

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

June 08, 2023

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 end of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the May 25, 2023 Planning and Zoning Commission meeting.

4. Public Comments

5. Regular Business:

Public Hearing for Case 23-18: Variance to Construct a Parking Pad at 17915 Riedle Court

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=UkU5TiBQc0QxkxektpaGRYdz09>

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:

May 25, 2023

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:00 pm.

ROLL CALL:

In attendance were members Alfonso, Cap, Johnson, O'Brien, and Chair Pro Tem Bransky. Chair Sierzega and Member Castaneda were absent. Present from the Village was Village Planner Valerie Berstene. There was one person in the audience. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked if there were any changes or corrections to the minutes of May 11, 2023. No corrections were made.

Member O'Brien moved to approve the minutes; seconded by Member Alfonso.

AYES: Members Alfonso, O'Brien, Johnson, Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: Member Cap

ABSENT: Member Castaneda and Chair Sierzega

REGULAR BUSINESS:

CASE 23-15 – Public Hearing for Special Use Permit for Massage Therapy at 920 W 175th Street, Suites 1 & 2

Chair Pro Tem Bransky read aloud a description of the case and materials provided, then swore in the applicant, Benita Best. Chair Pro Tem Bransky introduced that the same applicant had previously been granted a special use permit for the same business at a different location, and asked Ms. Best to explain the fundamental differences between the current application at the new location, and the previous application heard on December 8, 2022.

Ms. Best stated that the business is basically the same –no change to the services to be provided.

Member Alfonso asked for clarification that the tenant space is on the first floor, not the second floor residential unit. Ms. Best affirmed.

Member Alfonso asked if the multi-purpose room would be used for many activities during the week. Ms. Best listed some of the types of mind-body low-impact exercises and workshops she would hold in the space.

Member Alfonso asked if the business would operate with a membership model, or by individual services. Ms. Best responded that she is considering a membership model- yet to be determined - but will be selling service packages.

Member Alfonso asked whether Ms. Best, as proprietor, will have employees or independent contractors. Ms. Best replied independent contractors.

Member Cap asked if the other practitioners offering services will work for themselves or for Ms. Best. Ms. Best replied that they will be working independently, but within the shared space, paying Ms. Best to lease the space.

Member Cap asked Staff if any of the other proposed uses would require special use permits. Village Planner Berstene replied that the other proposed uses are all permitted in the B-4 Shopping Center District. Only massage therapy requires a special use permit.

Member O'Brien clarified that this application has a total of five treatment rooms, differing from the previous location which had a total of six treatment rooms. Ms. Best affirmed.

Member O'Brien asked for the suite numbers for the application. Ms. Best stated suites 1 & 2.

Member Johnson asked what process the independent contractors would go through for leasing when joining the business. Ms. Best explained that she will handle sub-leasing; it will be permitted through the terms of her lease.

Member Johnson asked about sanitation and any hazardous material handling. Ms. Best described the tools employed to sanitize the treatment spaces, including air purifiers, linen sanitizing, and general sanitizing between each client. She explained that each contractor will be responsible for their own sanitizing and sterilization between clients, but noted that she does discuss it with the service providers as she takes sanitation very seriously.

Member Bransky inquired about the function of the infrared sauna. Ms. Best clarified that it is only lighting – no moisture or special construction is required for the room.

Member Cap requested more clarification about the operations between Ms. Best as proprietor and the independent contractors subleasing the space and operating within her business. Ms. Best explained that bbHOLISTIC will be the physical space where they are housed and she will assist in marketing and provide access for all patrons to the shared spaces, such as the sauna and meditation room. She stated that they will all work together, but clients will book individually through each provider.

Member Cap asked Staff if this constitutes separate individual businesses that should be licensed as such by the Village. Village Planner Berstene replied that she doesn't believe each contractor needs their own business license, though she is not intimately familiar with those processes.

Member Cap suggested that the independent contractors might require their own special use permits for the services they offer. He expanded that with four rooms to sublease out, there could be the potential for four additional special use requests. Village Planner Berstene explained that the special use is granted for the entire space- not one single room- and that the request for a special use for massage therapy would encompass other providers offering the same services in those identified rooms at this location. She offered a similar example of salons that are permitted under one special use permit but

may rent out chairs to individual service providers all under the umbrella of the lease-holder's special use permit.

Member Cap asked what guarantees that all practitioners will be massage therapists. Member Johnson and Chair Pro Tem Bransky offered clarification that they will not be, per the information provided in the application. Member Johnson explained that the listed services associated with the business, as described in the request for the special use permit, would all be allowed at this address. If a practitioner came forward to offer a different service, not permitted by right in the zoning district, then it would require further review.

Member Johnson offered an example of a former case that applied for a special use permit for a business to house many different services within. In that example, the applicant could not tell the Commission what the other businesses would be. Without that information, the Commission could not recommend approval. Chair Pro Tem Bransky stated that for the current case, all of the proposed services are detailed in the application. He explained that as long as all the services provided are in line with those outlined in the application, then the special use acts as an umbrella for the specific activities to take place at that location.

Member Cap asked how one would know when the uses change [to diverge from those allowed]. Ms. Best explained that she needs to stick with what she described to comply with the terms of her lease and her special use permit. Other members added that the fire department inspections are generally when non-compliant businesses are discovered.

Member O'Brien posited a scenario where a tattoo artist operates within the proposed business. Such a use would be subject to different regulations not reviewed under the current special use request. Village Planner Berstene stated that the applicant then would come before the Planning and Zoning Commission to request an amendment to the special use permit.

Member O'Brien asked Ms. Best if her contractors will sign a sublease. Ms. Best affirmed.

Member Johnson moved to recommend approval of Case 23-15 for a Special Use Permit for Massage Therapy for "bbHOLISTIC, LLC" at 920 W 175th Street, Suites 1 & 2; incorporating the findings of fact into the record. Seconded by Member O'Brien.

AYES: Members Alfonso, O'Brien, Johnson, and Chair Pro Tem Bransky

NAYS: Member Cap

ABSTENTIONS: None

ABSENT: Member Castaneda and Chair Sierzega

Member Cap stated that he voted against the motion based on his questions and applicant responses throughout the meeting.

OLD BUSINESS:

Members O'Brien and Chair Pro Tem Bransky provided a summary of the Steering Committee Kick-Off Meeting for the Downtown Transit-Oriented Development Master Plan.

ADJOURN:

Chair Pro Tem Bransky called for a vote of unanimous consent to adjourn the meeting at 7:46 pm; the motion passed.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 8, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-18: Variance to Construct a Parking Pad



APPLICATION INFORMATION

APPLICANT	Chris Kalvig
ACTION REQUESTED	1. Variance to Exceed Maximum Impervious Lot Coverage 2. Variance to Exceed Maximum Dimensions of a Parking Pad
ADDRESS	17915 Riedle Court
PIN	29-31-302-018-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-1 Single Family Residential	Detached Dwelling Unit
PROPOSED	R-1 Single Family Residential	Detached Dwelling Unit
SURROUNDING	N: R-1 Single Family Residential	Detached Dwelling Unit
	E: R-3 Townhouse/ Transition	Attached Multi-Family Dwelling
	S: R-1 Single Family Residential	Detached Dwelling Unit
	W: R-1 Single Family Residential	Detached Dwelling Unit

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 24, 2023; letters were sent to 32 property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application		Chris Kalvig	05/23/2023

Title	Pages	Prepared by	Date
Response to Standards for Variance to Exceed Impervious Lot Coverage	2	Chris Kalvig	05/18/2023
Response to Standards for Variance to Exceed Maximum Dimensions for a Parking Pad	2	Chris Kalvig	05/23/2023
Plat of Survey	1	David A. Ring & Associates	09/06/2018
Plat with Proposed Work	1	Chris Kalvig	-
Photographs	3	Chris Kalvig	-

BACKGROUND

On October 31, 2022, a contractor, on behalf of the property owner, applied for a building permit to construct a parking pad in the front yard at 17915 Riedle Court. The permit was denied because the proposed parking pad would exceed the allowed lot coverage for the property. Staff communicated this to the applicant, Chris Kalvig, and explained the process by which he could apply for a variance. At the time, the applicant would not have had time to obtain a variance and complete the work before the November 30 cut-off for permitting new concrete. Additionally, at this time, the Planning and Zoning Commission was completing the review and discussion of the new zoning ordinance, to be adopted on January 10, 2023. With these two factors in consideration, Staff advised the applicant to check back after the New Year to evaluate his request under the new ordinance and begin any necessary entitlements.

In March 2023, the applicant reconvened the conversation with Staff. Having reviewed the new Zoning Ordinance, the applicant initially and informally requested a zoning map amendment to re-classify his property to R-2 Single Family Residential. Staff advised the applicant that rezoning exclusively his property would not meet the criteria of the Standards for a Map Amendment and would result in “spot zoning,” a tool no longer deemed legally judicious.

As a result of the comprehensive Zoning Ordinance update process, Staff was aware of a limited quantity of properties surrounding this subject property, with similar characteristics that do not conform to the R-1 zoning district but do closely conform to the R-2 zoning district. Staff informed Mr. Kalvig that the Village would bring forward a request for a zoning amendment that included the subject property with other properties within the area. That application came before the Commission as Case 23-12.

On May 11, 2023 the Planning and Zoning Commission voted 3-2 to recommend denial of Case 23-12: Map Amendment Rezoning R-1 Properties to R-2. Staff plans to recommend that the Village Board deny the rezoning at its next meeting (June 13, 2023). With that recommendation, Staff has advised the applicant, Mr. Kalvig, to complete his application requesting a Variance to Exceed Maximum Impervious Lot Coverage and a Variance to Exceed Maximum Dimensions of a Parking Pad.

DISCUSSION

The applicant, Chris Kalvig, owner of the property at 17915 Riedle Court, requests two variances to construct a parking pad in front of his house. The property has a narrow driveway – 7.7 feet wide – leading to a rear detached garage. For context, the width is less than the minimum required width of a parking space, typically 9’ x 18’. The narrow width of the driveway, inability to turn around, and limited on-street parking together present a challenge to the homeowner’s use of his property. To provide more

flexibility for loading/unloading the car and guest parking, the applicant requests to locate a parking pad in the front yard. Per the newly adopted Zoning Ordinance, this is permitted. However, the parking pad would add impervious lot coverage to conditions that already exceed the maximum allowed for an R-1 lot and the geometry of the proposed parking pad exceeds the maximum dimensions permitted in the ordinance. Below are further details on each of these two items.

Lot Coverage

The subject property, at 17915 Riedle Court, is a detached single-family dwelling with a detached garage. The property is 7,500 square feet. The existing house and impervious surfaces (driveway, walkway, deck, and garage) currently total 3,588 square feet or 48% impervious lot coverage. Within the R-1 zoning district, the maximum allowable impervious lot coverage is 40%. The property, as built, does not conform to the minimum lot width, lot area, or lot coverage requirements of the R-1 zoning district. However, the character of the property is consistent with those surrounding it. The impervious lot coverage is greater than similar neighboring properties due to the detached garage. The added distance to access the garage increases the driveway area, thereby increasing lot coverage. This is consistent with a neighboring property that also has a detached garage. The applicant requests to construct a parking pad measuring approximately 270 sf. This would increase the impervious lot coverage by 3% for a total of 51% lot coverage, exceeding the zoning district maximum by 11%.

One of the primary concerns that lot coverage limitations address is increased stormwater run-off. The property owner currently uses rain barrels to capture and store rainwater run-off from the house and garage. Rain barrels are considered a “Best Management Practice” (BMP), a term used to describe tactical strategies for reducing the potential negative impacts of stormwater. The use of rain barrels counteracts impervious lot coverage by capturing stormwater that would percolate directly into the ground if not for the development of the site. This is a strategy employed by other communities to mitigate the potential negative effects of increased lot coverage for residences. It is a small-scale intervention of the on-site stormwater detention required for larger developments.

Parking Pad Dimensions

The updates to the Zoning Ordinance, adopted January 10, 2023, include provisions for a parking pad as-of-right when conforming to the regulations of Section 44-05-05.E. The required dimensions are constructed with the idea of a parking pad located adjacent to a driveway. The applicant proposes a parking pad that is 32 feet in total length. The parking area would be 17 feet long; with an additional 15 feet that would taper to allow a vehicle to maneuver into this space from the pad to the driveway.

As the ordinance is written, the maximum length for a parking pad is 20 feet, including a 7-foot taper. A typical parking space is 9 feet wide by 18 feet long, therefore, a parking pad of 20 feet would not be long enough to accommodate an 18 feet length plus a 7-foot taper. The code allows a parking pad in the front yard and adjacent to the driveway, in front of the garage, or adjacent to the garage, however, the limitations on the length, do not adequately allow for this to exist. Therefore, the applicant requests a variance from the maximum dimensions to construct the parking pad as proposed on his drawings.

Materials

The applicant intends to construct the proposed parking pad from unit pavers. He has provided an image of a product called “Holland Stone.” Additionally, the applicant proposes to landscape around the parking pad to beautify the property, screen the parking pad and reduce the visual impact.

Standards for Variance

The responses to variance standards for each request, completed by the applicant, are attached for review by the Planning and Zoning Commission.

In accordance with Illinois statutes, all variances shall be considered through the lens of the Standards for a Variance. A variance serves to provide specific relief from the Zoning Ordinance where full adherence to the regulations creates a practical difficulty or particular hardship for the property owner. Granting a variance does not set a precedent; each case is considered on its own circumstances and merits.

The practical difficulty requiring a variance to exceed the maximum allowed impervious lot coverage exists by nature of the zoning classification as R-1 Single Family Residential. The lot as platted, permitted, and developed is non-conforming to this zoning classification.

FINDINGS OF FACT

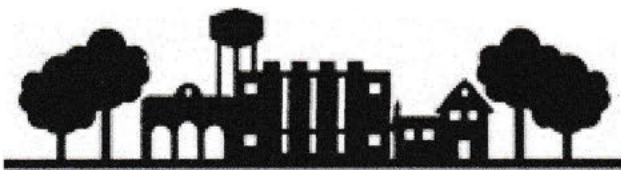
The staff has prepared the **draft** findings of fact in accordance with the standards set forth in Section 44-07-12.D of the Zoning Ordinance Standards for a Variance. **The draft findings are provided for the convenience of the Commission. The Commission may make any changes to reflect the findings determined through the process of the hearing.** The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject property is a 7,500 sf residential lot located at 17915 Riedle Court, in the R-1 Single Family Residences Zoning District.
2. The property in its existing conditions exceeds the maximum allowed impervious lot coverage (40%) by 8%. The proposed variance would increase impervious lot coverage by 3% to a total of 51%.
3. The parking pad will not: alter the character of the neighborhood; injure nor diminish the value of adjacent properties; or impair public health, safety, or welfare.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for a variance, the Planning and Zoning Commission may consider the following motion, written in the affirmative:

Recommend approval of Case 23-18 to grant a variance for 17915 Riedle Court to allow impervious lot coverage up to 51% and to allow a parking pad of the dimensions shown on the plan submitted; and
 Incorporate the findings of fact into the record.



VILLAGE OF HOMEWOOD

APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17915 Riedle Court Homewood, IL 60430

Property Index Number(s): 29-31-302-018-0000

Zoning District:

- Zoning options: R-1, B-1, R-2, B-2, R-3, B-3, R-4, B-4

Lot Size: 7,500 sq. ft. 0.17 acres

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

APPLICANT

Name: Chris Kalvig
Company:
Address: 17915 Riedle Court, Homewood, IL 60430
Phone:
Email:
Role: homeowner

PROPERTY OWNER

Name:
Company:
Address:
Phone:
Email:
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.

- Permit options: Limited Use Permit, Special Use Permit, Temporary Use Permit

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

- Variance options: Variance, Administrative Exception, Zoning Text Amendment, Zoning Map Amendment

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

Variance to exceed maximum impervious surface coverage by 11% (+3% to existing conditions) and variance to exceed maximum dimensions of a parking pad.

I acknowledge and attest that:

- Attestation points: All information is true; inspections permitted; fees paid; work follows codes.

Applicant Name: Chris Kalvig

Applicant Signature: Chris Kalvig

Date: 5/23/23

PROPOSED DEVELOPMENT

Description: Add a parking pad that is 11-foot wide x 32-foot long, including a taper.

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.

	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Principal Structure						
Single family detached dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,620 sf	<input 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)			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 checked="" type="checkbox"/>	<input type="checkbox"/>	450 sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	168 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			Area	Addition	New Build	Area
Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,350 sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	270 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			3,588 sf			3,858 sf
Percentage of Total Site Area			48 %			51 %

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: _____



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 17915 Riedle Court Homewood, IL 60430

Requested Variance: Exceed Impervious Surface Coverage by 11% (+3% to existing conditions)

Zoning Requirement: 40% maximum impervious surface coverage

Ordinance Reference: Table 44-03-01 Bulk and Dimensional Standards

Applicant Name: Chris Kalvig **Date:** 5/18/23

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.

We would like to add 3% impervious coverage via a parking pad extension to our driveway off the front of the house near the front door. Currently the driveway near the main access to the house is just as wide as a vehicle. Entering, Exiting, Loading and Unloading the vehicles frequently results in stepping on our own or neighboring property lawns which a parking pad would alleviate. In addition, would allow a car to park in drive without blocking rear garage access. Overall I believe this would be an improvement to property value of several thousand dollars.

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?

The lots are narrow, and the driveway is narrow. One side of our street does not allow for vehicle parking. The narrow drive makes loading/unloading kids/groceries/etc difficult. It is also difficult to put larger vehicles like trucks in the driveway. Some aspects of this would apply to neighbors but several other houses in the area have wider or double wide driveways already so not all would require such an expansion.

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.

No. An addition to the driveway large enough for one vehicle is all that is being changed on the lot. Several houses in the neighborhood have such a feature already and this would not stand out or alter the character of the locality. In addition, we intend to softscape the front of the pad to minimize the visual presence of the pad and vehicle that may be parked there.

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.

The reason for the variance would be to increase parking space on the lot. Currently visitors either block the drive or have to park on the street. The narrow driveway in particular is only wide enough for a vehicle, so walking around the vehicle parked in the drive requires stepping on a neighbor's yard. In the snow, this also requires stepping into and through the snow to access a vehicle parked on the driveway.

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?

While there are several other narrow lots nearby, most of those have wider driveways, some already double wide. In addition, several homes have an attached garage which eliminates much of the issue of having a disconnect between the house and an appropriately large area to do or bring things to a vehicle. That said, there are some properties nearby with similarly thin driveways to ours.

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.

No. The driveway and layout have been like this since our purchase in 2018

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. The possible negative is adding to the impervious surface coverage which could increase flooding risk, but it is my understanding that our property is not prone to flooding. We are also willing to add other water positive features to our property. We already have two 50 gallon rain barrels we use for watering and softscaping around the property.

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.

The addition of the parking pad will hopefully create value on the property itself but should have no bearing on the value of nearby properties. The property will still look like a typical neighborhood residence. As discussed in the previous question the only possible hazard may be flood risk which I do not believe is a concern for such a small addition in our area.



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17915 Riedle Court _____ Homewood, IL 60430	
Requested Variance:	Exceed Maximum Dimensions for a Parking Pad _____	
Zoning Requirement:	Maximum 20' long, including taper, and 10' wide _____	
Ordinance Reference:	Section 44-05-05.E.3 Parking Pad Dimensions _____	
Applicant Name:	Chris Kalvig _____	Date: 5/23/23 _____

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.

A parking pad that meets the standard sizing in the location I am adding it would not be sizeable enough. My location does not terminate in a garage or run up where there is addition length for the vehicle.

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?

My lot has a particularly narrow driveway with a rear detached garage. This is not true for all other lots in my area. Some are similarly narrow, but either have attached garages or wider driveways already.

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.

The property will still look and feel like a neighborhood property. Some in the area already have wider driveways. We intend to use pavers for the pad for a cleaner visual look and we will also be softscaping in front of the new parking pad to soften the increased ground coverage.

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.

As described in #1, an addition of a standard sized parking pad in the requested area would not provide enough spacing for a full pull in of a vehicle without any additional driveway or garage to pull into.

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?

As described in #2, I do not believe parking pads, let alone non-standard parking pads, would be needed for neighboring lots which already have attached garages and wider driveways.

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.

There are no personal gains related to the hardship

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. Visually the character will be unchanged. There will be additional ground coverage that could result in increased flooding, but it is my understanding that flooding is not a common concern near our property. In addition, we have installed water barrels and have softscaping for water absorption on our property already and plan to add more on the edge of the new pad.

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.

#7 refers to possible flooding hazard. No other potential hazards should be created with this variance. The property will appear as a typical neighborhood property and should not de-value adjacent properties.

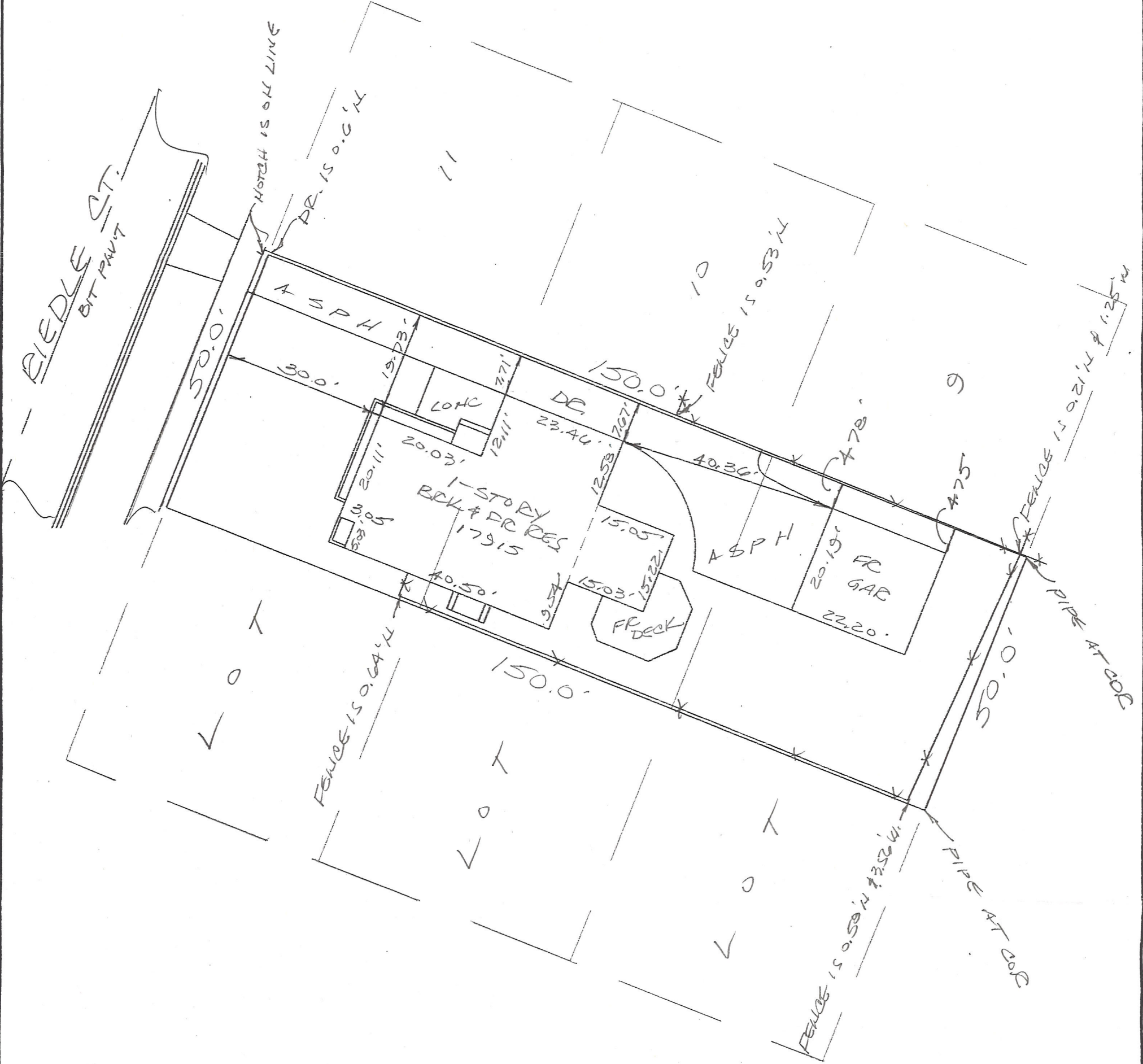
TELEPHONE
(708) 799-9542
FAX
(708) 799-8797

DAVID A. RING & ASSOCIATES
REGISTERED LAND SURVEYORS

18120 1/2 MARTIN AVENUE
HOMWOOD, ILLINOIS
60430

PLAT OF SURVEY

LOT 9 (EXCEPT THE NORTH 50 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF), LOT 10 (EXCEPT THE NORTH 50 FEET AND EXCEPT THE SOUTH 50 FEET THEREOF), LOT 11 (EXCEPT THE NORTH 50 FEET THEREOF AND AND EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK "J" IN THE VILLAGE OF HARTFORD, ACCORDING TO MAP THEREOF RECORDED IN BOOK 49 OF MAPS, PAGE 99, SECTION 31, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



FOR: MR. WILLIAM BUTCHER - ATTY

SCALE: 1" = 20'

JOB NO. 1809023

RESURVEYED TO LOCATE BUILDING.

JOB NO. _____

DATE _____

ORDERED BY _____

CONTRACTOR, BUILDERS OR OWNERS SHOULD VERIFY AND COMPARE ALL POINTS BEFORE BEGINNING ANY CONSTRUCTION AND AT ONCE REPORT ANY DISCREPANCIES. CONSULT DEED FOR BUILDING LINE AND RESTRICTIONS. CONSULT DEED OR ABSTRACT OF TITLE FOR EASEMENTS. THIS PLAT WAS PREPARED FOR THE ABOVE NAMED PARTY ONLY AND IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS PRESENT.



STATE OF ILLINOIS } SS
COUNTY OF COOK }

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION TO THE HEREON DRAWN PLAT, AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL FRACTIONS THEREOF AND CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ROBERT D. McALLISTER, P.L.S.

DATE: SEPT. 6, 2018 CERT. NO. 2921

PROFESSIONAL DESIGN FIRM 184-004604

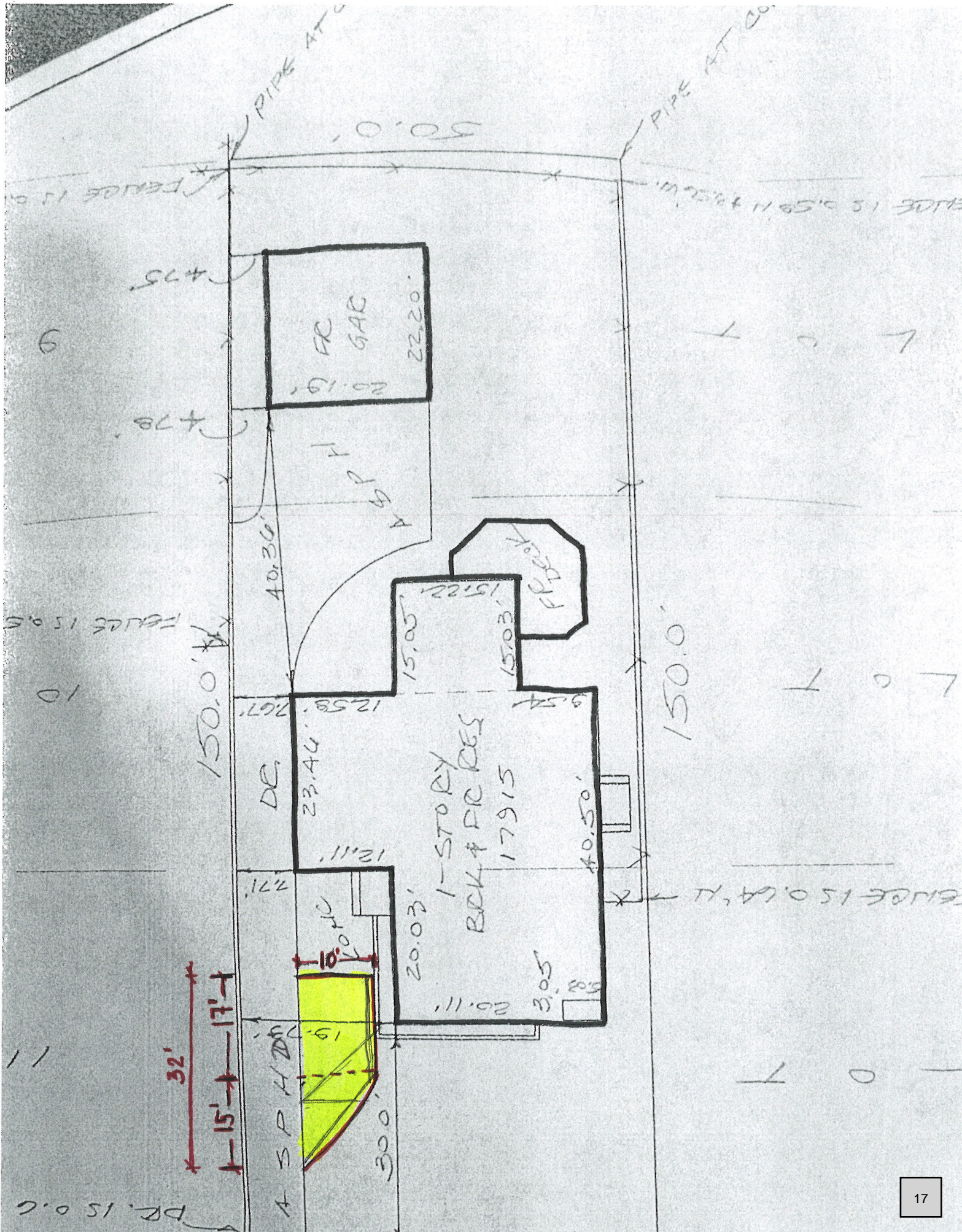




PHOTO - 1
EXISTING
DRIVEWAY
@ 7' WIDE



PHOTO - 2 PROPOSED AREA OF PARKING PAD, W/ LANDSCAPING



PHOTO-3: PROPOSED "HOLLAND STONE" UNIT PAVERS