

VILLAGE OF HOMEWOOD



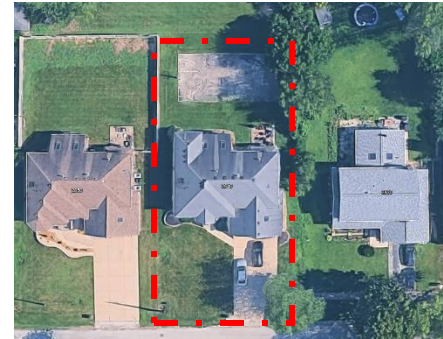
MEMORANDUM

DATE OF MEETING: August 20, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-48: Variance for Impervious Surface Coverage Requirements at 2840 Willow Road



APPLICATION INFORMATION

APPLICANT	Anthony Binion (homeowner) 2840 Willow Road Homewood, IL 60430
ACTION REQUESTED	Variance from Table 44-03-01 <i>Bulk and Dimensional Standards</i> to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad
ADDRESS	2840 Willow Road Homewood, IL 60430
PIN	31-01-105-040-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-1 Single Family Residential	Single-family residence
SURROUNDING N:	R-1 Single Family Residential	Single-family residence
E:	R-1 Single Family Residential	Single-family residence
S:	R-1 Single Family Residential	Single-family residence
W:	R-1 Single Family Residential	Single-family residence

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Anthony Binion, Applicant	7/11/2026
Variance Standards Worksheet	2	Anthony Binion, Applicant	7/11/2026
Annotated Plat of Survey	1	JNI Land Surveying Services, Inc.	7/11/2022
Plans of Improvements (Deck and Pool)	2	Anthony Binion, Applicant	7/1/2026
Staff Exhibits	3	Village Staff	8/7/2026

ACTION REQUESTED

Anthony Binion (“Applicant”) is requesting a variance from Village requirements for maximum impervious surface coverage to allow for the construction of a swimming pool and a small concrete pad.

HISTORY

The property was originally a portion of a larger lot which was subdivided in the early 2000s. The single-family residence on the property was constructed in 2005. A large sports court and other improvements were added to the property in 2006. The home was sold to the current property owner in 2010.

BACKGROUND

In early July 2026, the applicant submitted plans to the Village’s Building Department for construction of a new deck and swimming pool. The swimming pool is proposed to be an above-ground pool which is permanently recessed into the deck structure. The proposed pool will be approximately 24’ x 12’ in area (288 square feet).

The current impervious surface coverage on the lot is approximately **39%**. This high impervious surface coverage is due to a large sports court (basketball court) located in the rear yard of the property which is approximately 29’ x 60’. The court was constructed by a previous property owner.

The addition of the swimming pool will increase the impervious surface coverage on the lot to **43%**, which exceeds the 40% maximum coverage permitted in the R-1 Single Family Residential zoning district where the subject property is located.

The proposed deck on the property (within which the pool will be constructed) does not count toward impervious surface coverage. According to Section 44-09-11 (“I” Definitions), raised decks composed of boards with gaps of at least 0.25” between them are exempted from impervious surface coverage requirements. The proposed deck meets these requirements to be excluded from impervious surface coverage.

DISCUSSION AND VARIANCE STANDARDS

The applicant is seeking a variance to increase the maximum impervious surface coverage requirement for the lot to 43% (maximum 40% per the Village Zoning Ordinance).

All variance applications are reviewed against the two sets of Variance Standards found in Section 44-07-12 of the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property.

The full responses to the Variance Standards, completed by the applicant, are attached with this application. Village staff have reviewed the proposed variance with these standards and provided staff findings below.

- (1) The Planning and Zoning Commission shall use the following standards when considering this variance request, as set forth in Section 44-07-12 of the Village Zoning Ordinance. No variance shall be granted unless findings of fact for each specific application demonstrate a suitable degree**

of hardship outside of the control of the property owner, and the minimal deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:

- a) Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The existing improvements on the property cover approximately 39% of the subject property in impervious surfaces, which is near the maximum for the R-1 zoning district (40%). The property may yield a reasonable return, as the conditions do not prohibit the use of the property as a single-family residence.

However, very few additional improvements which are common residential improvements, such as pools, sheds or other accessory structures (which are commonly found on other properties in the immediate vicinity) may be constructed because such improvements will exceed the impervious surface coverage limit on the property. Such limits may impact the full enjoyment of the residential use of the property, which is a consideration of reasonable return for variance applications.

- b) Is the plight of the owner due to unique circumstances?

The subject site has a large sports court installed in the rear by a previous property owner. This large sports court (1,763 square feet) is designed to be a full-length basketball court. This is a unique improvement compared to other properties in the vicinity. This improvement is only lightly used by the owner and the owner has sought to remove the court. The owner has cited high costs as the reason for not removing the court instead of requesting a variance.

Additionally, the footprint of the single-family residence on the property covers approximately 26% of the lot (3,383 sq. ft.). The residence on the lot has a similar footprint to those located on larger lots in the vicinity, which increases the impact of the existing home on impervious surface coverage requirements for the lot. Most similarly-sized or smaller lots in the vicinity (including those below the minimum lot size for the R-1 zoning district) have homes with smaller footprints.

The lot adjacent to the subject property (2850 Willow Road) was subdivided at the same time as the subject property. Both properties have a smaller area than immediately adjacent properties. The neighboring lot at 2850 Willow Road has a similar percentage of impervious surface coverage (38%).

Many lots in the vicinity with an area smaller 13,000 square feet have a similar percentage of impervious surface coverage, with impervious surface coverages between 30% and 40% of lot area. Only one lot in the vicinity was found to exceed Village requirements for impervious surface coverage (2837 Willow Road, across the street from the subject property). Most smaller lots in the vicinity below 13,000 square feet have a smaller home footprint with additional accessory structures on the lot (sheds, pools, etc.).

- c) If granted, will the variance alter the essential character of the locality?

The proposed variance is unlikely to alter the essential character of the locality. All proposed improvements, including the pool which would exceed Village impervious surface requirements, would be located in the rear yard behind the home on the property. The proposed pool structure will meet local zoning requirements for size, placement, and equipment screening and is unlikely to cause impacts on surrounding property.

(2) Supplemental to the above standards, the decision-making authority shall also consider findings on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.

d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

The lot size (12,632 sq. ft.) meets the minimum lot size required for properties in the R-1 Single-Family Residential zoning district. The lot is rectangular and does not have an irregular shape.

e. Would the conditions upon which the petition for variance is based be generally applicable to other properties within the same zoning classification?

The residence on the lot has a similar footprint to those located on larger lots in the vicinity, which increases the impact of the existing home on impervious surface coverage requirements for the lot. The lot adjacent to the subject property (2850 Willow Road) was subdivided at the same time – both properties have a smaller area than immediately adjacent properties. The neighboring lot at 2850 Willow Road has a similar amount of impervious surface coverage (38%).

Many lots in the vicinity with an area smaller 13,000 square feet have a similar percentage of impervious surface coverage, with impervious surface coverages between 30% and 40% of lot area. Only one lot in the vicinity was found to exceed Village requirements for impervious surface coverage (2837 Willow Road, across the street from the subject property). Most smaller lots in the vicinity below 13,000 square feet have a smaller home footprint with additional accessory structures on the lot (sheds, pools, etc.).

f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

The owner purchased the property after the home and sports court were constructed on the property.

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

The applicant has proposed a landscape plan which otherwise meets the requirements for perimeter landscape zone placement and the number of trees, shrubs, and groundcover plantings within the perimeter landscape zone. The property is also setback from Halsted Street by an additional 25' parkway controlled by IDOT. **The variance is unlikely to be detrimental to the public welfare or injurious to other neighboring property.**

h. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?

The variance is unlikely to impair the adequate supply of light and air to adjacent property, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair the value of

neighboring property. All improvements proposed meet local zoning and building requirements, as reviewed by staff from the Building Department and Economic and Community Development.

STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for variance applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application. A variance must be approved by the Village Board of Trustees by ordinance.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-12 of the Village Zoning Ordinance for variance applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 2840 Willow Road and is located within the R-1 Single Family Residential zoning district, with Cook County PIN # 31-01-105-040-0000;
2. The subject property is currently owned by Anthony Binion of Homewood, Illinois;
3. The applicant has proposed an increase in impervious surface coverage on a residential property which exceeds the coverage permitted by the Village Zoning Ordinance (40% maximum required by Village Zoning Ordinance in R-1 Single Family Residential zoning district);
4. The applicant has requested a variance from impervious surface coverage requirements to allow for an increase in maximum impervious surface coverage on the lot to 43%;
5. The subject site meets the use-specific standards for single-family residential uses in Section 44-04-03 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Sections 44-04-14 and Section 44-05 of the Village Zoning Ordinance;
7. The variance application and proposed improvements meet the applicable standards for variance approval as set forth in Section 44-07-12.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Recommend approval of Case 26-48, Variance for Impervious Surface Coverage at 2840 Willow Road, to increase maximum impervious surface coverage on the subject property, located in the R-1 Single Family Residential zoning district, from 40% to 43%;

AND

Incorporate the Findings of Fact into the record.