

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

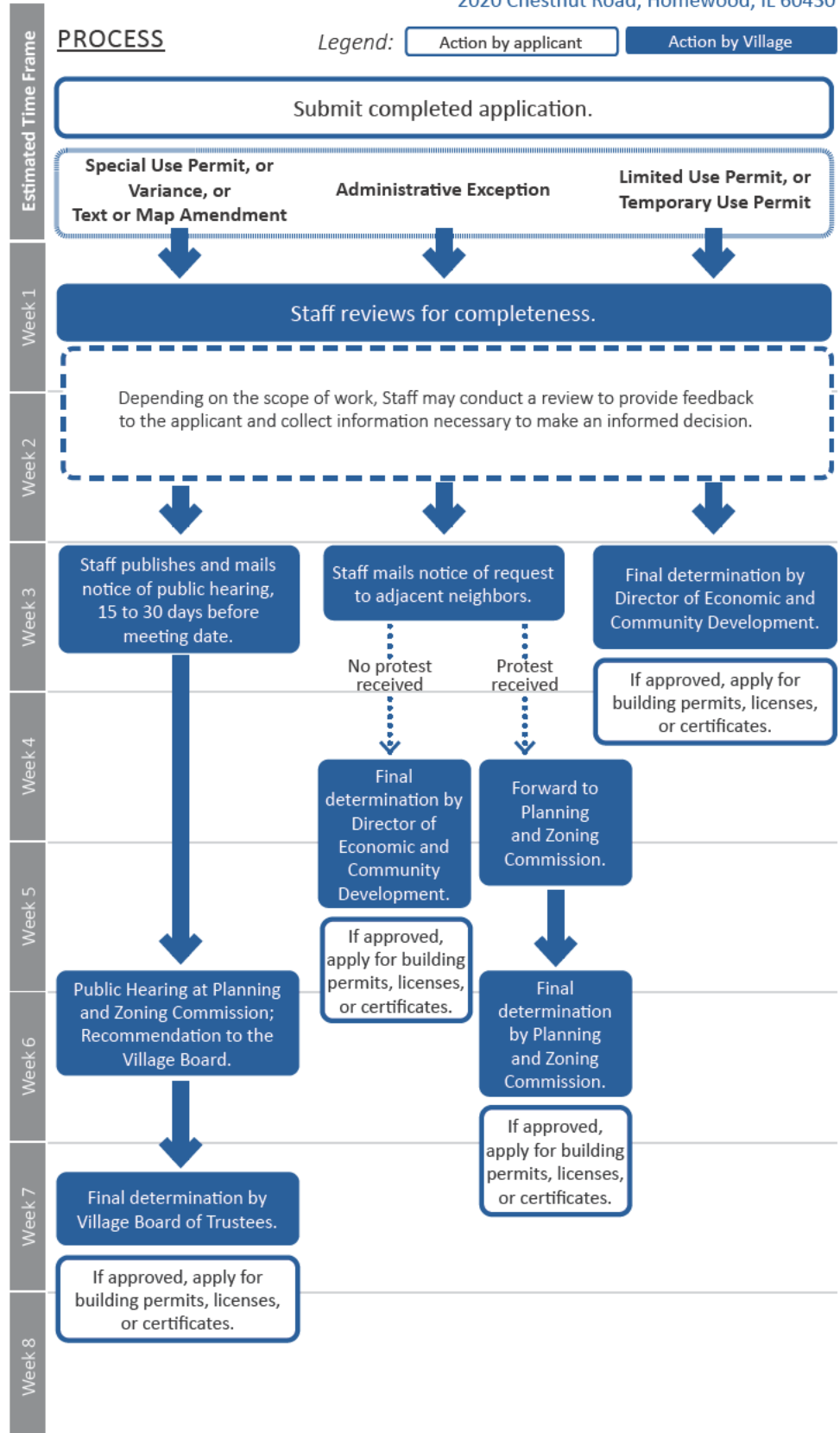
Variance

- 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: 17863 Golfview Avenue Homewood, IL 60430

Property Index Number(s): 29-31-121-008-0000

Lot Size: 8,130 sq. ft. _____ acres

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

Zoning District:

- R-1 B-1
- R-2 B-2
- R-3 B-3
- R-4 B-4

APPLICANT

Name Steven C. Scott

Company _____

PROPERTY OWNER

Name Steven and Deborah Scott

Company _____

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.

1) Request to exceed the requirement that a maximum of 30% of the lot's square footage can be occupied by principal and accessory buildings.; and 2) Request to exceed the requirement that a maximum of 40% of the lot's square footage can be covered by impervious surfaces.

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.

Steven C. Scott
Applicant Name

Steven C. Scott
Applicant Signature

04/01/2026
Date

PROPOSED DEVELOPMENT

Description:

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 checked="" type="checkbox"/>	1,554 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"/>	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 checked="" type="checkbox"/>	591 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 checked="" type="checkbox"/>	412 sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	540 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 checked="" type="checkbox"/>	144 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 type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,439 sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	88 sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	81 sf
Impervious Lot Coverage						
Total Impervious Area	0 sf			4,258 sf		
Percentage of Total Site Area	0 %			52 %		

Staff Notes

Do not write below this line.

CASE NO: _____	Fee: _____ <input type="checkbox"/> 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: _____