

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Zoning Variance, Bulk and Dimensional Standards - 17863 Golfview Avenue

PURPOSE

Steven Scott, the applicant, owns the subject property at 17863 Golfview Avenue, and has requested a variance from bulk and dimensional standards, maximum building coverage, and impervious surface coverage in the R-1 Single-Family Residence zoning district. The variance would allow for the construction of a single-family residence on the property.



PROCESS

This property was initially constructed as a one-story single-family residence with a front-facing garage in 1953. The home had deteriorated by the 2000s, with numerous citations issued against the property owner due to the declining condition of the property. The Village obtained a court order to demolish the property in 2010 and foreclosed on its demolition lien to recover the demolition costs several years later. The applicant purchased the property at the judicial sale in 2021, but it has remained vacant lot since the demolition.



The applicant has proposed the construction of a 1,553 square-foot residence, detached garage, and shed on the property. The lot is 8,130 square feet in area, which is smaller than the minimum

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lot size for the R-1 zoning district (minimum 10,400 square feet). The lot is 25% narrower and 22% smaller than a zoning lot platted to meet the current standards of the R-1 zoning district.

The property has been zoned R-1 since the initial platting of the lot in the 1930s. The lot became legal non-conforming with the adoption of subsequent zoning ordinances and remains legal non-conforming under the current Village Zoning Ordinance in 2023.

The applicant has requested a variance from the building coverage and maximum impervious surface coverage standards of the R-1 zoning district. The applicant has requested the following variances:

- Maximum building coverage (max. 30% in R-1 zoning district) – **32.6% requested.**
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – **52.3% requested.**

At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Variance, and incorporated the Findings of Fact into the record:

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).

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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 to be met before approval of any variation from the Village Zoning Ordinance.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Subsection 44-03-01.A, Table 44-03-01, Bulk and Dimensional Standards of the Homewood Zoning Ordinance, to allow a second driveway at 17863 Golfview Avenue that exceeds maximum building coverage and impervious surface coverage, with the condition that 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 prior to issuance of a building permit.

ATTACHMENT(S)

Ordinance