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

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**ORDINANCE  
NUMBER 24-027**

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**AN ORDINANCE GRANTING APPROVAL OF A VARIANCE TO PERMIT A MIX OF BRICK AND FIBER CEMENT 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-2 SINGLE FAMILY RESIDENTIAL DISTRICT AT 12020 RAMBLING RD., HOMER GLEN, ILLINOIS**

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

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

**TRUSTEES**

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**AN ORDINANCE GRANTING APPROVAL OF A VARIANCE TO PERMIT A MIX OF BRICK AND FIBER CEMENT 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-2 SINGLE FAMILY RESIDENTIAL DISTRICT AT 12020 RAMBLING RD., 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 Aleks Ramos on behalf of DJK Builders, for the granting of a variance to use a mix of brick and fiber cement siding 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-2 Single Family Residential District at 12020 Rambling Rd., 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 and fiber cement 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-2 Single Family Residential District at 12020 Rambling Rd., 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.

*[Remainder of Page Intentionally Left Blank]*

Adopted this 22nd day of May, 2024 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Consolino	X			
Mason	X			
Fialko	X			
McNaughton			X	
Steilen	X			
Reynders	X			
Neitzke-Troike (Village President)				
TOTAL	5		1	-

**APPROVED** by the Village President on May 22<sup>nd</sup>, 2024.

  
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Christina Neitzke-Troike  
Village President

ATTEST:  
  
\_\_\_\_\_  
Candice Bielski  
Village Clerk

### Findings of Fact. Exhibit B

The Village Board shall not vary the provisions of the Code of the Village of Homer Glen as authorized unless it has made findings based upon the evidence presented to it in the following cases. The Village Board makes the following findings (*in italics*):

1. The variance will not alter the essential character of the neighborhood in which the property is located.

*The variance will not likely alter the essential character of the neighborhood in which the property is located as many of the homes in this subdivision feature comparable architectural styles.*

2. The variance will not be injurious to other property in the neighborhood in which the property is located.

*The variance will not likely be injurious to other property in the neighborhood in which the property is located*

3. The variance will not substantially diminish or impair property values within the neighborhood in which the property is located.

*The variance will not likely substantially diminish or impair property values within the neighborhood in which the property is located because the proposed exterior materials are similar to those in the subdivision.*