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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 24-010**

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**AN ORDINANCE GRANTING APPROVAL OF A VARIANCE TO PERMIT A MIX OF BRICK, STONE AND STUCCO SIDING MATERIALS ON THE FIRST FLOOR OF THE DWELLING. IN LIEU OF THE EXTERIOR CONSTRUCTION STANDARDS REQUIRING THAT STONE OR BRICK MATERIAL COVER ONE HUNDRED (100) PERCENT OF THE AGGREGATE TOTAL AREA OF ALL FIRST FLOOR OR STORY EXTERIOR WALLS, EXCLUSIVE OF DOORS, WINDOWS AND ASSOCIATED TRIM [§75-67A (APPLICABILITY AND SCOPE: TYPE OF BUILDING OR STRUCTURE) OF CHAPTER 75 (BUILDINGS) OF THE CODE OF THE VILLAGE OF HOMER GLEN], FOR CERTAIN REAL PROPERTY LOCATED IN THE R-3 SINGLE FAMILY RESIDENTIAL DISTRICT AT 13914 W. ERIN LN., HOMER GLEN, ILLINOIS**

**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
JENNIFER CONSOLINO  
DAN FIALKO  
CURT MASON  
CJ MCNAUGHTON  
ROSE REYNDERS  
SUSANNA E. STEILEN**

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AN ORDINANCE GRANTING APPROVAL OF A VARIANCE TO PERMIT A MIX OF BRICK, STONE AND STUCCO SIDING MATERIALS ON THE FIRST FLOOR OF THE DWELLING. IN LIEU OF THE EXTERIOR CONSTRUCTION STANDARDS REQUIRING THAT STONE OR BRICK MATERIAL COVER ONE HUNDRED (100) PERCENT OF THE AGGREGATE TOTAL AREA OF ALL FIRST FLOOR OR STORY EXTERIOR WALLS, EXCLUSIVE OF DOORS, WINDOWS AND ASSOCIATED TRIM [§75-67A (APPLICABILITY AND SCOPE: TYPE OF BUILDING OR STRUCTURE) OF CHAPTER 75 (BUILDINGS) OF THE CODE OF THE VILLAGE OF HOMER GLEN], FOR CERTAIN REAL PROPERTY LOCATED IN THE R-3 SINGLE FAMILY RESIDENTIAL DISTRICT AT 13914 W. ERIN LN., HOMER GLEN, ILLINOIS

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, an application has been filed by Agnieszka Dzielski and Tomasz Tustanowski , for the granting of a variance to use a mix of brick, stone and stucco materials on the first floor on the proposed dwelling, in lieu of the Exterior Construction Standards requiring that stone or brick material cover one hundred (100) percent of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows and associated trim [§75-67A (Applicability and scope: type of building or structure) of Chapter 75 (Buildings) of the Code of the Village of Homer Glen], for certain real property located in the R-3 Single Family Residential District at 13914 W. Erin Ln., Homer Glen, Illinois; and,

**WHEREAS**, having reviewed the application, the Village Board of the Village of Homer Glen has determined the application for the variance demonstrates compliance with the Variance requirements set forth in §75-67F (Applicability and scope: type of building or structure) of Chapter 75 (Buildings) of the Code of the Village of Homer Glen.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals and findings set forth above and attached hereto as Exhibit “B” are incorporated herein and they are adopted as the findings of the Village Board of Trustees.

**Section 2. Variance.** The Village hereby grants a variance to permit the use of brick, stone and stucco siding materials on the first floor of the proposed dwelling, in lieu of the Exterior Construction Standards requiring that stone or brick material cover one hundred (100) percent of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows and associated trim [§75-67A (Applicability and scope: type of building or structure)

of Chapter 75 (Buildings) of the Code of the Village of Homer Glen], for certain real property located in the R-1 Single Family Residential District at 14432 W. Hickory Ave., Homer Glen, Illinois.

**Section 3. Severability.** The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

**Section 4. Repealer.** All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.


**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval.

**Section 6. Notice to Applicant.** That the Village Clerk is further directed to forward a copy of this Ordinance to the applicant as notification of the passage and approval of this Ordinance.

Adopted this 28<sup>th</sup> day of February, 2024 pursuant to a roll call vote as follows:

	<u>YES</u>	NO	ABSENT	PRESENT
Consolino	X			
Fialko	X			
Mason	X			
McNaughton	X			
Reynders	X			
Steilen	X			
Neitzke-Troiike (Village President)				
TOTAL	6			

**APPROVED** by the Village President on February 28, 2024

  
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Christina Neitzke-Troiike  
Village President

ATTEST:  
  
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Candice Bielski  
Village Clerk