

**ORDINANCE NO. M-2414**

**AN ORDINANCE GRANTING VARIANCES OF THE MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE COVERAGE TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 17863 GOLFVIEW AVENUE, HOMEWOOD, ILLINOIS**

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**WHEREAS**, 65 ILCS 5/11-13-1 et seq. authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

**WHEREAS**, 65 ILCS 5/11-13-5 authorizes granting a zoning variation by the passage of an Ordinance; and

**WHEREAS**, Steven Scott is the owner of 17863 Golfview Avenue, a vacant property in the R-1 Single Family Residential Zoning District; and

**WHEREAS**, the petitioner proposes the construction of a single-family residence, detached garage and shed on the property; and

**WHEREAS**, Section 44-03-01 establishes Bulk and Dimensional Standards; and

**WHEREAS**, the petitioner has requested variations from Subsection 44-03-01(A) to exceed the maximum building coverage and maximum impervious surface coverage; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its April 9, 2026, regular meeting and voted four to zero to recommend approval of the requested variances; and

**WHEREAS**, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance; and

**WHEREAS**, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a variance, subject to the terms and provisions hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Homewood, that:

**SECTION ONE - INCORPORATION OF RECITALS:**

The above recitals are incorporated into this ordinance as if restated here.

**SECTION TWO - FINDINGS OF FACT:**

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008;
2. The subject property is owned by Steven Scott, the applicant for the proposed variance;
3. The subject property is located within the R-1 Single-Family Residence zoning district;
4. The subject property is proposed to be developed as a single-family residence;
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by right in the R-1 Single-Family Residence zoning district;
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district;
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, outlined in Table 44-03-01 of the Village Zoning Ordinance, restrict properties to a maximum building coverage of 30% of any lot and a maximum impervious surface coverage of 40% of any lot;
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).
9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property;

10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required for the approval of any variation from the Village Zoning Ordinance.

**SECTION THREE - LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Lot 9 in Block 1 in Tipton Green, a Subdivision of the east 660 – ½ Feet of the West 1321 Feet of the South 530.6 Feet of the South ½ of the Northwest ¼, West of the Illinois Central Right-of-Way, (Except the South 15 Feet Thereof) in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.*

Permanent Index Number: 29-31-121-008-0000

Common Address: 17863 Golfview Avenue  
Homewood, IL 60430

**SECTION FOUR - GRANTING OF VARIATION:**

The following variation is hereby granted to the petitioner:

A variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).

**SECTION FIVE - CONDITIONS:**

The applicant shall provide flow diagrams and other grading and drainage plans to demonstrate drainage from the rear fifteen (15) feet of the property for review and approval by the Village Engineer before issuance of a building permit.

**SECTION SIX - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes from April 9, 2026, as they relate to the subject zoning.
2. Homewood Village Board minutes of April 28, 2026, as they relate to this ordinance.

**SECTION SEVEN - RECORDING:**

The Village Attorney shall cause this Ordinance, without attachments, to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 28<sup>th</sup> day of April, 2026

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_