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.

PROCESS

Legend: Action by applicant | Action by Village

Estimated Time Frame

Submit completed application.

Special Use Permit, or Variance, or Text or Map Amendment | **Administrative Exception** | **Limited Use Permit, or Temporary Use Permit**

Week 1

Staff reviews for completeness.

Week 2

Depending on the scope of work, Staff may conduct a review to provide feedback to the applicant and collect information necessary to make an informed decision.

Week 3

Staff publishes and mails notice of public hearing, 15 to 30 days before meeting date.

Staff mails notice of request to adjacent neighbors.

Final determination by Director of Economic and Community Development.

Week 4

No protest received

Protest received

If approved, apply for building permits, licenses, or certificates.

Week 5

Final determination by Director of Economic and Community Development.

Forward to Planning and Zoning Commission.

If approved, apply for building permits, licenses, or certificates.

Week 6

Public Hearing at Planning and Zoning Commission; Recommendation to the Village Board.

Final determination by Planning and Zoning Commission.

Week 7

Final determination by Village Board of Trustees.

If approved, apply for building permits, licenses, or certificates.

Week 8

If approved, apply for building permits, licenses, or certificates.

VILLAGE OF HOMEWOOD

APPLICATION:
RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18242 Martin Avenue Homewood, IL 60430

Property Index Number(s): 29313160120000

Zoning District:

☐ R-1 ☐ B-1
☒ R-2 ☐ B-2
☐ R-3 ☐ B-3
☐ R-4 ☐ B-4

Lot Size: 7800 sq. ft. _____ acres

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

APPLICANT

Name Logan Lukasik
Company
Address 18242 Martin Avenue
Phone 708-334-6108
Email logan.lukasik@gmail.com
Role Fiance of Property Owner/Authorized Representative

PROPERTY OWNER

Name Margaret Carmen Pavisich
Company
Address 18242 Martin Avenue
Homewood, IL 60430
Phone 708-262-4626
Email Carmenpavisich@gmail.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.

☐ Limited Use Permit
☐ Special Use Permit
☐ Temporary Use Permit

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

☒ Variance
☐ Administrative Exception
☐ Zoning Text Amendment
☐ Zoning Map Amendment

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

Variance to permit replacement of the existing detached garage in substantially its existing location with a new 22 ft. x 22 ft. two-car detached garage, using the side and rear setbacks shown on the submitted site plan rather than the required 5 ft. setbacks. Demolish the existing garage and concrete pad, install a new concrete slab/pad, and construct the proposed garage. The existing brick paver patio shown on the plan is to remain.

I acknowledge and attest that:

» All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
» Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
» I agree to pay all required fees;
» No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Logan Lukasik	Logan Lukasik	10/1/2026
Applicant Name	Applicant Signature	Date

PROPOSED DEVELOPMENT

Description: Garage replacement: demolish the existing detached garage and concrete pad and construct a new 22 ft. x 22 ft. (484 sq. ft.) two-car detached garage, as shown on the submitted drawings.

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.

	Existing			***New***		
Principal Structure	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Single family detached dwelling	☐	☐	sf	☐	☐	sf
Duplex dwelling	☐	☐	sf	☐	☐	sf
Townhouse dwelling	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	☐	☐	sf	☐	☐	sf
Accessory dwelling unit, detached	☐	☐	sf	☐	☐	sf
Garage, attached	☐	☐	sf	☐	☐	sf
Garage, detached	☐	☒	-357 sf	☐	☒	484 sf
Deck, Porch, or Patio	☐	☐	sf	☐	☐	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	☐	☐	sf	☐	☐	sf
Solar energy collection, roof	☐	☐	sf	☐	☐	sf
Solar energy collection, ground	☐	☐	sf	☐	☐	sf
Swimming Pool or Spa	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	☒	☐	1208 sf	☐	☐	sf
Parking Pad	☐	☐	sf	☐	☐	sf
Walkways	☐	☐	sf	☐	☒	88 sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			sf			sf
Percentage of Total Site Area			%			%

Staff Notes *Do not write below this line.*

CASE NO: _____ Fee: _____ ☐ Paid Date Received: _____

Request:	**Action:**	**Comments/Conditions:**	**Date:**

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____