

RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- Completed application form
- Proof of ownership, or Letter of authorization by the owner
- Plat of survey with legal description
- Site plan
- Conceptual floor plan
- Materials, as listed below
- Payment of fee

Based on each action(s) requested, provide the following required materials:

Special Use, Limited Use, Temporary Use

- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

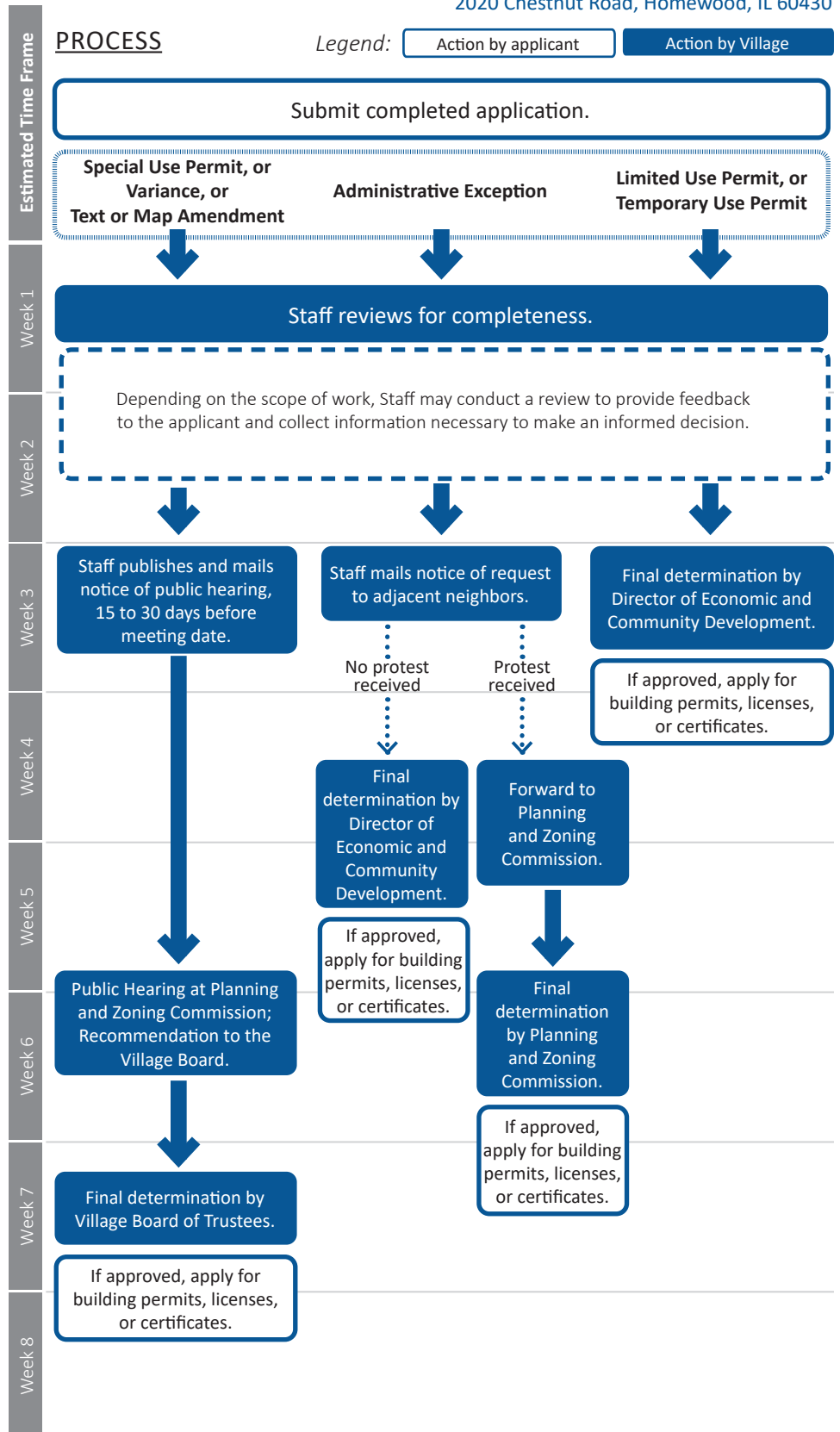
Variance

- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Text or Map Amendment

- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.





VILLAGE OF HOMEWOOD

APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18240 Harwood Avenue Homewood, IL 60430

Property Index Number(s): 29-31-312-007-0000, 29-31-312-012-0000, 29-31-312-020-0000

Lot Size: 35,980 sq. ft. acres

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

Zoning District:

- Zoning options: R-1, B-1, R-2, B-2, R-3, B-3, R-4, B-4. B-1 is selected.

APPLICANT

Name: Mahmoud Essa, Company: Creative LED Signs, Address: 12560 S Holiday Dr, Alsip, IL 60803, Phone: 773-554-9999, Email: sales@creativeledsigns.com, Role: General Contractor

PROPERTY OWNER

Name: Nour Esbahya, Company: 18240 Harwood Ave LLC, Address: 12422 S Menard Ave, Alsip, IL 60803, Phone: 708-307-3333, Email: sales@creativeledsigns.com

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 (checked), Temporary Use Permit

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

Multi-dwelling apartments in existing building

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

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

I acknowledge and attest that:

- Attestation points: Information is true and accurate; Village representatives can inspect; Fees are paid; Work requires Building Permit.

Mahmoud Essa, Applicant Name

DocuSigned by: Mahmoud Essa, Applicant Signature

12/5/2024, Date

APPLICATION

RESIDENTIAL ZONING REVIEW

PROPOSED DEVELOPMENT

Description: The reutilization of the existing commercial warehouse into a multi-dwelling apartment building.

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.

Principal Structure	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	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"/>	16,646 sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)	No Change	Demo	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 type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	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	No Change	Demo	Area	Addition	New Build	Area
Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	10,987 sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	883 sf
Walkways	<input checked="" 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			27,633 sf			883 sf
Percentage of Total Site Area			77 %			2 %

Staff Notes

Do not write below this line.

CASE NO: _____	Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
Request: _____	Action: _____	Comments/Conditions: _____
_____	_____	Date: _____
_____	_____	_____
<p>This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.</p>		
Name: _____	Signature: _____	Date: _____