

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, 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 allows for the construction of a single-family residence on the property.



The Village Board approved the variance on April 28, 2026 (M-2414). The variance request by the applicant was to increase the maximum impervious surface coverage on the lot by 1,006 square feet (12.3% of lot area). The ordinance incorrectly stated that the increase in maximum impervious surface coverage would be 1,000 square feet (12.3%). The Planning and Zoning Commission recommended approval of a variance for 1,006 square feet in additional impervious surface area.

To correct this previously approved variance ordinance, the variance ordinance must be rescinded and restated with the correct measurements. A revised ordinance has been provided for approval.

PROCESS

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 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.

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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.

The Village Board approved an ordinance codifying this variance on April 28, 2026.

OUTCOME

The Findings of Fact from the original variance ordinance are restated below. No changes are proposed to the originally approved Findings of Fact and are added as restated in the attached ordinance.

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% (1,006 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 rescinding a previously approved ordinance (M-2414), which granted a variance from Subsection 44-03-01.A, Table 44-03-01, Bulk and Dimensional Standards of the Homewood Zoning Ordinance to allow for up to 1,000 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue; and, pass a corrected ordinance which grants 1,006 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue.

ATTACHMENT(S)

Corrected Ordinance