaneda, O'Brien, Johnson, and Chair Sierzega. Present from the Village was Staff Liaison Angela Mesaros, and Assistant Economic & Community Development Director Noah Schumerth. There was one person in the audience. The public was able to watch and listen to the meeting via Zoom webinar. There were no attendees on the Zoom webinar recording.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked if there were any changes or corrections to the minutes of January 11, 2024. Member Cap identified that language stating "exterior improvements are *and* enhancement" should be "exterior improvements are *an* enhancement."

Member O'Brien moved to approve the minutes as corrected; seconded by Member Cap.

AYES: Members Alfonso, Cap, O'Brien, Castaneda, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: Members Bransky and Johnson.

ABSENT: None

REGULAR BUSINESS:

CASE 24-01: Special Use Permit Indoor Commercial Place of Assembly at 18205 Dixie Highway

Chairman Sierzega introduced the case and swore in the petitioner, Dionne Townsend of Honeycomb Hideout, an event center and banquet space located at 18205 Dixie Highway.

Chairman Sierzega requested information about the proposed use, a fitness/gym class to be hosted within the existing Honeycomb Hideout tenant space.

Applicant Townsend said the proposed use includes fitness classes which will take place in the existing Honeycomb Hideout event center space. Classes are to be held for up to 20 people at a time with a separate teacher who will lease the space. The classes will use the space for one hour on 2-3 weekdays. The classes will use 5 lb. dumbbells and other light exercise equipment.

Meeting Minutes | January 25, 2024

Chair Sierzega asked for information about the proposed hours for the new classes. Applicant Townsend stated that weekend classes will be hosted earlier in the morning at either 9 am or 10 am for one hour, and weekday classes will be hosted from 7 pm to 8 pm. Member Alfonzo asked for confirmation that weekday classes will happen in the evening.

Chair Sierzega noted that the applicant's narrative and the provided staff memo differed from the statement made at the hearing by the applicant. Chair Sierzega noted that the Planning and Zoning Commission was informed that classes would be held roughly between the hours of 5 pm and 9 pm. Chair Sierzega asked for clarification on the actual hours of operation.

Applicant Townsend noted that the size of the exercise classes will dictate the hours of the proposed use. The applicant noted that the classes do not have a set time. The applicant reiterated that weekday classes are likely to be hosted from 7 pm to 8 pm, but early classes could be hosted at either 8 am to 9 am or from 9 am to 10 am. The applicant reiterated that the hours are dependent on the demand for class space.

Chair Sierzega asked if there would be any classes hosted on Friday, Saturday, or Sunday. The applicant stated that there would be no classes on Fridays, Saturdays, or Sundays.

Member O'Brien stated he liked the concept of the use and applauded that the new exercise classes were the result of collaboration between two local business owners.

Member O'Brien asked for clarification from staff about the square footage of the tenant space occupied by Applicant Townsend. Member O'Brien also asked for clarification about whether the new classes would overlap with peak business hours in the existing shopping center based on conflicting language on Page 12 and Page 13 of the staff memo. Assistant Director Noah Schumerth noted that on Page 12, staff members were referring to the overall peak of activity for all uses on the site. On Page 13, staff members were referring to the overlapping peak hours between the existing fitness center use approved in the building and the fitness center use proposed by Applicant Townsend.

Member O'Brien asked Asst. Director Schumerth about the potential for exceeding the supply of on-street parking on Dixie Highway on weekday evenings due to conflicts with the neighboring businesses. Asst. Director Schumerth stated that staff are primarily concerned with off-street parking when considering Special Use Permit applications, and staff believes that the center has sufficient off-street parking to support the use proposed by Applicant Townsend. Schumerth noted that visitors to other businesses near the center cannot park in the lot reserved for the tenants of the shopping center occupied by Applicant Townsend.

Member O'Brien expressed concerns about the future of the on-street parking supply on Dixie Highway. Asst. Director Schumerth noted that staff will continue to monitor parking supply in the downtown, especially near multi-tenant shopping centers.

Member Johnson asked for clarification about whether the space would be used for fitness classes on Fridays. Applicant Townsend noted that the space will not be used for fitness classes on Fridays and that the space is reserved for other event uses on weekends.

Member Johnson asked how busy the commercial center is with its current tenant mix. Staff Liaison Angela Mesaros stated that there are a range of different uses occupying the center, including a fitness

center which was approved in December 2023 and has not opened yet. Member Johnson noted that traffic may increase with the operation of the new fitness center used next door in addition to the new fitness classes proposed by the applicant.

Member Castaneda asked if events are hosted by the applicant during the week. Applicant Townsend noted that there are generally about four hours of events on weekdays, generally in the afternoon. The applicant noted that there are 62 spaces in the parking lot which are rarely used by the current tenants.

Member Cap noted that the property to the north of the commercial center has a significant amount of parking which includes spaces reserved for particular businesses. Member Cap noted that people will park where people feel it is convenient or safe to do so and expressed concerns about parking overflowing onto neighboring properties.

Member Cap asked if classes would be held each evening on weekdays. Applicant Townsend said no. Member Cap stated that there would be uncertainty in the scheduling of evening classes. Applicant Townsend reiterated that there would be one class per evening that the classes are hosted.

Staff Liaison Mesaros noted that advertisements posted on social media state that the business will operate two classes a night on Tuesdays, with one class per night hosted on Mondays, Wednesdays, and Thursdays. Applicant Townsend stated that there the advertisement did not reflect the agreement made between herself and the host of the classes. Member Alfonso asked if the ad was reflecting classes in the current space. Staff Liaison Mesaros noted that the advertisement was for classes in the applicant's current tenant space.

Liaison Mesaros stated that there the purpose of discussing the advertisement was to ensure that any restrictions around the Special Use Permit reflect the applicant's actual plans for business operation. Applicant Townsend stated that the business would be used for fitness classes two nights a week.

Chair Sierzega stated that plans must be laid out to ensure flexibility for the business operators to work together to host the proposed classes.

Member Cap asked for clarification about which nights the classes will be hosted. Applicant Townsend noted that the class scheduling is dependent on the level of interest in the proposed classes. Applicant Townsend asked if particular nights are better than others for hosting the proposed classes.

Chair Sierzega reiterated that the Commission is trying to ensure flexibility for the business owners to work together on class scheduling and to ensure the Special Use Permit does not unnecessarily restrict the proposed activities. Chair Sierzega noted that the recommended conditions on the Special Use Permit limit class operations to 5-9 pm, Monday through Thursday. The recommended conditions were not written to allow morning classes. Chair Sierzega noted that the morning classes would need to be accommodated through changes in the proposed conditions for the Special Use Permit.

Applicant Townsend noted that she is unsure if the business owner running the fitness classes will go forward with hosting classes in the Honeycomb Hideout space because she was looking at other spaces to host the classes. Applicant Townsend noted that the other business owner was looking elsewhere due to delays in permitting the classes at her location.

Liaison Mesaros noted that the conditions are going to be written to best support the business owners in how they wish to operate the classes, but the conditions need more information before they can be finalized. Asst. Director Noah Schumerth stated that the recommended conditions are standard for places of assembly, but the hours proposed in the conditions were based on the applicant's narrative and the public information about the fitness classes. Asst. Director Schumerth noted that the hours could be easily adjusted to support the new plans of the business owners and to ensure that changes in the fitness classes do not require an amendment to the Special Use Permit.

Member Cap asked about the capacity of parking on the site and how staff addressed this challenge. Assistant Director Schumerth discussed that staff included a restriction of 30 guests based on the parking demand required for other uses which are likely to be open in the commercial center at the proposed hours of operation for the new fitness classes. Staff believes that there is sufficient capacity to support the new classes being hosted by the applicant.

Member Cap asked for clarification on which businesses are currently operating in the commercial center. Assistant Director Schumerth provided clarification.

Member Bransky stated that a Special Use Permit generally requires information such as a clear set of hours of operation.

Member Alfonso asked what the capacity of Honeycomb Hideout is for any event. Applicant Townsend said that the capacity of the space is approximately 75 people, with more space if tables are not included.

Member Alfonso asked what types of events are hosted at Honeycomb Hideout. Applicant Townsend stated that showers, repasses, and other events are common.

Chair Sierzega asked for the hours of operation for the entire business at Honeycomb Hideout. Applicant Townsend said the hours are entirely variable based on the event. Chair Sierzega asked if there were any parameters for hours of operation for the business. Applicant Townsend mentioned that most events occur after 12 pm or 1 pm, and most events are over before 4 pm. Applicant Townsend added that she is not on the premises every day.

Chair Sierzega asked what kinds of events have been hosted there and how many people are generally in attendance. Applicant Townsend stated that baby showers, repasses, and family gatherings dominate the events hosted at the space, with the number of people at events varying greatly. Chair Sierzega asked for clarification about specific events and their general attendance.

Chair Sierzega asked about how late any event can go at Honeycomb Hideout. Applicant Townsend said events can run until midnight.

Applicant Townsend provided an example of an event happening at her business the following day, with 60 people scheduled to be in attendance.

Chair Sierzega asked if there are ever issues with parking for events. Applicant Townsend stated her business has never had an issue with parking capacity. Applicant Townsend noted that there are few parking spaces occupied at the commercial center.

Chair Sierzega asked for clarification about the range of hours that fitness classes will be offered. Applicant Townsend said that the classes may not happen, and it is hard to pin down an exact time.

Member O'Brien asked if 12 pm to 9 pm as a range of hours would provide flexibility to run the proposed classes. Applicant Townsend said yes. Staff Liaison Mesaros noted that there are classes proposed for the morning hours, and thus the range of hours should reflect the plans stated for the classes.

Member Johnson asked for clarification about what days of the week need to be identified for classes. Member Bransky asked if there are morning hours that can be identified in the conditions of approval of the Special Use Permit to allow for morning classes on Monday through Thursday. Chair Sierzega noted that the time blocks do not force the fitness classes to be hosted at a particular time.

Member Johnson reiterated that the two time blocks for the operation of fitness classes were to be 7 am to 10 am on Monday through Thursday, and from 5 pm to 9 pm on Monday through Thursday. A recommendation was made to adjust the proposed condition of approval for the Special Use Permit.

Member Cap noted that the applicant should check advertised hours which are public.

Member O'Brien asked about the condition requiring a liquor license to sell alcohol on the premises. Staff Liaison Mesaros noted that this is a standard condition for commercial places of assembly. Assistant Director Schumerth noted that the Special Use Permit application was required originally because the allowed use, a banquet center, had a specific definition under the old code which restricts what she can do in her current commercial space. The Special Use Permit will allow the applicant to host any activities permitted in an indoor commercial place of assembly in the current zoning ordinance. Staff Liaison noted that the condition prohibiting liquor without a license avoids confusion with these types of uses. Assistant Director Schumerth noted that a Village Board of Trustees approval of a liquor license would supersede this condition of approval

A motion was made by member Bransky to recommend approval of Case 24-01 for a Special Use Permit permitting the operation of an indoor commercial place of assembly establishment at 18205 Dixie Highway. Member Bransky noted that the condition restricting classes to 5 pm – 9 pm should be amended to permit classes from 7 am to 10 am, and from 5 pm to 9 pm.

Motion seconded by Member O'Brien. Motion

AYES: Members Alfonso, Bransky, Cap, Castaneda, O'Brien, Johnson and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

OLD BUSINESS:

None.

NEW BUSINESS:

Members Johnson praised the staff members present for the level of detail included in the staff memos and materials provided to the Commission.

Chair Sierzega asked Staff Liaison Mesaros and Assistant Director Schumerth about any new projects in the Village.

Member O'Brien asked for information about the renovations completed to the building at 18250 Harwood.

Member Johnson asked about parking at the new Homewood Brewing Company location. Staff Liaison Mesaros noted that there is a large parking lot in the rear of the center which meets parking requirements in the Zoning Ordinance. Staff Liaison Mesaros noted the potential for increased competition for on-street parking. Mesaros said that Miller Court was improved to allow for parking access.

Member O'Brien asked about whether there are plans for the building adjacent to Homewood Brewing Company. Staff Liaison Mesaros noted that there are no plans currently in place for the building.

Member O'Brien asked if barricades would be improved in front of the two neighboring houses on Miller Court. Staff Liaison Mesaros said that the barricades and street frontages were required to be improved per the conditions of the original approvals for the brewery.

ADJOURN:

Member O'Brien moved to adjourn the meeting; seconded by Member Cap; all members voted in favor. The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Noah Schumerth

Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: March 14, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-03

APPLICATION INFORMATION

APPLICANT	Audrey Beauduy
ACTION REQUESTED	Variance for Maximum Allowed Driveway Width
ADDRESS	2716 Debra Lane, Homewood, IL, 60430
PIN	28-36-400-047

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-2 Single-Family Residential	Single-Family Residential Home
SURROUNDING	N: R-2 Single-Family Residential	Single-Family Residential Home
	E: R-2 Single-Family Residential	Single-Family Residential Home
	S: R-1 Single-Family Residential	Single-Family Residential Home
	W: R-2 Single-Family Residential	Single-Family Residential Home

LEGAL NOTICE Legal notice was published in *Daily Southtown* on February 29, 2023; letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	10/06/2023
Application Form	2	Audrey Beauduy	09/05/2023
Responses to Standards for Variance	2	Audrey Beauduy	09/05/2023
Photo with Proposed Driveway Boundary	1	Audrey Beauduy	08/11/2023
Citation Letter – Driveway Width	1	Max Massi, Engineer	09/13/2022
Plat of Survey	1	R.H. Granath	11/30/2017

BACKGROUND

The applicant, Audrey Beauduy, has proposed and constructed a driveway expansion at his residential property at 2716 Debra Lane. The driveway is proposed to be 22’ 3” wide at the point where it meets the garage door of the home, with the driveway extending 3’ from the left side of the garage door and 5’ 3” from the right side of the garage door.

According to the Village Zoning Ordinance ([Section 44-05-05\(D\) Driveway Standards](#)), the driveway for access to any residential property may not exceed a width equivalent to the garage door width of the home with 3’ on either side of the garage door. While the driveway meets requirements for the total width (the driveway may not exceed 24’ in total width at any residential property), the driveway exceeds allowed width beyond the garage door area. The purpose of the expansion is to allow for greater unloading area to meet the unique needs of current residents due to high slope and narrow pre-existing driveway.

HISTORY

Year	Approval/Planning Action
~1975	The Dolphin Estates subdivision is platted.
1982	The single family home on the subject property at 2716 Debra Lane is constructed.

DISCUSSION

Site Discussion

The applicant has constructed a driveway at their property at 2716 Debra Lane. The driveway was inspected on November 15, 2023 and determined to be non-compliant with the building permit drawings originally approved for the site, as an additional 2’ 3” were added onto the east side of the driveway. The applicant applied for a variance, citing the need for additional space in the driveway for the use of the property.

The constructed driveway is a total of 22’ 3”, with minimal changes in width along the length of the driveway. The driveway apron in the Village-owned parkway is wider but compliant with Village ordinances. The entire length of the driveway is less than the total maximum of 24’ applied to any residential driveway in the Village.

According to the applicant, the widening of the driveway from the originally proposed 20’ to the currently constructed 22’ 3” was due to the following concerns:

- **Vehicle Access with Mobility Assistance Devices:** Occupants of the current home require walking assistance with canes, walkers and other devices. The driveway was widened to allow for easier vehicle access for the residents using walking assistance devices with two cars potentially parked in the driveway. The previous configuration was causing issues with accessing vehicles safely and comfortably for those using a wheelchair or walker.
- **Driveway Condition:** The previous driveway was in poor condition and required resurfacing to ensure safety, avoiding slipping/tripping hazards, and other concerns. (see photo provided by

applicant attached to memo). The original driveway was also narrow narrower neighboring driveways, with a width aligned with the outside edges of the garage door.

- **Aesthetics:** The driveway was extended to align with an existing path which runs adjacent to the east side of the house on the property. This path is approximately 2’ 3” wide, and wraps around the front corner of the house and toward the rear gate to the home. The edge of the newly constructed driveway now aligns with the

Variance Conditions Analysis

In order to reach approval of a Variance, the applicant must provide clear demonstration of an external hardship limiting by-right development on the site, and a clear plan for providing the smallest possible deviation from the Village Zoning Ordinance. The hardship must be demonstrated by evaluated against the Standards for Variance, which include the following three standards:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.
3. The variance will not alter the essential character of the locality surrounding the subject site.

The applicant’s responses to the Standards of Variance are attached for review by the Planning and Zoning Commission. Staff analysis of the Standards of Variance is provided below.

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The construction of the driveway as permitted by ordinance (max. 20’, in this instance) would not eliminate a reasonable return on the property. However, given the needs of the residents of the property and the unique conditions of the property, the reversion of the driveway to dimensions required by the Village Zoning Ordinance would create additional hardship for residents and cause potential impediments to the full enjoyment of the property.

2. The plight of the owner is due to unique and external circumstances which are not self-imposed by the property owner.

Staff has determined that there are a variety of constraining factors that are unique and not self-imposed by the property owner.

- **Slope of Driveway:** The slope of the driveway on the subject property is steeper than surrounding properties. The driveway on the subject property, along with its immediately neighboring properties, has a significant higher slope than a typical residential lot due to the sloping geography of the Dolphin Estates subdivision (~5 degrees of slope, near or exceeding the maximum slope allowed by the current Village Zoning Ordinance). A significant slope downward on its east side toward the cul-de-sac at the end of Debra Lane has been cited as creating a fall hazard for the residents of the home.

- **Resident Handicap:** The applicant has stated that multiple members of the home require the use of wheelchairs or walkers for mobility. The applicant has noted the existing dimensions and condition of the driveway have created conditions for a “dangerous fall,” as noted in the applicant’s narrative. The

narrow existing driveway creates conditions which prohibit the safe loading and unloading of vehicle passengers using a vehicle.

Staff is in agreement that the plight of the owner is a unique circumstance which is not self-imposed and limits full enjoyment of the owner’s property.

The applicant has also minimized the degree of variation from the ordinance so as not to self-impose burden. The driveway is designed to avoid the parking of a third vehicle and instead is organized to allow for additional distance for safe handicap vehicle access, while maintaining aesthetic quality by aligning the driveway with an existing pathway. The variance is only 2’ 3” from what is required in the zoning ordinance, which reflects the additional of minimal width to allow for wheelchair or walker access to a vehicle parked on the sloped driveway.

3. The variance will not alter the essential character of the locality surrounding the subject site.

Staff has determined that the variance allowing for an increase in highway width will not cause undue effects on the essential character of the locality surrounding the subject site. The addition of this driveway space will not result in sufficient space to park a third vehicle, reducing the potential for undue visual impacts caused by the driveway expansion. The applicant has stated that their aim is to park only two vehicles on the site.

The driveway will be slightly wider than the driveways at immediately adjacent properties, but will be similar in dimensions to other driveways on Debra Lane adjacent to homes with slightly wider garages. The driveway will also be upgraded to a new condition, avoiding negative effects on the appearance and character of the neighborhood.

The variance requested will add approximately 45 square feet of paved area to the site, which is an addition of approximately 4% impervious area on the site. The impervious surface coverage for the site remains significantly below allowed limits in the R-2 zoning district, and thus the expanded driveway will not contribute to an excessive amount of impervious surface which could detract from the suburban character of the neighborhood.

The expansion of the driveway to become flush with the existing path wrapping around the east side of the home may improve the aesthetic quality of the lot, avoiding a configuration of pavement with the edge of the existing path out of alignment with the edge of the driveway.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-12 of the Zoning Ordinance. The findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 2716 Debra Lane and is owned by the applicant, Audrey 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.

4. The proposed driveway expansion has a maximum width of 22' 3" on the property (apron in parkway/municipal ROW excluded).
5. The proposed 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.

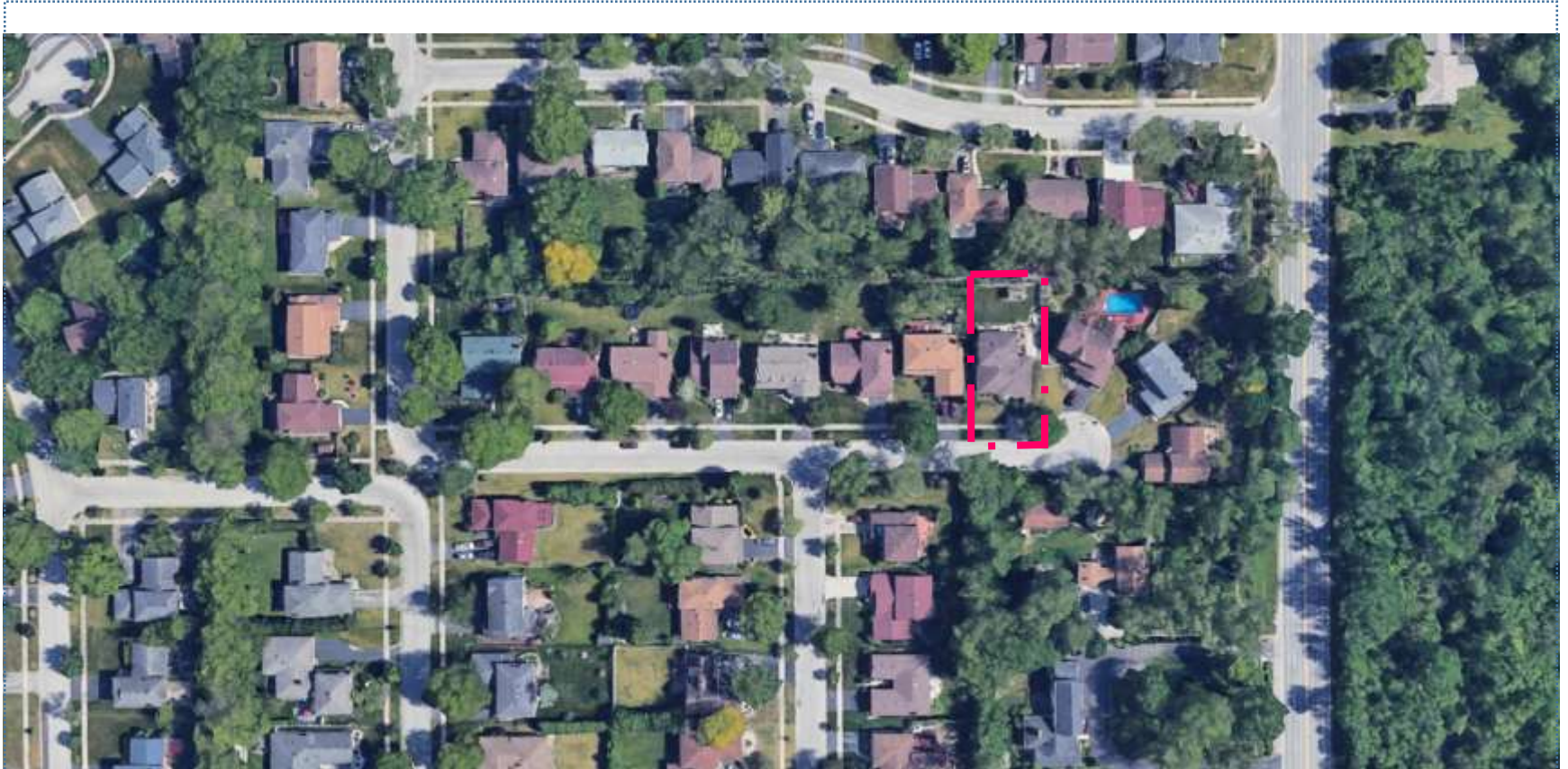
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend approval of Case 24-03 Variance from Table 44-05-05(D) to permit the construction of a driveway with a width exceeding 3' from the edge of the face of the garage and reaching a maximum width of 22' 3" on a single-family residential property.

And

Incorporate the Findings of Fact into the record.







APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 2716 Debra Lane Homewood, IL 60430

Property Index Number(s): 28-36-400-047-0000

Zoning District:

- R-1 B-1
- R-2 B-2
- R-3 B-3
- R-4 B-4

Lot Size: _____ acres _____ sq. ft.

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

APPLICANT

Name Audrey B Beaudry
 Company _____
 Address 2716 Debra Lane
Homewood, Illinois 60430
 Phone _____
 Email _____
 Role _____

PROPERTY OWNER

Name Audrey B Beaudry
 Company _____
 Address 2716 Debra Lane
Homewood, Illinois 60430
 Check box if the applicant is the property owner

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided. For any construction work, complete page 2 to the best of your ability.

- Limited Use Permit
- Special Use Permit
- Temporary Use Permit

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

Requested Use Describe any requested principal, accessory, or temporary use(s).

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

To keep the driveway replacement and expansion to the east.

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Audrey B Beaudry
Applicant Name

Audrey B Beaudry
Applicant Signature

Date

APPLICATION

RESIDENTIAL ZONING REVIEW

PROPOSED DEVELOPMENT

Description:

To replace and expand the driveway to the east side

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

Principal Structure	Existing		Building Footprint	New		
	No Change	Demo		Addition	New Build	Building Footprint
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sf
Duplex dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Townhouse dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory dwelling unit, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, attached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, roof	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, ground	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Swimming Pool or Spa	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ Paid Date Received: _____

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

STANDARDS FOR: VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 2716 Debra Lane Homewood, IL 60430

Requested Variance: Residential

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Audrey B Beaudry Date: _____

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

The property as it existed was in poor physical condition, an eyesore, and a fall hazard due to potholes like craters in the asphalt. The driveway replacement and expansion will only enhance curb appeal and increase the property's value.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

This request is unique to me because my sister and I have to use assistive devices to move around. We both use a cane, a walker or a wheelchair to get to and from the car, which do not apply to my neighbors present. The driveway is also very steep so it's difficult walking up.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

My neighbors have done various projects to maintain the upkeep to their properties we endeavor to do the same to keep our property values up, as well.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

Due to over 20 years of heavy traffic and wear and tear to the driveway it left "pot hole" like craters and an uneven surface. That disrepair increased fall hazards, hampered the use of a cane or walker, and all but prevented the use of a wheel chair. which my sister and I need.

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

I can't claim that the circumstances are the same but I have noticed ~~at~~ other properties with expansions.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

- ① The ease of wheel chair and walker access to vehicles in the driveway. ② Fall prevention due to the smooth surface of the driveway.
③ Increase property value also.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

No negative impact. This will only enhance the property's value and appearance.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

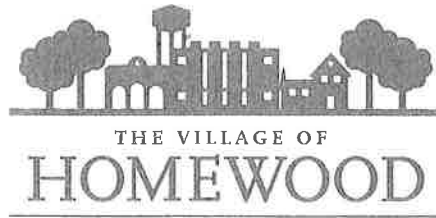
This change will not diminish or impair the value of my or neighboring properties; however, the replacement and expansion of the driveway has prevented a dangerous fall hazard due to "pot hole" like craters ~~and~~ on the uneven pavement.

(No Subject)

From: Beauduy Audrey [REDACTED]

Date: Tuesday, January 23, 2024 [REDACTED]





1893

November 15, 2023

Audrey Beauduy
2716 Debra Ln
Homewood, IL 60430

RE: 2716 DEBRA LANE – DRIVEWAY EXPANSION

Attention: Audrey Beauduy

While performing an inspection to see if driveway replacement at 2716 Debra Lane had been done it was noticed that not only had the driveway been replaced without the required pre-pour inspection, the driveway had been expanded to the east side.

This expansion was not approved and the expansion exceeds the allowable lot coverage permitted in the Homewood Zoning Code. You must either remove the addition to the driveway or obtain a zoning variance to keep it. If you wish to keep the addition you must submit the zoning application by January 31, 2024 otherwise it must be removed and the grass restored by May 1, 2024 or you will be cited.

Any questions related to the zoning variance and its application can be directed to the Assistant Director of Economic and Community Development, Noah Schumert, at (708) 206-3820. Any other questions related to this letter may be directed to the Building Department at (708) 206-3856.

Sincerely,

Chief Bob Grabowski
Fire Chief

Village Hall
2020 Chestnut Road
Homewood, IL 60430
Phone 708-798-3000
Fax 708-798-4680

Village Manager's Office
Phone 708-206-3377
Fax 708-206-3496

*Community Development
and Building Department*
Phone 708-206-3385
Fax 708-206-3947

Finance Department
Phone 708-798-3000
Fax 708-798-4680

Fire Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3400
Fax 708-206-3498

Police Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3420
Fax 708-206-3497

Public Works Department
17755 Ashland Avenue
Homewood, IL 60430
Phone 708-206-3470
Fax 708-206-3499

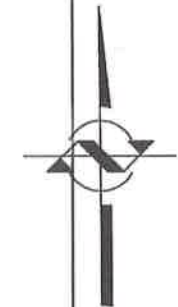
R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452

of

LOT 8 IN BLOCK 2, IN DOLPHIN ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1"=20'

LOT 7

LOT 8

LOT 9

