

ORDINANCE NO. M-2443

**AN ORDINANCE REVOKING ORDINANCE M-2414 AND GRANTING
VARIANCES OF THE MAXIMUM BUILDING COVERAGE AND
MAXIMUM IMPERVIOUS SURFACE COVERAGE TO ALLOW
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 17863
GOLFVIEW AVENUE, HOMEWOOD, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-5 authorizes granting a zoning variation by the passage of an Ordinance; and

WHEREAS, Steven Scott is the owner of 17863 Golfview Avenue, a vacant property in the R-1 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a single-family residence, detached garage, and shed on the property; and

WHEREAS, Section 44-03-01 of the Homewood Municipal Code establishes Bulk and Dimensional Standards; and

WHEREAS, the petitioner has requested variations from Subsection 44-03-01(A) to exceed the maximum building coverage and maximum impervious surface coverage; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its April 9, 2026, regular meeting and voted four to zero to recommend approval of the requested variances; and

WHEREAS, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance; and

WHEREAS, although the Village Board approved ordinance M-2414 on April 28, 2026, granting the variances requested by the property owner, that ordinance misstated the maximum impervious surface coverage amount to be allowed; and

WHEREAS, to resolve any ambiguity about the variances granted, the President and Board of Trustees find it necessary to revoke the prior ordinance and pass this ordinance containing the correct dimensions.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, that:

SECTION ONE – INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO – REVOCATION OF PRIOR ORDINANCE:

Ordinance M-2414 is hereby revoked.

SECTION THREE - FINDINGS OF FACT:

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).
 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 for the approval of any variation from the Village Zoning Ordinance.

SECTION FOUR – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 9 in Block 1 in Tipton Green, a Subdivision of the east 660 – ½ Feet of the West 1321 Feet of the South 530.6 Feet of the South ½ of the Northwest ¼, West of the Illinois Central Right-of-Way, (Except the South 15 Feet Thereof) in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-121-008-0000

Common Address: 17863 Golfview Avenue
Homewood, IL 60430

SECTION FIVE – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

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).

SECTION SIX – CONDITIONS:

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 before issuance of a building permit.

SECTION SEVEN -ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes from April 9, 2026, as they relate to the subject zoning.
2. Homewood Village Board minutes of April 28, 2026, and July 28, 2026, as they relate to this ordinance.

SECTION EIGHT - RECORDING:

The Village Attorney shall cause this Ordinance, without attachments, to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 28th day of July, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____