MEETING AGENDA

Planning and Zoning Commission

Village of Homewood
November 12, 2026
Meeting Start Time: 7:00 PM
Village Hall Board Room
2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:

   Approve minutes from the October 22, 2026 meeting of the Planning and Zoning Commission.

4. Public Comments
5. Regular Business:

   A. **Public Hearing** for Case 26-65: Special Use Permit, Major Amendment, Vehicle Rental and Repair Service Expansion at 17803 Bretz Drive.

   B. **Public Hearing** for Case 26-68: Variance for Accessory Use Standards for Detached Garage Construction at 18242 Martin Avenue.

   C. **Public Hearing** for Case 26-75: Variance from Accessory Use Standards for a Deck in the Side Yard at 1514 Ridge Road.

   D. **Public Hearing** for Case 26-70: Zoning Text Amendment to consider the revision of regulations governing temporary signs, including applicable allowances and requirements for non-residential properties, and to establish new types of temporary signage.

6. Old Business:

   A. **Public Hearing** for Case 26-47: Zoning Text Amendment to consider the addition of non-residential uses as allowed accessory uses within non-commercial places of assembly in Village zoning districts.

7. New Business:
8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD

MEETING MINUTES **DATE OF MEETING: October 22, 2026**

PLANNING AND ZONING COMMISSION
7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:32 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development, Danielle Stewart Assistant Director of Economic Development, and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, Johnson, and Chair Bransky)
NAYES (ABSENT): 1 (Member O'Brien)

Chair Bransky stated there is a staff announcement.

Director Schumerth introduced the new Assistant Director of Economic & Community Development, Danielle Stewart. She joins u from Pinellas Park Florida where she served as the long range planning manager. She will be the point of contact for a lot of the cases.

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for any changes to the minutes from the August 20 meeting.

Director Schumerth stated they are as discussed as the previous meeting, but there was no quorum, and they were updated.

Chair Bransky asked for a motion to approve the Minutes from August 20, 2026 meeting.

Motion to approve by Member Castaneda; seconded by Member Maureen.

AYES: 4 (Members Alfonso, Cap, Castaneda, and Chair Bransky)
NAYS: 0 (None)
ABSTENTIONS: 2 (Members Sierzega and Johnson)
ABSENT: 1 (Member O'Brien)

Chair Bransky asked for any changes to the minutes from the September 17 meeting.

There were no changes.

Director Schumerth stated that Member O'Brien was left out of the roll call because he was absent at the time of the roll call and appeared later. It will be updated by Staff.

Motion to approve by Member Sierzega; seconded by Member Cap

AYES: 4 (Members Alfonso, Cap, Castaneda, and Chair Bransky)
NAYES: 0 (None)
ABSTENTIONS: 1 (Member Johnson)
ABSENT: 1 (Member O'Brien)

PUBLIC COMMENT:

Chair Bransky asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:

Case 26-67: Variance from Section 44-04-14 Accessory Use Standards to allow the construction of a 352 square-foot shed at 17748 Gladville Avenue:

Chair Bransky introduced the case and asked if there was any feedback from the public notice.

- **Director Schumerth stated no.**

Chair Bransky swore in the petitioner, Tony Bomar of 17748 Gladville.

Mr. Bomar stated he has been a resident for 23 years and she built the current shed not long after moving in. He has accumulated a lot of materials over the year for property maintenance and wants to enlarge the shed so all of it can be kept inside. The storms damaged his original shed. He stated that he does plan on moving the shed closer to the lot lines and closer to the 3-foot distance that is allowed for the side.

Member Alfonso stated the measurements received today area 18x22 but that is 396. It must be changed in the subtotal.

- **Assistant Director Stewart stated that it was originally calculated as 352 which was what was anticipated by the resident, but today new information was provided and there will 2 feet added to it making it 18x22.**

Member Alfonso stated it meets the size of the trusses at Home Depot and that she has no issue with the shed as long as it sits in the setbacks. Member Alfonso asked if there would be a sidewalk or driveway to it.

- **Mr. Bomar stated no, it can't be seen from the street and the neighbors can't see it.**

Member Sierzega asked what the space on the plat image states. It can't be read.

- **Assistant Director Schumerth stated it states "exception" it is the neighbor's property.**

- **Mr. Bomar stated it's not his property.**
- **Director Schumerth stated it is an L-shaped lot.**

Member Sierzega asked if there is an ADU on the lot.

- **Assistant Director Stewart stated there is no ADU, but there is a garage on the property.**

Member Castaneda stated it is just referencing and giving context of things that are allowed to be on the lot.

- **Assistant Director Stewart stated it was giving a context of what would be allowed by size.**

Member Cap asked if the property drainage could be described.

- **Mr. Bomar stated there is none in the rear of the property. Whenever there is a heavy rain the water goes to the south side of the residence.**

Member Cap asked if there is any standing water in the yard after a storm, if there are storm sewers in the rear, or if the neighbors have water.

- **Mr. Bomar stated he does not have water after a storm, there are no storm sewers in the rear, and he is not aware of any issues for his neighbors.**

Member Cap asked if the engineer has approved it.

- **Assistant Director Stewart stated she is unsure if he has reviewed it.**
- **Director Schumerth stated he can look it up. It is part of the review process for the permit, but he may not have looked at it yet because of the pending variance. Typically, he looks at it after the Zoning approval.**

Member Johnson asked about the 10-foot easement. When reading it it is confusing. It looks smaller than it actually is.

- **Mr. Bomar stated to the north side is the neighbor's driveway.**

Member Johnson asked if it is a 5-foot setback for the structure.

- **Mr. Bomar stated yes, it's 5-feet in the back and to the south side.**

Member Johnson asked if there would be any electricity in the shed.

- **Mr. Bomar stated no, it's just storage. He did not have electricity in the old one and has no plans to have electricity in the new one. It's possible he could add it in the future.**

Member Johnson asked if there is any objection if there is a condition that the shed would be just used for storage.

Chair Bransky asked if a new special use permit is needed for an ADU.

Director Schumerth stated yes a new permit and a new special use would be needed. A condition can be added to condition that it cannot be an ADU without Planning and Zoning approval.

Member Johnson asked is there are any similar structures at neighboring properties.

- **Assistant Director Stewart stated there are detached garages and sheds.**
- **Mr. Bomar stated it is hidden well and likes it.**

Chair Branky asked if there were any comments from the public about the case.

There were none.

Member Castaneda stated she had no questions.

Chair Bransky stated that number 6 in the Findings of Fact states it can't be use for loving space or commercial space so it would be redundant to add a condition for it.

Chair Bransky stated he had no questions or comments.

Chair Bransky asked for a motion to approve Case 26-67: Variance for Accessory Use Standards (Section 44-04-14) at 17748 Gladville Avenue, to allow the construction of a 396-square foot shed for residential storage; and Incorporate the Findings of Fact into the record and updating number 3 with the square footage of the shed.

Member Cap made a motion to approve Case 26-67; and incorporate the Findings of Fact into the record; and second by Member Alfonso

AYES: 6 (Members Alfonso, Sierzega, Castaneda, Cap, Johnson, and Chair Bransky)
NAYES: 0 (None)
ABSTENTIONS: 0 (None)
ABSENT: 1 (Member O'Brien)

Director Schumerth stated it will need final approval from the Village Board on November 10, but the permit will be reviewed and noted.

OLD BUSINESS:

None

NEW BUSINESS:

Director Schumerth stated he had spoke with the Village Attorney about a vice chair and stated that it is in the Municipal Code that it's not required to have one. Historically they haven't had one and it would need approval from the Village Board.

Chair Bransky asked if they could designate someone or it can be whomever is willing to step forward.

Director Schumerth stated it can be discusses, but nothing final can be done.

Chair Bransky stated it can be an agenda item on November 12.

Director Schumerth stated presentations in the past have been done by the applicants. He is requesting feedback from the Commission on whether or not they want it changed to Staff making the presentation.

Chair Bransky asked if there is anything that would benefit from having Staff present.

Director Schumerth stated bigger things would benefit like text amendments and site plans.

Member Johnson stated it would be helpful for those that don't have construction or zoning backgrounds.

Chair Bransky stated it would be helpful when dealing with ordinances.

Director Schumerth stated that it may be helpful with some of the variances to set boundaries of what was discussed.

Chair Bransky asked if it's just presentations by Staff.

Director Schumerth stated correct. Applicants are allowed, but they have to submit their presentation by 3pm the day of the meeting.

Director Johnson asked if there would be a notice to the commissioners and if it would be in the notice for the meeting.

Director Schumerth stated he is unsure. It may make it a little redundant but it would be provided in advance. When the packet is sent out a note can be added on if there is presentation or not.

Director Schumerth stated a template has been created for a newsletters and it will include past projects.

Chair Bransky asked the status of the training sessions.

Director Schumerth stated the plan was to have it on November 2, but the attorney, Davis, was not available. It has to be rescheduled but because of the number of cases it can be moved to December. There is only one meeting in November and one meeting in December because of the holidays.

Chair Bransky stated his preference is for December if there are cases that are pressing.

Director Schumerth stated there is a lot of interest from the Appearance Commission.

Chair Bransky stated it can be in December as long as it's dedicated training and there are no other cases.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Sierzega. The meeting adjourned 7:08 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, Castaneda, Johnson, and Chair Bransky)
NAYES: None
ABSTENTIONS: None
ABSENT: 1 (Member O'Brien)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-65: Special Use Permit, Major Amendment, Vehicle Rental and Repair Service Expansion at 17803 Bretz Drive

APPLICATION INFORMATION

APPLICANT	119 Tranzit ATTN: Lakeisha Williams 17803 Bretz Drive Homewood, IL 60430
ACTION REQUESTED	Major amendment to a Special Use Permit to expand vehicle rental and repair services in the M-1 Light Manufacturing district at 17803 Bretz Drive.
ADDRESS	17803 Bretz Drive Homewood, IL 60430
PIN	29-33-100-067-1001

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		M-1 Light Manufacturing	Vehicle rental and limited repair service
SURROUNDING	N:	M-1 Light Manufacturing	Vacant
	E:	M-1 Light Manufacturing	Vacant
	S:	B-4 Shopping Center	Telecommunications
	W:	B-4 Shopping Center	Commercial/Retail

LEGAL NOTICE Legal notice was published in the *Daily Southtown* on October 28, 2026; Letters were sent to property owners and residents within 250'.

BACKGROUND

The Applicant, Lakeisha Williams of 119 Tranzit, is requesting a major amendment to an existing Special Use Permit to expand their existing motor vehicle rental and automotive repair operation located at 17803 Bretz Drive.

The currently approved business operates within a 1,850-square-foot tenant space in the Homewood Business Condominium complex at 17759-17859 Bretz Drive. The complex is a multi-tenant commercial center located in the M-1 Limited Manufacturing zoning district. The existing business at 17803 Bretz includes a commercial/office area open to customers of the business and a rear service space which can

hold a single vehicle for light automotive repair. The rear space also provides storage for business supplies. The office space includes areas dedicated for rental vehicle transactions, while the rear bay is used for light automotive repair, dent removal and storage for vehicle service uses.

The building is serviced by a parking area with 145 parking spaces, arranged in a single aisle along the front of each of the three buildings on the site. The service bays in the rear of each building are accessed by a service drive in the rear of each of the buildings on the property. The site has three driveways which connect to Bretz Drive.

The Village Board originally approved a Special Use Permit for the business on May 27, 2025. This allowed the use to operate with the tenant space at 17803 Bretz Drive and reserve four parking spaces for rental vehicle parking.

CONTINAUATION

The applicant continues to work with staff to provide needed documentation. Staff has requested that the applicant provide additional documentation showing floor plans and details about the proposed scope of repair services that may be offered by the business. Staff recommends a motion to continue consideration of this case to a future meeting.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Continue Case 26-65: Major Amendment to a Special Use Permit for the expansion of an approved motor vehicle rental use at 17803 Bretz Drive.

VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-68: Variance for Accessory Use Standards for Detached Garage Construction at 18242 Martin Avenue

APPLICATION INFORMATION

APPLICANT	Logan Lukasik 18242 Martin Avenue Homewood, IL 60430
OWNER	Margaret Carmen Pavisich Property Owner 18242 Martin Avenue Homewood, IL 60430
ACTION REQUESTED	Residential variance approval to reduce the required setbacks for a detached garage to allow the construction of a 22' x 22' detached garage in the B-2 Downtown Transition district at 18242 Martin Avenue.
ADDRESS	18242 Martin Avenue Homewood, IL 60430
PIN	29-31-316-012-0000

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		B-2 Downtown Transition	Single-family residence
SURROUNDING	N:	B-2 Downtown Transition	Single-family residence
	E:	B-2 Downtown Transition	Single-family residence
	S:	B-2 Downtown Transition	Single-family residence
	W:	B-2 Downtown Transition	Multiple-family residence

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 28, 2026; Letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Logan Lukasik, Applicant	10/1/2026
Standards for Variance Form	2	Logan Lukasik, Applicant	10/1/2026

Project Narrative	2	Logan Lukasik, Applicant	10/1/2026
Site Plan	1	Lukasik + Associates Ltd	9/1/2026
Plat of Survey	1	R.H. Granath Surveying Service, P.C.	5/3/2002
Photos of Existing Garage	2	Logan Lukasik, Applicant	10/1/2026

BACKGROUND

Logan Lukasik ("Applicant") is requesting a variance from Subsection 44-04-14(b)(2)d.1 of the Village Zoning Ordinance to reduce the required rear and side yard setbacks for a detached garage at 18242 Martin Avenue in the B-2 Downtown Transition zoning district. The variance would allow construction of a 22-foot by 22-foot detached garage with a rear yard setback of 1 foot and a side yard setback of 1 foot, 11 inches, in lieu of the required 5-foot setbacks. An existing smaller detached garage exists in the same location with the same setbacks. The Applicant has requested the variance to allow the new, larger garage to maintain the same setbacks as the current garage.

. The Applicant has indicated that complying with the required 5-foot setbacks would require significant modifications to the established site layout, including the removal or alteration of existing fencing, a brick paver patio, and portions of the lawn, as well as an expansion of the existing driveway.

DISCUSSION AND VARIANCE STANDARDS

The Village of Homewood Zoning Code Section 44-04-14(b).(2).d establishes dimensional and locational standards for detached garages. Specifically, Subsection 44-04-14(b)(2).d.1 requires detached garages to be located in the rear yard and maintain a minimum setback of five feet from the rear and side lot lines.

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.

Village staff have reviewed the proposed variance with these standards and provided staff findings below.

(1) No variance shall be granted unless findings of fact for each specific application demonstrate a true hardship and the least 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 original single family home was constructed in 1923 per Cook County records. An existing 16' x 22' detached garage on the site is located approximately on the rear lot line and 2' from the side lot line.

Constructing the proposed replacement garage in strict compliance with the required 5-foot side and rear yard setbacks would necessitate relocating the proposed garage substantially inward into the backyard, rather than allowing it to remain in the general footprint of the existing garage. This relocation would require substantial modifications to the established site layout, including the removal or alteration of existing fencing, the brick paver patio, and lawn areas, as well as additional driveway improvements. The

requested variance would allow the property to expand an aging garage which is not up to modern code or design standards, while preserving existing site improvements and the practical use of the backyard. The Applicant contends that requiring relocation would diminish the functional utility of the garage and backyard area.

b. Is the plight of the owner due to unique circumstances?

The circumstances are unique to the subject property because the existing garage was constructed in a location that was permitted previously but does not conform to the current 5-foot side- and rear-yard setback requirements. The garage is situated along the rear and side of the lot, and the proposed replacement is designed to maintain substantially the same placement while extending farther into the backyard. Fully relocating a larger garage building to meet current setback requirements would result in significant loss of use of the backyard and other impacts on the use of the property. As a result, strict application of the current setback requirements would create a hardship specific to the property's existing site conditions and the established location of the existing garage.

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

Granting the requested variance will not alter the essential character of the locality. The proposed replacement garage will maintain the established location and general development pattern of the existing garage, while remaining compatible in scale, location, and use with accessory structures found throughout the surrounding neighborhood. The variance will not change the residential use of the property, and is not anticipated to adversely affect the use or enjoyment of adjoining properties, or introduce a condition that is inconsistent with the character of the surrounding area. The replacement garage shall maintain the existing side- and rear-yard setbacks and comply with the Village Zoning Ordinance's maximum permitted height of 17 feet for the detached garage.

(2) Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact 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 subject property is 50’ x 156’ (approximately 7,800 s.f.), with the existing garage situated along the north side and rear lot lines of the property. Requiring a 5-foot setback from both the side and rear property lines would necessitate relocating the replacement garage substantially farther into the backyard, reducing usable yard area and disrupting the use of the property.

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

Many properties within the surrounding residential area share similar narrow, deep lot configurations and established patterns of development. Detached garages are commonly situated toward the rear of these properties, often in close proximity to side

and rear property lines. These characteristics are not unique to the subject property and reflect the historic development pattern of the neighborhood. Accordingly, the circumstances supporting the requested variance may be generally applicable to other properties within the same zoning classification that share similar lot configurations and established garage locations.

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

The practical difficulty is not the result of an action taken by the current property owner to create a nonconforming condition. The existing detached garage and its concrete pad were previously established in the location identified on the submitted Site Plan. The Applicant proposes to remove the existing structure and concrete pad and construct a replacement 22-foot by 22-foot garage in substantially the same location. The request is intended to replace an existing accessory structure while maintaining the established property layout and a functional garage, rather than create a new nonconforming condition.

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

Granting the requested variance is not anticipated to be detrimental to the public welfare or injurious to neighboring properties. The proposed garage will replace an existing detached garage and remain in substantially the same general location, with a limited footprint of 22’ x 22’ (approximately 484 s.f.). The proposed site improvements include a new concrete apron and walkway, while preserving the existing brick paver patio identified on the Site Plan. The replacement structure will remain accessory to the existing residential use of the property and will be subject to all applicable Village building, fire, and other regulatory requirements. Accordingly, the proposed improvements are not expected to adversely affect neighboring properties or the surrounding area.

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 proposed replacement garage is a single-story detached structure that will occupy substantially the same general location as the existing garage and is not anticipated to impair access to light or air on adjacent properties. The structure will be constructed in accordance with the submitted plans and remain subject to all applicable Village building and fire-safety requirements to ensure public safety. Additionally, the proposed improvements maintain the property's existing residential use and established garage function. No adverse impacts on the use, enjoyment, or value of neighboring properties are anticipated as a result of the replacement structure.

STAFF COMMENTS

The Planning and Zoning Commission is a *decision-making body* for variance requests to allow a yard setback less than the yard setback required by the applicable regulations in accordance with the Village Zoning Ordinance Section 44-07-12(b)(1).

In reviewing the requested variance, the Commission should consider the existing configuration of the subject property, the established placement of the detached garage, and the historic development pattern and residential character of the surrounding neighborhood. Particular consideration should be given to the property's narrow, deep lot configuration, the location of the existing garage, and the Applicant's proposal to replace the structure in substantially the same location while increasing its footprint.

The Commission should also evaluate the proposed garage's placement, scale, design, and relationship to adjacent properties, including whether the requested setback relief would create any adverse impacts on neighboring properties or the surrounding area. Following its review, the Commission should determine whether the evidence supports the required findings of fact and whether the requested variance is warranted under the applicable provisions of the Zoning 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 18242 Martin Avenue, within the B-2 Downtown Transition zoning district, and is legally identified by Cook County Parcel Identification Number (PIN) 29-31-316-012-0000;
2. The subject property is owned by Margaret Carmen Pavisich of Homewood, Illinois;
3. Logan Lukasik, the Applicant, is requesting the variance on behalf of the property owner;
4. The Applicant is requesting a variance from the required five foot side- and rear-yard setbacks for detached garages to permit the construction of a 22-foot by 22-foot detached garage;
5. The subject property is approximately 50 feet wide by 156 feet deep and is currently improved with a 16-foot by 22-foot detached garage located approximately 1 foot from the rear property line and 1 foot, 11 inches from the side property line;
6. The existing detached garage and associated concrete pad are located in an established area of the property that the Applicant proposes to maintain for the replacement structure;
7. The Applicant proposes to remove the existing detached garage and concrete pad and construct a 22-foot by 22-foot replacement garage in substantially the same location, extending the structure farther into the backyard;
8. The Applicant states that compliance with the required 5-foot side- and rear-yard setbacks would necessitate relocating the replacement garage substantially farther into the backyard, resulting in the loss or substantial modification of existing site improvements and usable yard area;
9. The proposed replacement garage will remain accessory to the existing residential use of the property and will be subject to applicable Village building, fire-safety, and other regulatory requirements; and
10. The requested variance has been evaluated against the applicable standards for variance approval established in Section 44-07-12 of the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Approve Case 26-68: Variance for Accessory Use Standards (Section 44-04-14) at 18242 Martin Avenue, to reduce the required side- and rear-yard setbacks from five feet to allow the construction of a 22’ x 22’ detached garage;

AND

Incorporate the Findings of Fact into the record.

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

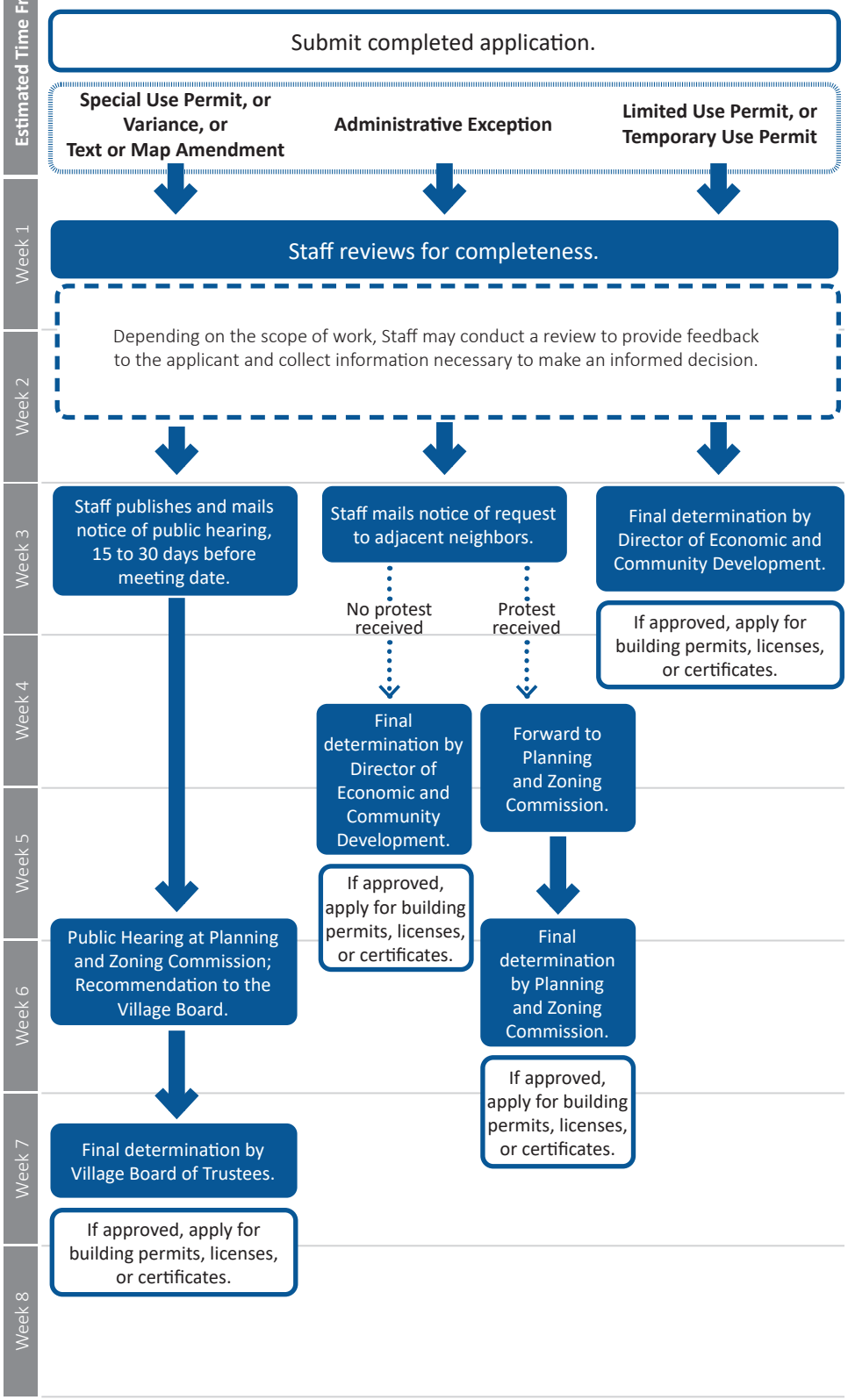
Text or Map Amendment

- □ 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



VILLAGE OF HOMEWOOD

APPL

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: _____

VILLAGE OF HOMEWOOD

STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18242 Martin Avenue Homewood, IL 60430

Requested Variance: Allow the existing garage location to be rebuilt as a 22 ft. x 22 ft. garage with less than 5 ft. side/rear setbacks

Zoning Requirement: 5-foot setback from the rear and side property lines for a detached garage.

Ordinance Reference: § 44-04-14(b)(2)(d)(1) Detached Garages

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

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. 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?
   Describe why you cannot comply with the zoning regulations and how it impacts the property value.

   Strict compliance with the 5-foot side- and rear-yard setback requirements would require relocating the replacement garage substantially inward into the backyard rather than rebuilding in the established location of the existing garage. This would require removal or substantial alteration of existing fences, the brick paver patio, lawn areas, and additional driveway improvements.The requested relief would preserve the practical use and established layout of the property. The Applicant believes that the required relocation would materially reduce the functional utility of the backyard and garage area and could therefore negatively affect the property's marketability and value.

2. Is the plight of the owner due to unique circumstances?
   Describe why this request is unique to you; would it apply to your neighbors as well?

   Yes. The circumstances are unique to this property because the existing garage was constructed with established side- and rear-yard setbacks that do not conform to the current 5-foot setback requirements.. The garage is already located along the side of the lot, and the proposed plan replaces it in substantially the same location while extending it farther into the backyard. The applicant is not requesting relief simply to place a new garage in a previously unused portion of the lot; the relief is tied to preserving the existing site arrangement.

3. If granted, will the Variance alter the essential character of the locality?
   Describe how the property, with this relief, will compare to the surrounding properties.

   No. Granting the requested Variance will not alter the essential character of the locality. The proposed replacement garage will maintain the established side- and rear-yard setbacks of the existing garage.The replacement garage will continue the existing development pattern of the property and will remain compatible in location, scale, and use with residential accessory structures in the surrounding neighborhood. The requested relief will not change the residential use of the property, significantly affect adjoining properties, or introduce a condition that is inconsistent with the character of the surrounding area.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the Variance, as provided in the applicant's responses to each of the following standards. No one of the standards is controlling.

4. 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?

   Describe the unique characteristics of the site that limit use or development without the requested relief.

   The plat and proposed site plan show a long, narrow residential lot with a 50-foot dimension along the side property line and an existing garage positioned at the side/rear of the property. The garage door is oriented toward the residence and the existing vehicle access is from the side driveway. Applying a 5-foot setback on both relevant property lines would push a replacement garage substantially into the usable backyard area and disrupt the established site layout.

5. Would the conditions upon which the petition for Variance is based be generally applicable to other property within the same zoning classification?

   Do your neighbors have the same circumstances?

   The applicant has not assumed that neighboring properties have identical conditions. The requested variance is based on the specific existing garage location, driveway arrangement, patio, fences and lot configuration shown for this property on the submitted survey and site plan. Those site-specific conditions are the basis for the request.

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

   Provide information about any personal gains related to the hardship.

   The practical difficulty was not created by the current variance request. The existing detached garage and its concrete pad are already located in the area shown on the submitted plans. The proposal is to remove the existing structure and pad and replace them with a new 22 ft. x 22 ft. garage in substantially the same location. The request is intended to maintain a functional garage and property layout, not to create a new use or obtain a separate development advantage.

7. If granted, will the Variance be detrimental to public welfare or injurious to other neighboring properties?

   Describe any potential negative impacts on neighboring properties and mitigation efforts.

   No adverse impact to neighboring properties is anticipated. The proposed garage replaces an existing detached garage, remains in the same general location, and is limited to a 22 ft. x 22 ft. footprint. The proposed drawings show a new concrete apron and walk, while the existing brick paver patio identified to remain is preserved. Construction will be subject to applicable building, fire and other Village requirements.

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

   Explain how the requested relief will not create a hazard or de-value adjacent property.

   No the proposed garage is a one-story detached structure replacing the existing garage and is not expected impair light or air to adjacent property. The garage will be constructed as shown on the submitted plans and will remain subject to applicable building and fire-safety requirements. The applicant is not aware of any condition created by the proposed replacement that would substantially diminish neighboring property values; the project maintains the established garage function and site arrangement.

PROJECT NARRATIVE AND JUSTIFICATION

Residential Detached Garage Variance
18242 Martin Avenue, Homewood, Illinois 60433

Purpose of Request

The applicant is requesting a zoning variance to allow the existing detached garage to be demolished and replaced with a new 22 ft. x 22 ft. two-car detached garage in substantially the same location. The submitted site plan shows the proposed garage extending farther into the backyard than the existing footprint while maintaining the established side/rear location. The requested relief is from the standard 5-foot side-yard and rear-yard setback requirements, to allow the replacement garage to maintain the established existing side- and rear-yard setbacks.

Existing Site and Proposed Work

The plat of survey and proposed site plan show the existing single-family residence, detached garage, side driveway, brick paver patio and property lines. The proposed drawing identifies the existing garage footprint with hatching/dashed lines and the proposed 22 ft. x 22 ft. garage with a red outline. The garage door is oriented toward the residence rather than toward the public alley.

The project consists of demolishing the existing garage and removing the existing concrete pad; constructing a new concrete slab/pad; and building the proposed 22 ft. x 22 ft. two-car garage. The proposed garage plan identifies a 7 ft. x 16 ft. overhead door, a reinforced concrete slab, and a new concrete apron/walk. The site plan identifies the existing brick paver patio as remaining.

Reason for Variance

If the garage were required to move to comply with 5-foot setbacks on both relevant property lines, it would no longer function as a continuation of the existing garage location. The garage would be pushed substantially into the usable backyard area. That relocation would require significant changes to the established site, including removal or alteration of fences, the existing brick paver patio and lawn, and additional expansion of the driveway. It would also create a substantially larger open area between the garage and the right side of the property.

The requested variance therefore seeks to preserve the established garage location and site circulation while allowing the deteriorated/existing garage and its concrete pad to be replaced with a functional two-car garage. The request is limited to the setback relief necessary to accomplish that replacement as shown on the submitted plans.

Relationship to Surrounding Property

The proposal does not introduce a new accessory use. It replaces the existing detached garage serving the single-family residence. The proposed footprint is 22 ft. x 22 ft. (484 square feet) and remains at the side/rear portion of the property. The intent is to retain the established function and general location of the garage rather than move the structure into the middle of the backyard.

Neighbor and Public Impacts

The applicant does not anticipate adverse impacts to neighboring properties. The project replaces an existing garage, does not add a second garage or new residential use, and will be constructed under applicable Village building and fire-safety requirements. The submitted plans also show the existing brick paver patio to remain. The proposed site arrangement is intended to minimize disruption to the existing property and preserve established access.

Supporting Documents

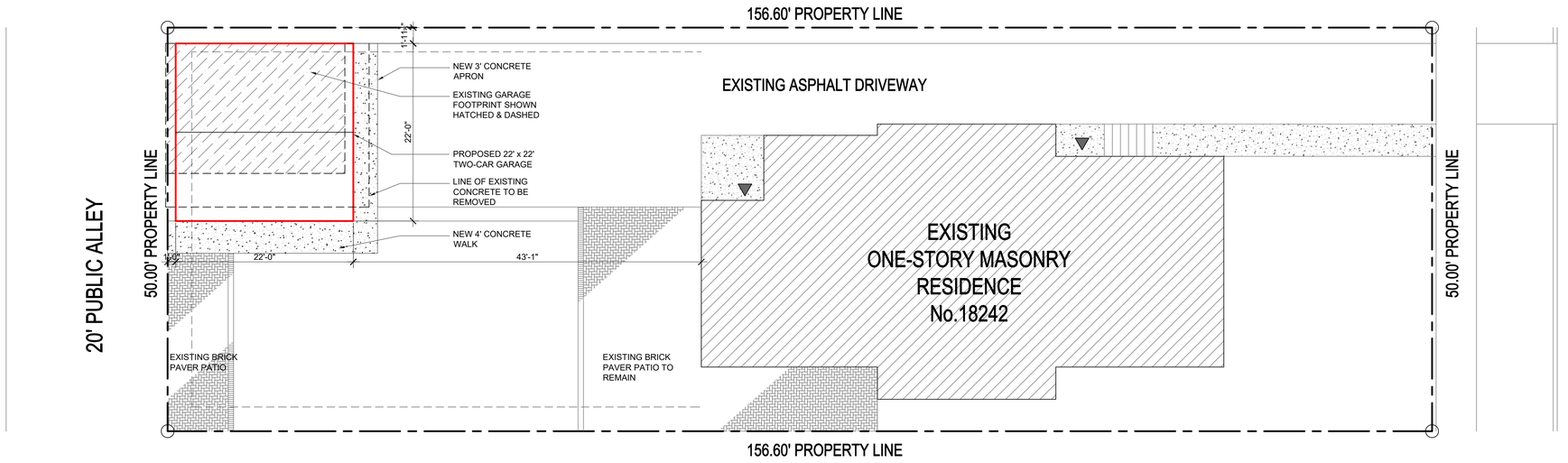
Document	Relevant information
Plat of Survey	Existing property boundaries, lot configuration, residence and existing garage/site features.
Proposed Site Plan / Garage Plan	Existing garage footprint, proposed 22 ft. x 22 ft. garage, setbacks/location, concrete work and garage design.

This narrative is intended to accompany the Village of Homewood Residential Zoning Review application and Variance Standards worksheet.

PRES

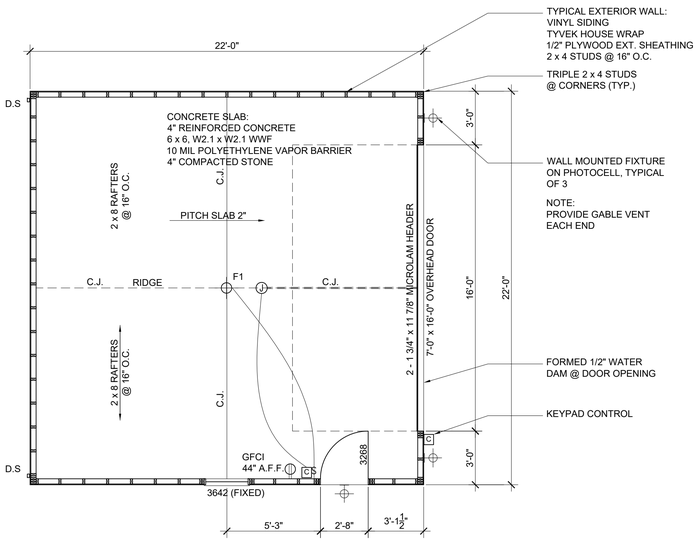
SINGLE FAMILY RESIDENCE
GARAGE REPLACEMENT

18242 MARTIN AVENUE
HOMEWOOD, ILLINOIS 60433



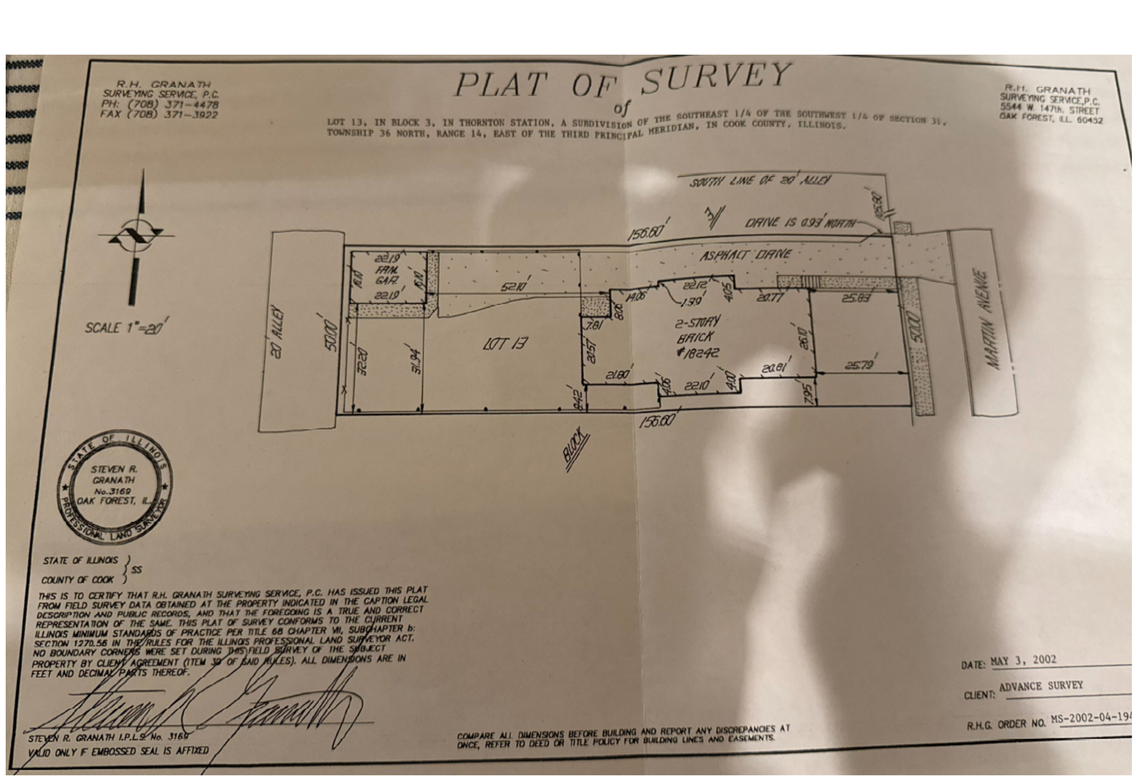
1 A1.0 SITE PLAN

SCALE: 1/8"=1'-0"



2 A1.0 GARAGE PLAN

SCALE: 1/4"=1'-0"



3 A1.0 SURVEY

SCALE: N.T.S.

SEAL

LICENSED ARCHITECT
RICKY J. LUKASIK
1010195
STATE OF ILLINOIS

ARCHITECT
EXPIRES : 11.30.2026
DATE: 09.14.2026

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I CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY ABILITY CONFORM TO THE BUILDING CODE REQUIREMENTS OF: HOMEWOOD, IL

SIGNATURE DATE: 09.01.26

MARK	SUBMISSION/ REVISION	DATE
	ISSUED FOR PERMIT	09.14.26

SITE PLAN

FLOOR PLAN

DATE SEPTEMBER 1, 2026

NORTH SCALE As Noted

LUKASIK + ASSOCIATES LTD
■ ARCHITECTS
PROFESSIONAL DESIGN FIRM IL LICENSE No.184.006340
1044 WESTERN AVENUE
FLOSSMOOR, ILLINOIS 60422
PHONE: 708.785.4107

A1.0

R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

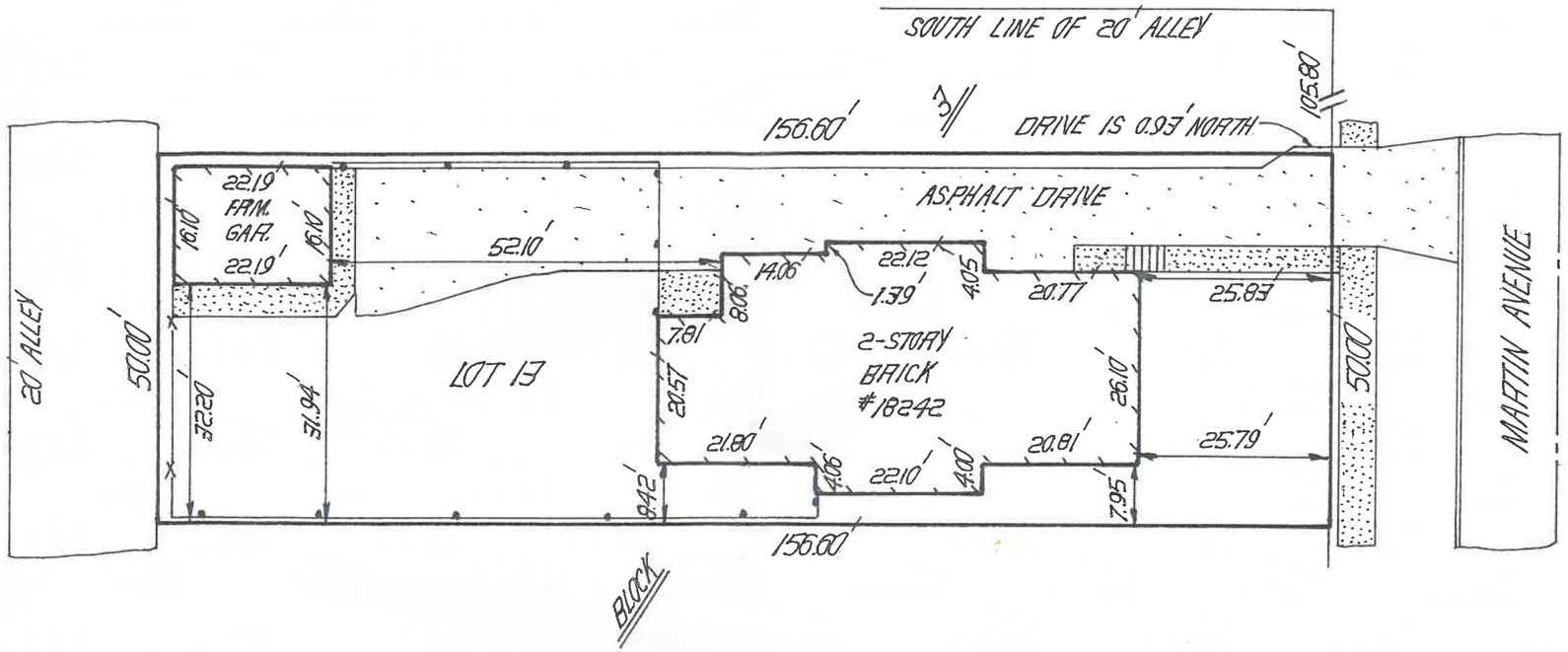
PLAT OF SURVEY

of

LOT 13, IN BLOCK 3, IN THORNTON STATION, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

R.H. GRANATH
SURVEYING SERVICE,P.C.
5544 W. 147th. STREET
OAK FOREST, ILL. 60452

SCALE 1"=20'



STATE OF ILLINOIS
STEVEN R.
GRANATH
No.3169
OAK FOREST, IL.
PROFESSIONAL LAND SURVEYOR

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 30 OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH I.P.L.S. No. 3169
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE, REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

DATE: MAY 3, 2002

CLIENT: ADVANCE SURVEY

R.H.G. ORDER NO. MS-2002-04-194





VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-75: Variance for Accessory Use Standards for a Deck in the Side Yard at 1514 Ridge Road

APPLICATION INFORMATION

APPLICANT	Kelly Welsh
ACTION REQUESTED	Residential variance approval to allow for a deck that was constructed in the side yard of a property in the R-2 Single-Family Residence district at 1514 Ridge Road.
ADDRESS	1514 Ridge Road Homewood, IL 60430
PIN	29-32-304-041-0000

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		R-2 Single-Family Residence	Single-family residence
SURROUNDING	N:	R-2 Single-Family Residence	Single-family residence
	E:	R-2 Single-Family Residence	Single-family residence
	S:	R-2 Single-Family Residence	Single-family residence
	W:	R-2 Single-Family Residence	Single-family residence

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 28, 2026; Letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Kelly Welsh, Applicant	11/3/2026
Narrative	1	Kelly Welsh, Applicant	11/3/2026
Photo of Existing Deck	1	Village Staff	10/20/2026
Permit Drawings of Side Deck	1	Roney Ward	10/7/2025

BACKGROUND

Kelly Welsh ("Applicant") is requesting a variance from Subsection 44-04-14(b)(4)c of the Village Zoning Ordinance to permit an existing deck to remain in the side yard of the property located at 1514 Ridge Road, within the R-2 Single-Family Residence zoning district.

The side-yard deck was constructed following the approval of Building Permit No. 0758-26. The drawing submitted by the contractor and approved by staff indicated a 7-foot setback from the side property line. However, zoning staff was not included in the formal permit review process, and the drawings submitted with the permit were not to scale or verified for dimensional accuracy. Additionally, a plat of survey, which is typically required as part of the permit application, was not provided.

Staff became aware of the zoning discrepancy following the Village Building Department's issuance of a stop-work order on October 15, 2026, related to separate work being performed without an approved permit. Following discussions with the Applicant, the Applicant expressed a preference to pursue a variance through the Village's public review process to request authorization for the existing side-yard deck to remain in its current location.

DISCUSSION AND VARIANCE STANDARDS

The Village of Homewood Zoning Code Section 44-04-14(b)(4) establishes dimensional and locational standards for decks. Specifically, Subsection 44-04-14(b)(4)c requires decks to be located within the rear yard and set back a minimum of three feet from all property lines. The requested variance would permit the existing deck to remain in its current location as an exception to the rear-yard location requirement.

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.

Village staff have reviewed the proposed variance with these standards and provided staff findings below.

(1) No variance shall be granted unless findings of fact for each specific application demonstrate a true hardship and the least 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 Applicant indicates that the property's existing layout and elevation create constraints when undertaking improvements. The deck provides functional access to the residence through a newly installed sliding glass door. Requiring the deck's removal or relocation to comply with the Zoning Code would diminish the functionality of this entrance and result in additional costs to the property owner. The Applicant maintains that allowing the deck to remain in its current location would preserve the functionality of the residence while avoiding unnecessary modifications to the existing improvements.

b. Is the plight of the owner due to unique circumstances?

The property has a relatively narrow side yard, an elevated main living level, and drainage and flooding concerns. These conditions are specific to the property's existing layout and create challenges when providing safe and practical access to the residence. The Applicant notes that

the deck provides an accessible transition from the newly installed sliding glass door to the yard while accommodating the property's existing elevation and site conditions.

Additionally, the deck was constructed following the issuance of a building permit based on construction drawings reviewed and approved by Village staff. Although the approved drawings depicted a 7-foot setback from the side property line, the discrepancy with the Zoning Code was not identified during the permit review process. The Applicant proceeded with construction in reliance on the approved permit documents.

While the circumstances are partially attributable to an administrative oversight during the permit review process, the Applicant proceeded with construction based on the approved permit documents. The request therefore arises from a combination of the property's existing conditions and the circumstances under which the improvements were permitted and constructed, rather than an intentional deviation from the Village's requirements.

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

Granting the requested variance is not anticipated to alter the essential character of the locality. The deck has already been constructed and is located on the subject property, where it serves as an outdoor living space and provides access to the residence. Allowing the deck to remain in its existing location would not introduce a new or substantially different use of the property, nor would it be expected to adversely affect the surrounding properties or established residential character of the neighborhood.

(2) Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact 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 subject property has a narrow side yard, an elevated main living level, and recurring drainage and flooding concerns, as attested by the Applicant. These physical conditions create challenges in providing safe and practical exterior access to the residence. The deck accommodates the elevation of the home and provides access through a newly installed sliding glass door. Strict application of the Zoning Code would require the removal or relocation of the deck, potentially limiting the functionality of the existing entrance and requiring significant modification to accommodate the property's existing site conditions.

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

The circumstances surrounding this request are specific to the subject property and its existing physical conditions, including the narrow side yard, elevated living level, and reported drainage concerns. While other properties within the R-2 Single-Family Residence district may have similar characteristics, the particular combination of conditions and the resulting placement of the deck are unique to this property. Accordingly, the circumstances are not necessarily representative of properties generally within the same zoning classification.

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

The deck was constructed in 2025 as part of a residential improvement that included the installation of a sliding glass door. The Applicant indicates that the work was completed by a contractor and that they were unaware the deck's location did not comply with the applicable

zoning requirements at the time of construction. The construction proceeded following the issuance of a building permit based on drawings reviewed and approved by Village staff. However, the discrepancy with the Zoning Code was not identified during the permit review process. The property's existing physical characteristics predate the construction of the deck and were not created by the Applicant. The Applicant is now seeking a variance to bring the existing improvement into compliance through the Village's variance process.

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

Allowing the existing deck to remain in its current location is not anticipated to be detrimental to the public welfare or injurious to neighboring properties. The deck is intended for accessory residential use and does not introduce a new land use or additional commercial activity. Based on the information provided, the existing improvement is not anticipated to create adverse impacts on surrounding properties.

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?

Granting the requested variance is not anticipated to impair access to light or air on adjacent properties, or otherwise adversely affect public safety. The existing deck is an accessory residential improvement, and allowing it to remain in its current location is not expected to substantially diminish the value of neighboring properties. No adverse impacts related to these considerations have been identified based on the information currently available to staff.

STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for most 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.

The Commission should consider whether the Applicant has demonstrated that the property's existing physical conditions create a practical difficulty or particular hardship under strict application of the Village Zoning Code. The Commission should also consider the circumstances surrounding the construction of the deck, including that the improvements proceeded following the issuance of a building permit based on construction drawings reviewed and approved by Village staff. The discrepancy between the approved drawings and the applicable zoning requirements was not identified during the permit review process. While these circumstances provide context for the Applicant's request, the Commission should independently evaluate whether the applicable variance criteria have been satisfied.

Additionally, the Commission should consider whether allowing the existing deck to remain in its current location would adversely affect neighboring properties, public safety, drainage, or the established residential character of the surrounding area.

Following its review, the Commission should determine whether the evidence supports the required findings of fact and make a recommendation to the Village Board of Trustees for consideration and final action on the application.

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 1514 Ridge Road, within the R-2 Single-Family Residence zoning district, and is legally identified by Cook County Parcel Identification Number (PIN) 29-32-304-041-0000;
2. Kelly Welsh ("Applicant") is the owner of the subject property and the petitioner for the requested variance;
3. The Applicant is requesting a variance from the applicable requirements of Subsection 44-04-14(b)(4) of the Village Zoning Ordinance to permit an existing deck located within the side yard to remain in its current location and configuration;
4. Subsection 44-04-14(b)(4) establishes dimensional and locational requirements for decks, including provisions governing their permitted location within a residential property and required setbacks from property lines;
5. The deck was constructed following the issuance of Building Permit No. 0758-26 in 2025;
6. The construction drawings submitted with the permit application depicted the deck with a 7-foot setback from the side property line;
7. The construction drawings submitted with the building permit application were not to scale, and a plat of survey was not provided as part of the permit application;
8. The discrepancy between the approved construction drawings and the applicable zoning requirements was not identified during the Village's permit review process;
9. The subject property has a relatively narrow side yard, an elevated main living level, and reported recurring drainage and flooding concerns, as described by the Applicant;
10. The existing deck provides exterior access to the residence through a sliding glass door and accommodates the existing elevation and layout of the property; and
11. The requested variance has been evaluated against the applicable standards for variance approval established in Section 44-07-12 of the Village Zoning Ordinance.

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 Village Board Approval of Case 26-75: Variance for Accessory Use Standards (44-04-14(b)(4)) at 1514 Ridge Road to allow for a deck that was constructed in the side yard of a property in the R-2 Single-Family Residence district;

AND

Incorporate the Findings of Fact into the record.

VILLAGE OF HOMEWOOD

STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: _____ Homewood, IL 60430

Requested Variance: _____

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: _____ Date: _____

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. 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?
   Describe why you cannot comply with the zoning regulations and how it impacts the property value.

2. Is the plight of the owner due to unique circumstances?
   Describe why this request is unique to you; would it apply to your neighbors as well?

3. If granted, will the Variance alter the essential character of the locality?
   Describe how the property, with this relief, will compare to the surrounding properties.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the Variance, as provided in the applicant's responses to each of the following standards. No one of the standards is controlling.

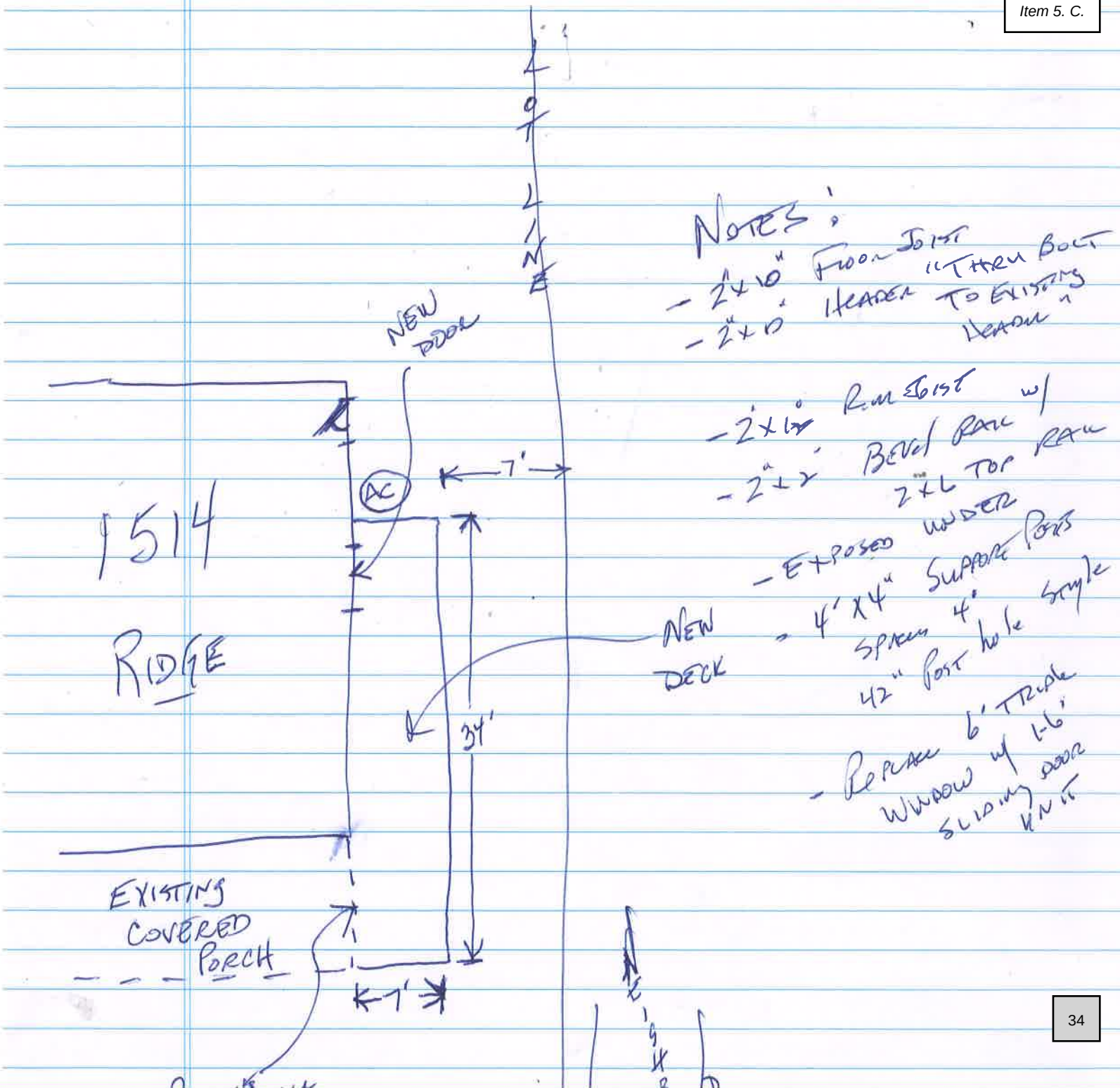
4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?
   Describe the unique characteristics of the site that limit use or development without the requested relief.

5. Would the conditions upon which the petition for Variance is based be generally applicable to other property within the same zoning classification?
   Do your neighbors have the same circumstances?

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?
   Provide information about any personal gains related to the hardship.

7. If granted, will the Variance be detrimental to public welfare or injurious to other neighboring properties?
   Describe any potential negative impacts on neighboring properties and mitigation efforts.

8. If granted, will the Variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?
   Explain how the requested relief will not create a hazard or de-value adjacent property.



NOTES:
- 2"x10" FLOOR JOIST
- 2"x10" HEADER
- ⅜" THRU BOLT TO EXISTING HEADER
- 2"x10" RIM JOIST
- 2"x2" BEVEL RAIL w/ 2"x6" TOP RAIL
- EXPOSED UNDER DECK - 4'x4" SUPPORT POSTS SPACED 4' 42" POST hole STYLE
- REPLACE 6' TRIPLE WINDOW w/ 1-6' SLIDING DOOR KIT

Photo of Existing Deck



Project Narrative and Justification for Proposed Variance

Property: 1514 Ridge Road, Homewood, IL 60430

Request: Side Yard Setback Variance for Existing Residential Deck

I am respectfully requesting a variance from the Village of Homewood's side-yard setback requirements to allow an existing residential deck to remain in its current location.

The deck was constructed in 2025 as an improvement to the property and provides usable outdoor space for the residence.

Due to the existing layout and characteristics of the property, the deck is located closer to the side property line than permitted under current zoning requirements.

I am requesting consideration of this variance to allow the existing deck to remain in place without requiring its removal or substantial alteration.

I understand the importance of the Village's zoning requirements and respectfully request that the Village consider the existing conditions, property layout, and supporting documentation when evaluating this application.

Thank you for your time and consideration.

VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-47: Text Amendment for Accessory Uses in Non-Commercial Places of Assembly

APPLICATION INFORMATION

APPLICANT	Village of Homewood
ACTION REQUESTED	Text amendment to allow the operation of a limited range of accessory uses (as special uses) within existing and previously approved non-commercial places of assembly.
ADDRESS	N/A
PIN	N/A

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Proposed Zoning Ordinance Language	28	Village of Homewood/Noah Schumerth, Director of Economic and Community Development	11/06/2026

ACTION REQUESTED

The Village of Homewood has prepared a proposal for a Village-initiated zoning text amendment, which would allow the operation of a limited number of accessory uses within existing and previously approved non-commercial places of assembly.

HISTORY

The Village has been approached by numerous places of worship and other non-commercial places of assembly since 2023 to convert underutilized building area into other uses. The number of requests received by the Village for this type of conversion in the past 12 months has increased. The most recent application received by the Village for such a use was a counseling office within an existing place of worship at 18328 Ashland Avenue in April 2026.

The Village has been reviewing possible changes to the Village Zoning Ordinance to allow for these types of conversions since June 2026. Staff provided a “first review” of this text amendment in September 2026. Staff reviewed comments from the Commission and made changes to the proposed text amendment. **Changes to the proposed text amendment are highlighted in yellow.**

BACKGROUND

In 2023, the Village created the "non-commercial places of assembly" use category to include a wide variety of uses where gatherings occur outside of a commercial purpose. The Village established use categories for both indoor and outdoor iterations of this type of use.

Indoor non-commercial places of assembly may include community centers, learning centers, clubs or lodges, exhibit halls, civic organizations, lodges, libraries, museums, municipal buildings, auditoriums, or religious institutions.

Many uses included in the indoor non-commercial place of assembly use category are seeing declining use, caused by a variety of trends:

- **Declining Religious Attendance/Participation:** Regular weekday attendance of worship services has dropped to approximately 30% nationally.

- **Digital Shifts:** Many religious or community uses are suffering from shifts toward digital activities and interactions, which have caused declining participation in events, clubs, or local programming.

- **Post-COVID Lifestyle Shifts:** Many gathering places, including clubs and religious uses, have seen declining regular in-person attendance since the COVID-19 pandemic.

- **Erosion of Third Spaces:** Many of the uses in this category, such as lodges/clubs and religious institutions, have been relied upon less and less as third spaces, especially as lifestyles shift and funding for these types of institutions are reduced.

Due to these changes, large amounts of space in the Village's existing indoor non-commercial place of assembly uses (especially places of worship and religious institutions) are vacant or underutilized. These spaces are often areas which were used for programming or services offered when participation and attendance for such uses were higher (such as child care facilities, schools, medical services, etc.). The owners of these facilities have approached the Village periodically to request assistance in finding uses for the space, which may allow for supplementary income or increases in attendance necessary to support the use and avoid closures.

Some examples of impacted uses with vacant/underutilized buildings or areas include:

- **First Presbyterian Church (17929 Gottschalk Avenue):** Closed in the early 2020s, the church has an 8,000 square-foot office building attached to the main sanctuary that is currently unused.

- **Salem Lutheran Church (18328 Ashland Avenue):** Closed in the early 2020s, the church has a large child care and office area which is not regularly used.

The Village prohibits the operation of indoor non-commercial places of assembly in commercial and industrial zoning districts. Indoor commercial places of assembly are *permitted uses* in all residential zoning districts when below 5,000 square feet in floor area, and are *special uses* in all residential zoning districts when greater than 5,000 square feet in floor area. The Village requires that any place of

assembly uses, including indoor non-commercial place of assembly uses, are located on collector or arterial streets (Section 44-04-04.(b)).

DISCUSSION

Proposed Amendment Language: The Village has proposed the following amendments to the Village Zoning Ordinance to allow limited opportunities for the operation of businesses or other uses within existing indoor non-commercial places of assembly.

- **New Zoning Category:** The proposed amendment would create a new use category in the Village Zoning Ordinance – *accessory office or personal service use* – which would mirror the existing *accessory retail or restaurant* use category. The *accessory retail/restaurant* use category is defined as follows:

  "Accessory retail/restaurant means the use of a portion of a building for retail purposes which are customarily incidental and subordinate to the principal use of the building."

  The new use category, *accessory office/personal service use,* is recommended to be defined as follows:

  "Accessory office/personal service means the use of a portion of a building for professional office, medical office, or personal service uses which are clearly incidental and subordinate to the principal use of the building. This term shall not include uses which provide contact with customers present, excluding direct appointment traffic, and shall be restricted to uses of limited scale and impact.

  This language combines current language for *accessory retail/restaurant* uses (to limit the scale of the use), and *home-based business* uses in residential zones (to limit the impact of the use).

- **Zoning Districts Permitted:** The proposed amendment would allow *accessory office/personal service uses* in all residential zoning districts where indoor non-commercial places of assembly are allowed, *as a special use.* All applications for an *accessory office/personal service use* would require Planning and Zoning Commission approval through the special use process.

  The proposed amendment would also allow *accessory office/personal service uses* in all commercial zoning districts as a *permitted use.* For legal non-conforming uses in commercial districts (such as non-commercial places of assembly/places of worship), the accessory use would not be permitted to continue if the principal use closed or ceased to operate. No legal non-conforming use may be expanded or increased in intensity to accommodate an accessory use.

- **Use-Specific Standards:** The proposed amendment would create the following use-specific requirements in Section 44-04-14 ("Accessory Use Standards"):

  - **Non-Residential Use:** *Accessory office/personal service* uses may not be located on a property where the primary use is a residential use. Office and personal service uses accessory to a residential property shall be considered *home-based businesses* and fall under the Village's requirements for such businesses.

- **No Exterior Signage: Any accessory office/personal service use in a residential zoning district may not have any permanent signage affixed to the exterior of the building depicting the accessory use.**

- **Fully Indoor:** The use shall be located fully interior to the principal use.

- **Floor Area Maximum: No *accessory office/personal service* use shall occupy more than 50% of the floor area of the principal use.**

Staff has provided the following additional analysis notes for this amendment:

- **No Municipal/Public Buildings:** The indoor non-commercial place of assembly use category includes municipal buildings and other public institutions. These uses are designed to be located in the PL-2 Public Land and Open Space zoning district, which is not included in the list of zoning districts where *accessory office/personal service uses* may be located.

- **Accessory Use: The new use category proposed is designated as an accessory use. Accessory uses are not permitted to operate when the principal use to which the use is accessory is no longer in operation. If a principal use closes, the accessory use must close.**

  Additionally, the new use category allows non-residential use in a residential zoning district. There are limited non-residential uses allowed in residential zoning districts – mainly non-commercial places of assembly and nature preserves. *Accessory office/personal services* uses may only be accessory to an indoor non-commercial place of assembly because all other uses permitted in residential zoning districts are either residential or outdoor uses where the use is not allowed.

Village staff have provided a copy of amended zoning ordinance text for review by the Planning and Zoning Commission.

Text Amendment Standards: Any text amendment, including Village-initiated text amendments, should be proposed in conformance with the text amendment standards in Section 44-07-10.(d).(2) of the Village Zoning Ordinance. Staff has provided a brief review of the proposed amendment against the Text Amendment Standards.

a. *Is the proposed text amendment consistent with the stated goals in the comprehensive plan?* The proposed text amendment allows a limited set of non-residential uses into residential zoning districts as uses accessory to non-commercial places of assembly. The Residential use category in the 1999 Comprehensive Plan encourages the creation of a limited set of uses which can support residential uses.

The 1999 Comprehensive Plan also states that the redevelopment and use of vacant property is a land use planning priority. This text amendment creates an opportunity for using vacant floor space within non-commercial places of assembly within Village limits.

b. *Does the proposed text amendment address a particular issue or concern for the village?* The proposed text amendment addresses concerns surrounding increasing vacancy and declining

use of existing non-commercial places of assembly. The text amendment may allow for existing non-commercial places of assembly to improve financial sustainability and mitigate the risk of large buildings with limited or no use within residential zoning districts. The amendment may allow for limited opportunities for uses which may serve residential zoning districts or visitors of indoor non-commercial places of assembly.

c. *Will the proposed text amendment impose an unreasonable hardship on existing uses?* The text amendment has been proposed to limit any impact on residential property in the vicinity of existing non-commercial places of assembly. Uses which may benefit from the proposed text amendment are unlikely to impose any hardships or undue impacts on surrounding property.

d. *Have major land uses, conditions or circumstances changed since the original zoning ordinance text was established?* The Village has seen a significant increase in the amount of vacant space within existing and operating non-commercial places of assembly, especially since the COVID-19 pandemic. Non-commercial places of assembly within the Village are seeing increasing financial pressures due to vacancy and declining use.

e. *Is the requested change compatible with the existing uses and development patterns of the community?* The proposed text amendment is written in a manner which is designed to limit the impact of any new uses on the existing uses, development pattern, or character of existing neighborhoods and the community more broadly.

f. *Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole?* The proposed text amendment is unlikely to impact the health, safety or welfare of neighborhoods or the Village as a whole.

STAFF COMMENTS

The Planning and Zoning Commission is a *recommending body* for any zoning text amendment. The Village Board of Trustees reserves the final authority to approve (or impose conditions on any approval) any zoning text amendment.

The Planning and Zoning Commission may recommend any changes to the proposed text amendment language prior to making a recommendation to the Village Board of Trustees. At the September 17, 2026 meeting of the Planning and Zoning Commission, the Commission recommended changes to the text amendments:

- **Commercial Zoning Districts:** The Commission asked for consideration of how non-commercial places of assembly in commercial zoning districts would be impacted by the text amendment. In particular, Commission members shared concerns about churches and other institutions with property in commercial zoning districts, who may not have the ability to add accessory uses to their property to reuse vacant or underutilized buildings on their property. **Staff reviewed potential impacts of adding accessory office/service uses as an accessory permitted use in commercial zoning districts. Staff recommends the addition of accessory office/personal service uses as permitted accessory uses in all commercial districts. Restrictions on legal non-conforming uses would still apply in any instance.**

- **Floor Area Maximum:** The Commission asked for review of the floor area requirement of 25% of the area of the principal use of the property, as this limit on floor area could restrict opportunities for the reuse of space in non-commercial places of assembly, especially when renovations or upgrades are needed to meet current building code requirements. **Staff recommended a change in this percentage to 50% of floor area. Greater than 50% could create a new principal use of the property. To be accessory, the use must be secondary and subordinate to the principal use.**

- **Inspections and Approvals:** The Commission requested clarity in how building code requirements would factor into the use of the property. **All accessory commercial uses still require meeting all applicable building codes for the building in which the use is to be located, including completion of all required inspections.**

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 Village Board approval of Case 26-47: Zoning Text Amendment for Accessory Uses in Non-Commercial Places of Assembly, as proposed by the Village of Homewood in the draft zoning text attached with this recommendation.

Sec. 44-03-04. Permitted limited and special uses.

(a) The following key is to be used in the interpretation of Table 44-03-04.

(1) *Permitted uses.* Uses which are marked as "P" in the table shall be allowed subject to all applicable regulations of this chapter.

(2) *Limited uses.* Uses which are marked as "L" in the table shall be allowed upon the approval of a limited use permit as detailed in section 44-07-05.

(3) *Special uses.* Uses which are marked as "S" in the table shall be allowed upon the approval of a special use permit as detailed in section 44-07-11.

(4) *Temporary uses.* Uses which are marked "T" in the table shall be allowed upon the approval of a temporary use permit as detailed in section 44-07-07.

(5) *Prohibited uses.* A blank space in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this chapter.

(6) *Uses not listed.* If a proposed use is not listed in the table, the director of economic and community development shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.

(7) *Additional regulation.* Use-specific regulations may apply to certain uses. Refer to article IV for additional regulations. Cross references in the table below are provided for convenience. Use specific standards shall apply to permitted, limited, and special uses.

Table 44-03-04: Permitted Limited and Special Uses

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Agricultural and Open Space Uses													
Community Garden	44-04-02(a)	P	P	S	S								
Natural Area Preserve		P	P	P	P	P	P	P	P	P	P	P	P
Residential Uses													
Dwelling, Duplex	44-04-03(a)			P	P								
Dwelling, Multiple-Family													
Up to 6 units	44-04-03(b)			P	P		P	S	S				
7+ units	44-04-03(b)			S	P		S	S	S				
Above ground floor						P	P	S	S				
Dwelling, Single-Family Detached		P	P										

Dwelling, Townhouse	44-04-03(c)			P	P								
Group Homes													
Up to 8 residents	44-04-03(d)	P	P	P	P		P	P	P				
9+ residents	44-04-03(d)	S	S	S	S		S	S	S				
Manufactured Home Park					S								
Senior Housing, Dependent	44-04-03(e)			S	S		S	S	S				
Senior Housing, Independent	44-04-03(e)			S	S		S	S	S				
Residential Uses, Existing													
Dwelling, Duplex, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Multiple-Family, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Single-Family Detached, existing at time of adoption of this chapter		P	P	P	P		P						
Place of Assembly Uses													
Civic Uses of Public Property	44-04-04(a)											T	T
Indoor Commercial Place of Assembly													
Less than 5,000 sq. ft.	44-04-04(b)					S	S	P	P	S			
5,000 sq. ft. or more	44-04-04(b)					S	S	P	P	S			
Outdoor Commercial Place of Assembly	44-04-04(c)					S	S	S	S				
Indoor Non-Commercial Place of Assembly													
Less than 5,000 sq ft	44-04-04(b)	P	P	P	P								P
5,000 sq ft or more	44-04-04(b)	S	S	S	S								S

Outdoor Non-Commercial Place of Assembly	44-04-04(c)	S	S	S	S								S
Retail and Mixed-Commercial Uses													
Firearms Retailer	44-04-05(a)									S			
Retail													
Less than 5,000 sq ft						P	P	P	P				
5,000 sq ft or more						S	S	P	P				
Multi-tenant Shopping Center													
Less than 5,000 sq ft							S	P	P				
5,000 sq ft or more								S	S				
Outdoor Itinerant Merchants	44-04-05(b)					T	T	T	T	T			T
Pawn Shop													
Service and Office Uses													
Adult Day Care	44-04-06(a)						S	S	S	S			
Kennel	44-04-06(b)							S	S	S			
Check Cashing/Pay Day Loan Store													
Child Care Center	44-04-06(c)						S	S					
Coworking Space													
Less than 2,500 sq ft						L	P	P	P	S			
2,500 sq ft or more							S	P	P	S			
Above ground floor						P	P						
Financial Institution								S	S				
Hospital								S	S	S			
Laundry, Self Service								S	S				
Massage Therapy								S	S	S			
Medical Office													
Less than 2,500 sq ft							P	P	P	P			
2,500 sq ft or more							S	P	P	P			

Above ground floor						P	P						
Personal Service													
Less than 2,500 sq ft						S	L	L	P				
2,500 sq ft or more							S	L	P				
Above ground floor						P	P						
Professional Office													
Less than 2,500 sq ft						S	P	P	P	P			
2,500 sq ft or more							S	P	P	P			
Above ground floor						P	P						
Salon and Spa Establishments							S	S	P				
Tattoo Studio/Body Piercing Facility	44-04-06(d)							S		S			
Veterinary Clinic	44-04-06(e)						S	S	S	S			
Eating and Drinking Uses													
Carry-Out Facility	44-04-07(a)					S	S	L	L				
Craft Brewery						L	L	L	L				
Restaurant/Bar						P	P	P	P				
Lodging Uses													
Bed and Breakfast	44-04-08(a)	S	S	S	S	S	S						
Hotel					S	L	L	L	P				
Motel								S	S				
Vehicle Related Uses													
Autobody Repair	44-04-09(a)									S			
Car Wash	44-04-09(b)							S	S				
Fuel Sales	44-04-09(c)						S	S	S				
Motor Vehicle Sales	44-04-09(d)							L	L	L			
Motor Vehicle Service								L	L	P			

Motor Vehicle Rental	44-04-09(d)							S	S	S			
Industrial Uses													
Artisan Manufacturing, Assembly, Fabrication	44-04-10(a)					L	L	L					
Building Material, Machinery, and Equipment Sales or Storage										P			
Contractor Shop										P			
Commercial Kitchen										L			
Crematorium	44-04-10(b)									S			
Dry Cleaner, Processing on Site										L			
Greenhouse, Wholesale										P			
Laundry, Commercial										L			
Light Manufacturing, Assembly, Fabrication										L			
Materials Salvage Yard/Recycling Operations										S			
Mining and Aggregate Extraction	44-04-10(c)										S		
Self-Storage	44-04-10(d)									S			
Printing and Publishing										P			
Research and Development										L			
Warehouse, Distribution										S			
Utility Uses		S	S	S	S	S	S	S	S	S	S	S	S
Adult Uses													
Adult Uses	44-04-11(a)									S			
Cannabis Related Uses													

Cannabis Dispensing Organization	44-04-12(a)							S	S	P			
Cannabis Infuser Organization	44-04-12(a)									P			
Medical Cannabis Cultivation Center										P			
Transportation Uses													
Parking Structure/Deck						L	L	S	S	S			
Parking Lot						S	S			S	S	S	S
Transportation Station/Terminal		S	S	S	S	S	S	S	S	S			S
Accessory Uses													
Accessory Dwelling, Detached	44-04-14(a)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-14(a)	P	P	P	P								
Accessory Retail/Restaurant	**44-04-14(g)**				S	P	P	P	P	P			L
Accessory Office/Personal Service	**44-04-14(g)**	**S**	**S**	**S**	**S**	**P**	**P**	**P**	**P**	**P**			
Cargo Container Storage, Stacking - Permanent	44-04-14(c)									S			
Cargo Container Storage, Stacking - Temporary	44-04-14(d)	T	T	T	T	T	T	T	T	T		T	T
Civic Uses of Public Property	44-04-14(e)											T	T
Contractor's Trailers and Real Estate Model Units	44-04-14(f)	T	T	T	T	T	T	T	T	T		T	T
Drive-Through Facility	44-04-14(g)						S	S	S				
Dumpsters, Temporary	44-04-14(h)	T	T	T	T	T	T	T	T	T	T	T	T
Electric Vehicle Charging Station	44-04-14(i)	P	P	P	P	P	P	P	P	P	P	P	P
Food Cart or Truck	44-04-14(j)					T	T	T	T	T			T
Home-Based Business, Class I	44-04-14(k)	L	L	L	L	L	L	L	L				

Home-Based Business, Class II	44-04-14(k)	S	S	S	S	S	S	S	S				
Off-Site Parking Facilities		L	L	L	L	L	L	L	L	L	L		
Outdoor Display/Sale of Merchandise	44-04-14(l)							S	S	S			
Outdoor Itinerant Merchants	44-04-14(m)					T	T	T	T	T			T
Outdoor Seating for Restaurants	44-04-14(n)					L	L	L	L	L			L
Outdoor Storage, Permanent	44-04-14(o)							S	S	S			
Portable Temporary Storage Container	44-04-14(p)	T	T	T	T	T	T	T	T				
Solar Energy Collection System, canopy	44-04-14(q)					L	L	L	L	L		L	L
Solar Energy Collection System, ground													
Less than 1 Acre	44-04-14(r)	L	L	L	L	L	L	L	L	L	L	L	L
1—5 Acres	44-04-14(s)									S			
Solar Energy Collection System, roof	44-04-14(t)	P	P	P	P	P	P	P	P	P		P	P
Tent	44-04-14(u)	T	T	T	T	T	T	T	T	T		T	T

(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023; Ord. No. MC-1082, § 2.A., 8-13-2024; Ord. No. MC-1084, § 2.A., 11-26-2024; Ord. No. MC-1100, § 2C, 5-12-2026)

Sec. 44-04-14. Accessory use standards.

(a) *Accessory dwelling unit.*

(1) *Quantity.* One detached, attached, or internal accessory dwelling unit shall be allowed per lot.

(2) *Location.*

a. If a lot has a detached garage, a detached accessory dwelling unit shall be located above the detached garage. A standalone detached garage and standalone detached accessory dwelling unit shall not be allowed on a lot.

b. Detached accessory dwellings shall be located to the interior side or rear of the principal dwelling.

c. Detached accessory dwellings shall be setback a minimum of five feet from the rear and interior side yard lot lines.

d. Attached/internal accessory dwellings shall comply with all regulations applicable to the principal building on the lot.

e. Architectural features that are structurally part of the accessory dwelling unit shall be allowed to encroach subject to the regulations of Table 44-03-03.

(3) *Dimensions.*

a. The minimum size of an accessory dwelling unit shall be 220 square feet.

b. The maximum size of the internal accessory dwelling shall be 25 percent of the floor area of the principal building.

c. The maximum building footprint of a detached accessory dwelling shall be 936 square feet.

d. The maximum height of a standalone detached accessory dwelling shall be 17 feet or the height of the principal dwelling, whichever is less.

e. The maximum, combined height of a detached accessory dwelling located above a detached garage and the detached garage shall be 27 feet or the height of the principal dwelling, whichever is less.

(4) *Access.* The principal dwelling and accessory dwelling shall be served by a common driveway.

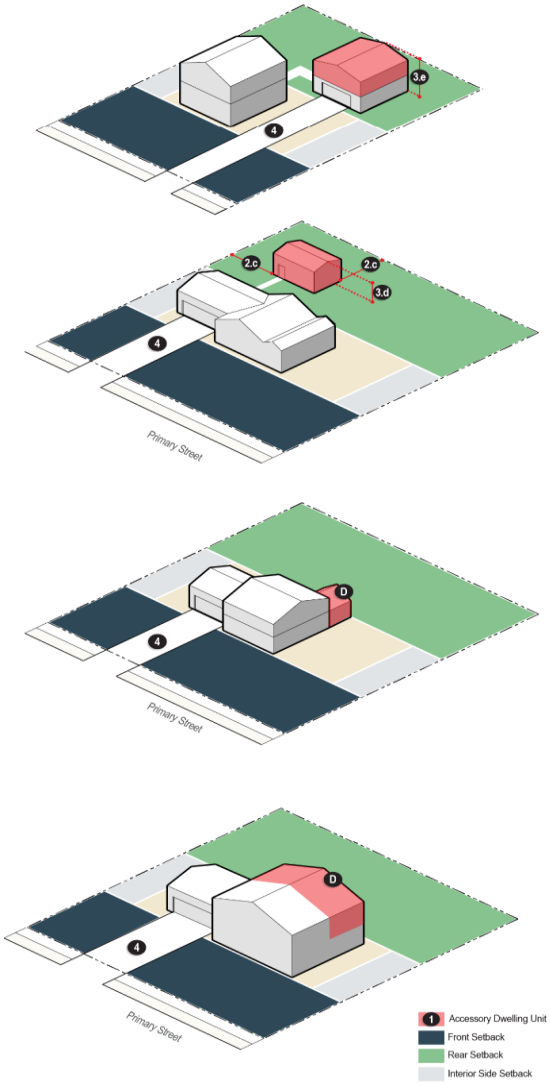
(5) *Design.* The accessory dwelling shall have architectural features and exterior materials compatible with the principal building. Accessory dwelling units deemed incompatible by the director of economic and community development shall go before the appearance commission for review and final approval, approval with conditions, or denial.

(6) *Ownership.*

a. The principal dwelling or accessory dwelling shall be the primary residence of the owner of the property.

b. An accessory dwelling must be kept in common ownership with the principal dwelling on the property.

Figure 4.2. Accessory Dwelling Units



(b) *Accessory structure/building.*

(1) *Location of accessory buildings and structures.* All accessory buildings and structures shall follow the location requirements of this section.

a. An accessory building or structure shall be located either:

1. Completely within the interior side or rear yard of the principal building and at least five feet from lot lines; or

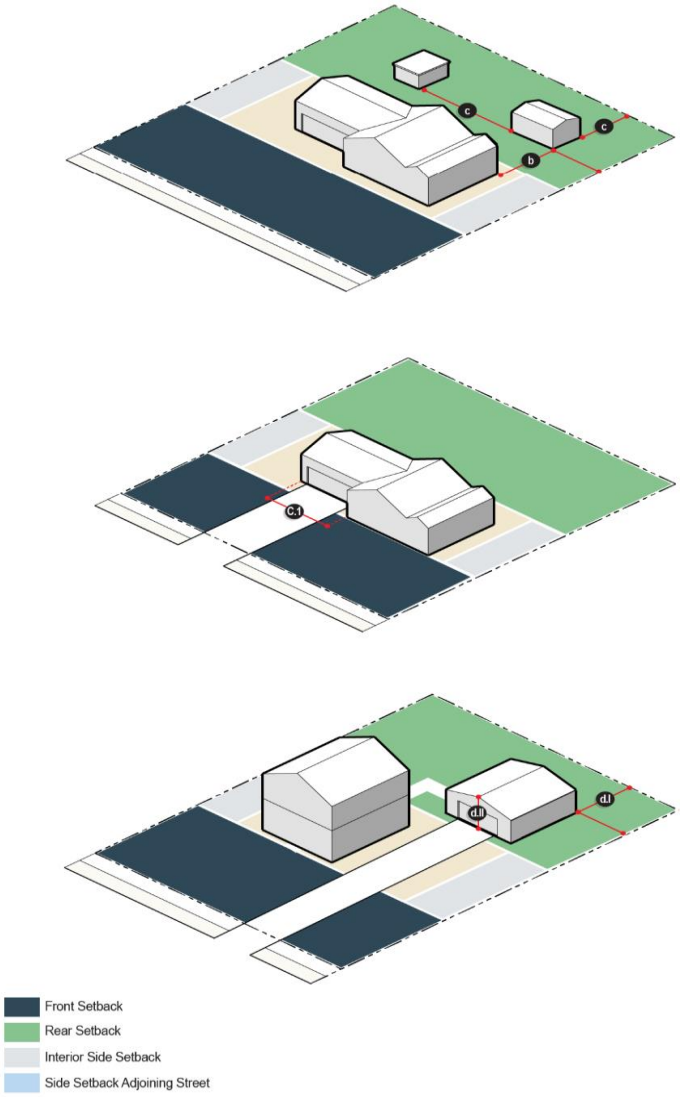
2. Completely within the buildable area of the lot.

b. Any accessory building or structure shall be located a minimum of ten feet from the principal building.

1. The required distance may be varied to a minimum of five feet from the principal building when the exterior walls of the accessory building or structure has a minimum of a one-hour fire-resistance rating.

c. Any accessory building or structure shall be located a minimum of five feet from all other buildings on the lot and abutting properties.

Figure 4.3. Accessory Building/Structure



(2) *Garages.*

a. *Applicability.* This section shall apply to all single-family detached, duplex, or townhome.

b. *General.*

1. No garage shall exceed an area of 936 square feet.

2. Only one garage shall be allowed on a residential lot. Such garage shall be either an accessory portion of a principal building or an accessory building.

3. The parking spaces in the garage shall not be used as a means to access other parking spaces or to any other area located on or off the lot.

c. *Attached garages.*

1. Attached garage doors located on the front facade of the principal building shall not constitute 50 percent or more of the front elevation as measured in linear frontage and in square footage.

2. Attached garages located on the front facade shall be recessed from the front facade by at least five feet.

3. Side-loading attached garages shall have a similar front facade as the principal dwelling.

d. *Detached garages.*

1. Detached garages shall be located in the rear yard and set back at least five feet from the rear and side yard lot lines.

2. Detached garages shall have a maximum height of 17 feet.

(3) *Accessible steps or ramps.*

a. Accessible steps or ramps shall be designed to be integrated with the architecture of the building.

b. Accessible steps or ramps may be located no closer than two feet from any side lot line and no closer than ten feet from any front lot line.

c. Accessible steps or ramps may also include, in compliance with the Illinois Administrative Code, a landing that does not exceed five feet by five feet.

d. Accessible steps or ramps shall be constructed in accordance with chapter 10 of this Code.

e. Any accessible steps or ramp not meeting the above requirements may be approved by the director of economic and community development as a limited use, provided that:

1. There is no other practical conforming location on the lot.

2. A physician certifies in writing that the ramp is medically necessary.

3. The homeowner agrees to remove the ramp when it is no longer medically necessary.

(4) *Sheds, cabanas, greenhouses, playhouses, gazebos, and decks.*

a. *Quantity.* One shed, cabana, greenhouse, playhouse, or gazebo, in addition to a detached garage or standalone detached accessory dwelling unit, and one deck shall be allowed per lot.

b. *Dimensions for sheds, cabanas, greenhouses, playhouses, and gazebos.*

1. The maximum size shall be the lesser of 144 square feet or 30 percent of the required rear yard.

2. Detached gazebos shall have a maximum height of 14 feet.

3. Attached gazebos, as measured from the deck, shall have a maximum height of 14 feet or the height of the roofline at the closest point of the principal building, whichever is less.

c. *Location.*

1. Sheds, cabanas, greenhouses, playhouses, and gazebos shall be located in an interior side or rear yard only. Decks shall be located in a rear yard only.

2. Any structures shall be located a minimum of three feet from any lot line.

3. No structure shall be located in an easement.

(5) *Household recreational facilities.*

a. Household recreational facilities shall be less than 17 feet in height.

b. Trampolines shall be located at least ten feet from interior side and rear lot lines and all principal and accessory buildings and accessory structures.

c. Any noise generated by the activity shall comply with the regulations of this chapter and [subsection] 44-301(g) of this Code.

(6) *Outdoor fireplaces.*

a. Barrels, half-barrels and drums are not permitted.

b. Outdoor fireplaces and fixed, permanent masonry fire pits shall comply with [subsection] 44-301(k) of this Code.

c. Fuel shall be dry wood, producing a minimum of smoke and particulate matter.

d. When in use, adult supervision shall be present at all times.

e. Outdoor fireplaces shall be located at least 20 feet from any building structure, building overhang or vehicle.

(7) *Swimming pools and spas.*

a. Pools are permitted in rear yards only and shall conform to all requirements of section 44-143 of this Code.

b. Pumping and filtering equipment for pools and spas shall be located at least ten feet from the interior side and rear lot lines and no water shall drain onto adjacent properties.

(c) *Cargo container storage, stacking—Permanent.*

(1) The facility utilizing the cargo container shall carry adequate insurance (as determined by the director of economic and community development) and provide the village a certificate of insurance prior to the issuance of a special use permit.

(2) *Location.*

a. The containers shall conform with setback requirements for a principal building.

b. The containers shall be located in the interior side or rear yard.

c. The containers shall be entirely on private property and are prohibited from being parked or placed upon any street, highway, roadway, right-of-way, designated fire lane, required parking space, drive aisle, or sidewalk.

d. The containers shall not be placed in such a fashion as to impede or obstruct the flow of drainage waters, nor impede or obstruct emergency access to the property.

e. The containers shall only be located on concrete paved surfaces in accordance with the paving standards set forth by the Illinois Department of Transportation (IDOT) for an 80,000-pound truck route.

f. The site layout shall provide adequate means for fire and emergency vehicles (as approved by the fire chief) to access cargo containers both on and off a chassis in the event of an emergency.

g. The containers shall be screened with a solid fence, landscaping, and berm so as not be visible from the public right-of-way and adjacent properties.

(3) *Height.* Cargo containers shall not measure or be stacked to a height greater than 14 feet.

(4) *Operations and maintenance.*

a. Cargo containers shall not be used for occupancy or sleeping; housing of animals; housing or storage of firearms, hazardous or flammable materials, material that is required to be placarded as class 7 (radioactive material) according to the U.S. Department of Transportation (DOT) Emergency Response Guideline (ERG), or storage of materials which are otherwise unlawful to possess (e.g. fireworks or other unlawful material or substances).

b. Cargo containers shall not include windows, heating and cooling, refrigeration systems, plumbing or have multiple entrances except for what is necessary to meet the minimum codes and standards for light and air circulation for storage purposes.

c. Cargo containers shall be closed and secured from unauthorized access at all times when not under the direct supervision of the permit applicant.

d. Cargo containers shall not be used to display signage or otherwise advertise a commercial activity other than a design or logo permanently affixed to the container that identifies its owner.

e. Containers shall be kept at all times in a like-new condition.

(d) *Cargo container storage, stacking—Temporary.*

(1) *Residential, commercial and public lands/open space.* Cargo containers are prohibited except they may be used on a temporary basis provided they are issued a permit and meet the following conditions:

a. The cargo container shall be used for the purpose of a construction project duly proceeding toward completion.

b. The cargo container shall be located on the same lot on which the construction activity is occurring until such time as the construction project is complete.

c. Upon completion of the construction activity that the container supports, the container must be promptly removed from the site.

d. The cargo container shall be maintained in a like-new condition.

e. The cargo container shall not measure or be stacked to a height greater than 14 feet.

f. The cargo container shall not be used to display signage.

g. No more than one cargo container shall be located on a lot in a residential district at one time for construction purposes.

h. No more than three cargo containers shall be located on a lot in a commercial or public lands/open space district at one time when used for construction purposes.

i. No more than one cargo container shall be located on a commercial lot, limited to no longer than 60 days in a calendar year, when used for the purpose of storage of seasonal inventory.

j. The permit shall be affixed to the container for the duration of its use.

k. The director of economic and community development may approve containers that exceed the allowable number, allowable size, or length of time.

(2) *M-1 limited manufacturing.* Cargo containers may be located in a M-1 district on a temporary basis provided they are issued a permit and meet the following conditions:

a. Cargo containers utilized for temporary storage shall be restricted to a period of time not to exceed 30 days in one calendar year.

b. Cargo containers used for the purpose of a construction project duly proceeding toward completion and located on the same lot on which the construction activity is occurring may be allowed until such time as the construction project is complete. Upon completion of the

construction activity that the container supports, the container must be promptly removed from the site.

c. At all times, any and all cargo containers must be maintained in a like-new condition.

d. No more than three temporary cargo containers shall be located on a lot located in the M-1 district at one time.

e. Cargo containers may not measure or be stacked to a height greater than 14 feet.

f. The permit shall be affixed to the container for the duration of its use.

g. The director of economic and community development may approve containers that exceed the allowable number, allowable size, or length of time.

(e) *Civic uses of public property.* In the PL-1 or PL-2 districts, any civic use of any public building or property shall be permitted when authorized by the government agency owning or controlling such property. Such use shall not impose an undue adverse effect on neighboring streets or property.

(f) *Contractors trailers and real estate model units.*

(1) Contractors' trailers and real estate model units are allowed when accessory to a construction project or a new development.

(2) Such use shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.

(3) No such use shall contain any sleeping or cooking accommodations, except those located in a model unit.

(4) No such trailer, unit, or office shall be used as the general office or headquarters of any firm.

(g) *Accessory retail/restaurant and accessory office/personal service uses*

(1) Accessory retail/restaurant uses

a. No use shall occupy more than 25% of the floor area of the principal use.

(2) Accessory office/personal service uses

a. Uses may not be located on a property where the primary use is a residential use.

b. No exterior signage shall be permitted for any use.

c. Uses shall be located fully interior to the principal use.

d. No use shall occupy more than 50% of the floor area of the principal use.

(g) *Drive-through facility.*

(1) *Design and layout.*

a. Provide minimum six inches high barrier curbs to protect accessories such as menu boards and canopy supports from vehicular circulation.

b. The location of the curb cut shall be subject to the approval of the village engineer.

(2) *Stacking.*

a. The stacking spaces shall be designed so as not to interfere with the ingress and egress to the off-street parking, traffic circulation on or off site, and traffic visibility.

b. Stacking lanes shall have a minimum depth of 20 feet per stacking space and the following minimum lane widths:

1. One lane: 12 feet;
2. Two or more lanes: ten feet per lane.

c. Drive-through facilities shall be required to provide a minimum number of vehicle stacking spaces as detailed in Table 44-04-14(d)(2)d.

Table 44-04-14(f)(2)c.: Drive Through Stacking Requirements		
Use	Minimum Stack	Measure From
Automated Teller Machine	3 per machine	Teller machine
Bank Teller Lane	2 per lane	Teller or window
Restaurant	6 per order box	Order box (1)
Carwash Stall, Automatic	5 per stall	Stall entrance
Carwash Stall, Manual	3 per stall	Stall entrance
Oil Change Shop	3 per service bay	Service bay entrance
Pharmacy	4 per lane	Machine or window
Other	As determined necessary through the special use permitting process	
(1) Four of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

(3) *Menu boards.*

a. A drive-through facility shall be permitted a maximum of two menu boards.

b. The combined maximum area of the menu boards shall be 80 square feet.

c. Each menu board shall not exceed:

1. Sixty square feet in area; and
2. Ten feet in height.

d. Menu boards may utilize digital display boards for 100 percent of the permitted menu board area.

(4) *Overhead canopy.*

a. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.

b. Any overhead canopy or similar structure shall maintain a uniform and consistent roof line with the building to which the drive-through facility is a part.

c. Any overhead canopy or similar structure shall have columns, solid walls or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the building to which the drive-through facility is a part.

d. Any overhead canopy or similar structure shall be finished with exterior cladding materials consistent with the primary building facade.

(5) *Screening.* The following regulations shall apply to any drive through adjacent to a residential use regardless of the use to which it is accessory.

a. Drive aisles must be effectively screened from view along public rights-of-way and at the edges of sites adjacent to residential properties to minimize the visual impact of menu boards and headlight glare and audio impact of intercoms.

b. Screening shall meet all sight triangle requirements as established in section 44-05-10.

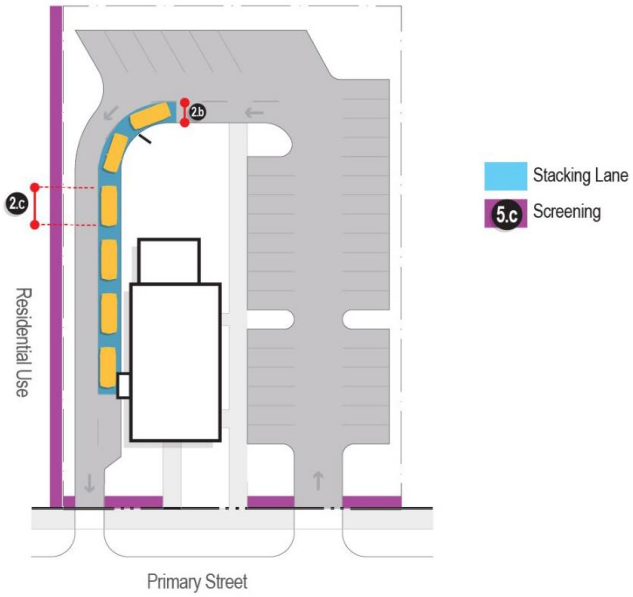
c. Screening shall be a minimum of six feet wide, and must consist of:

1. An opaque masonry wall or solid wood fence with a minimum height of four feet and a maximum height of six feet;

2. One ornamental tree per every 25 linear feet of screening; and

3. One shrub or native grass per every three feet of screening.

Figure 4.4. Drive Through Facility



(h) *Dumpsters, temporary.* Temporary dumpsters shall meet the following conditions:

(1) The refuse container shall be obtained from a scavenger service licensed with the Village of Homewood.

(2) No more than one temporary dumpster shall be located on a lot at a time.

(3) The container shall be maintained in a neat and orderly fashion with all refuse contained within and not higher than the height of the container.

(4) The temporary dumpster shall be located on an impervious surface on private property.

(5) The placement of a temporary dumpster shall be restricted to a period of time not to exceed 30 days, per calendar year.

(6) The director of economic and community development may approve containers that exceed the allowable number, size, surface, or length of time.

(i) *Electric vehicle charging stations.*

(1) *Equipment.*

a. Electric vehicle charging stations that are accessory to all mixed-use, multi-family, and nonresidential uses shall be a level 2 charging capacity.

b. Electric vehicle charging station equipment shall be protected by a wheel stop, curb, or bollards.

c. In parking lot applications, all connections of the charging station to electrical utility equipment shall be underground.

d. All electric vehicle charging station equipment shall comply with the National Fire Protection Association/National Electrical Code and be approved by the Underwriters Laboratory.

e. All equipment should be made of low-maintenance, durable materials appropriate to withstand northeast Illinois weather and shall be vandal-proof to the extent possible.

f. All equipment shall provide a cord management system that minimizes tripping hazards for pedestrians. Charging cords may not cross sidewalks, walkways, or driveways.

(2) *Design considerations.*

a. Electric vehicle charging station equipment shall be located in a manner that will not obstruct pedestrian walkways. A minimum of three feet of clear area shall be maintained.

b. Electric vehicle charging stations shall be located to optimize ease of use for all potential users.

c. Electric vehicle charging station shall provide a safe and clearly delineated area for maneuvering around the vehicle for connecting to the equipment.

d. A sign indicating that the electric vehicle parking is for use while charging only shall be provided.

e. All charging stations shall be illuminated. Lighting shall comply with the limitations in section 44-05-12.

(3) *Electrical equipment siting and screening.*

a. Electric vehicle charging stations shall be located to minimize the distance to electrical supply equipment.

b. When locating the electrical supply equipment consider blind spots and visibility obstructions for drivers and pedestrians.

c. To the extent practical, electrical supply equipment shall be screened by walls, fences, landscaping, or a combination thereof to be effective year-round.

(4) *Accessibility.* A minimum of one accessible charging station is required with any installation of electric vehicle charging stations. The accessible charging station shall provide equipment, reach, clear area, route, and other applicable building blocks to comply with the Illinois Accessibility Code as well as incorporating industry recommended best practices and current federal accessibility recommendations.

(5) *Maintenance.*

a. The property owner on which electric vehicle charging stations are located is responsible for ensuring that the equipment is intact and will not pose a hazard to any visitors to the property. This shall include ensuring that cords are hung to prevent tripping hazards.

b. All electric vehicle charging station equipment shall be maintained to working condition. Equipment that is no longer functional must be decommissioned within 60 days.

(j) *Food cart or truck.*

(1) A stand-alone food cart or truck whether motorized or non-motorized may be set up on a regular, semi-regular, or one-time basis subject to the following criteria:

a. The owner or operator of the food cart or truck shall obtain and maintain all required licenses at all times.

b. The permit shall be displayed to the public in a visible location on the food cart or truck.

c. Operations shall not be located in a driveway or drive aisle.

d. Operations shall not obstruct parking lot circulation or block access to a public street, alley, or sidewalk.

e. The operation of the food cart or truck shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five feet or causes damage to any improvements within the public right-of-way.

f. Operations of any food cart or truck shall be at least 500 feet from any eating and drinking establishment lawfully existing at the time the permit or renewal permit was issued and is open for business unless written permission is granted by the eating or drinking establishment located within that distance.

g. No food cart or truck shall be set up on any privately owned lot or parcel without written permission of the owner.

h. Trash receptacles shall be provided, and the owner/operator shall be responsible for keeping the area surrounding the food cart or truck clear of any litter and properly cleaned.

i. Signs, except for a-frame/sandwich board signs shall be permanently affixed to or painted on the food cart or truck. Each food cart or truck may have one sandwich board sign which may not be located in any right-of-way or impede pedestrian or vehicular traffic and shall be within 25 feet of the food cart or truck.

j. Canopies, umbrellas, and outdoor tables and chairs shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five feet or creates a visual obstruction to traffic.

k. Food carts or trucks may locate on the same lot or parcel so long as each vendor has the property owner's written permission and all other provisions contained herein are be met.

l. No food cart or truck shall be located within 50 feet of the established outer boundary of any village-permitted or licensed event where the sale of merchandise and food has been allowed unless it is part of the event.

m. When not in operation, a food cart or truck shall be stored on private property.

n. If located in a village right-of-way:

    1. No merchandise shall be offered, displayed or sold and no customers served except from the sidewalk;

    2. Only non-motorized carts may be located on sidewalks;

    3. Carts or trucks shall be located at least 25 feet from any intersection (measured from the edge of sidewalk to the cart or truck) and 15 feet from any driveway;

    4. Food carts or trucks shall comply with all traffic and parking ordinances of the village, as they may be amended.

o. Any location in a village right-of-way, including sidewalks, may be subject to temporary suspension or revocation without cause, but for reasons that may include construction, repairs, maintenance or emergencies as determined by the village.

p. A permit shall not be required for food carts or trucks that are:

    1. Part of a village-permitted event; or

2. For a private, catered event occurring on private property (private parties, reunions, weddings and the like) in any district.

q. A street closure permit may be required in order to locate on any village street or right-of-way where the provisions contained in this section cannot be met. Food carts or trucks may not cater private events from either the sidewalk or road right-of-way without an approved street closure permit.

r. The provisions of this section shall not apply to any minor-operated business.

(k) *Home-based business.*

(1) *Purpose.* To protect residents from deleterious effects of commercial uses being conducted in residential areas, the following provisions regulate and restrict commercial uses in residentially zoned districts.

(2) *Requirements.* No home-based business shall be permitted without the prior issuance of a zoning permit for the home-based business. Permits shall be granted to a designated person who resides at the residential address. If the applicant is not the owner of the property, a letter from the owner authorizing the applicant shall be submitted with the application. Permits shall not be assigned from person to person or transferred from address to address. Home-based business permits shall expire April 30 of each year and require annual review. Once granted, permits may be renewed by paying the annual renewal fee, subject to the provisions of this section, failure to timely apply for renewal, and/or failure to pay the annual home-based business permit or inspection fee, shall be grounds for revocation of a home-based business permit.

a. *Exceptions.* No home-based permit shall be required for individuals operating an office out of their residence, provided that the office meets the following use limitations:

1. No routine attendance of patients, clients, subcontractors, or employees associated with the home-based business as part of regular conduct of the occupation.

2. No merchandise shall be offered for retail sale on the premises.

(3) *Annual inspection.*

a. There shall be one annual inspection by the village of the premises of a home-based business.

b. The village shall have the right to enter and inspect the premises of all home-based businesses.

c. The village shall have the right at any time, upon reasonable request, to enter and inspect the premises of all home-based businesses for safety and compliance purposes.

d. Such inspection shall only be made between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or may be made Saturday and Sunday during those hours, if the business is conducted on those days.

e. The annual inspection fee for each premise where a home-based business is conducted shall be paid within ten days after such billing has been mailed by the village.

(4) *Limitation.* Only one class I or class II home-based business shall be allowed per lot.

(5) *Location allowed.* Either the principal or accessory dwelling on a subject lot may be used as a class I or class II home-based business.

(6) *Standards.* All home-based businesses shall conform to the following standards:

a. Only one nonresident of the premises may be employed to work at the premises.

b. The applicant for a class I or class II permit must reside at the location of the proposed home-based business.

c. No signs shall be permitted, unless authorized by the sign regulations of that district.

d. No exterior storage of business equipment, materials, merchandise, inventory, or heavy equipment shall be permitted. However, garage storage of business equipment, merchandise, inventory, or heavy equipment shall be permitted provided it complies with all requirements of this chapter and this Code.

e. Home based businesses shall be conducted entirely indoors.

f. Merchandise shall not be displayed or offered for retail sale on the exterior of the residence.

g. Home-based businesses providing house or office cleaning service or limousine service shall be limited to dispatching only.

h. Home-based businesses shall comply with the environmental performance standards in section 44-05-13.

i. Off-street loading and parking requirements of sections 44-05-02 and 44-05-03 must be met.

j. The area set aside for home-based business use shall not exceed 20 percent of the total floor area of the residence. However, child day care homes shall be required to meet all DCFS requirements, including a designated play area for the children.

k. Child day care homes shall submit annually a copy of their DCFS license to the director of economic and community development.

l. Trucks or commercial vehicles shall not operate out of the residential premises. Any truck or commercial vehicle owned by the holder of a class I or class II permit, or their immediate family, and used in the business, may, if otherwise authorized to be parked at the premises overnight, be driven from the premises in the morning and be driven onto the premises in the evening, but shall not be driven back and forth from the premises during the day.

m. No truck or commercial vehicle, other than a class B truck or class B commercial vehicle, as defined in the Illinois Motor Vehicle Code, may be parked or stored in any residential zoning district except as permitted in section 44-05-02.

(l) *Murals and art installations (murals defined as an accessory use).*

(1) *General provisions.* Any mural, defined in section 44-10-11, erected in the Village of Homewood after August 26, 2025, may be erected upon approval of a mural and art installation application and meeting the following conditions:

a. *Commercial messaging.* Under no circumstances may a mural contain any commercial messaging, including, but not limited to, business names, brand artwork, insignias or logos, or other references, whether direct or implicit, to the use occurring within the building upon which the mural is located. Commercial messaging painted on a building facade shall constitute a painted sign and be subject to the requirements for painted signs in section 44-10-06.

b. *Encroachments.* No component of any mural shall encroach into the public right-of-way.

c. *Obstructions.* No mural or art installation shall be placed where visibility from the public right-of-way is partially or fully obstructed by permanent structures or site elements, including, but not limited to, architectural features, landscaping, or ground and wall-mounted equipment.

d. *Applications.* All murals and art installations proposed within village limits shall be reviewed pursuant to the process requirements in section 44-07-16, including adherence to all standards

found in section 44-07-16. Murals applications initially by the Village of Homewood shall be exempt from the review process unless otherwise directed by the village board of trustees.

(m) *Outdoor display/sale of merchandise.*

(1) Only those goods and materials offered for sale by the existing on-site use may be displayed or sold.

(2) Permanent outdoor display or sales areas shall not be located within any required yard setback or required parking area or loading space.

(3) Permanent outdoor display or sales areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor retail sales areas shall be prohibited.

(4) Permanent outdoor display or sales areas shall not exceed ten percent of the gross floor area of the principal building on the property unless approved as a special use.

(n) *Outdoor itinerant merchants.*

(1) The construction or assembly of any type of display structure, although temporary, shall be prohibited.

(2) The space occupied by an outdoor itinerant merchant may be no closer than 150 feet to any permanent building.

(3) Only one outdoor itinerant merchant may conduct business at a location at any given time.

(4) No wires, signs, pennants, banners, products, or any other marketing device may be attached by, or on behalf of, the itinerant merchant to poles or structures in public lands including rights-of-way, parkways and easements.

(5) An outdoor itinerant merchant may not occupy parking spaces needed to meet the minimum parking requirements as set forth in section 44-05-01.

(6) No licensee or anyone on their behalf shall use any device that emits or produces sound plainly heard on public rights-of-way to attract attention to any goods or service that such licensee proposes to sell.

(7) No licensee under this section, nor anyone in their behalf, shall use any public street, sidewalk, or alley to sell, offer for sale, or display their goods, wares, merchandise, or service unless expressly allowed in this section.

(o) *Outdoor seating for restaurants.* Outdoor seating accessory to a restaurant, bar, or craft brewery shall be a allowed, provided it complies with the requirements of chapter 12, article VII of this Code and has been issued a permit with approval from the health officer.

(p) *Outdoor storage, permanent.*

(1) Permanent outdoor storage areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor storage areas shall be prohibited.

(2) Outdoor storage shall not be in the required front or exterior side yard, closer to the front or exterior side lot line than the front or exterior side facing elevation of the primary building, nor ten feet from the interior side or rear lot line.

(3) A solid wall constructed from materials identical to those used on the exterior of the principal building and not less than six feet and not more than eight feet in height or landscaping of an equivalent height that provides year-round screening shall be provided to screen those portions of permanent outdoor storage areas visible from any right-of-way, excluding alleys, and/or a property in any residential, business, or special district, as listed in section 44-02-01.

(4) No signage is permitted in conjunction with the outdoor storage.

(5) Such materials shall not occupy or interfere with the use of required parking spaces or aisles.

(6) Any permanent outdoor storage shall meet applicable building codes.

(q) *Portable temporary storage container.* Portable temporary storage containers are allowed subject to the following conditions:

(1) Only one portable temporary storage container may be located on a lot at a time.

(2) No portion of any container may extend onto the public right-of-way, including, but not limited to, sidewalks, parkways, streets, or alleys.

(3) The portable temporary storage container shall not exceed eight feet in width, 12 feet in length and eight feet in height, or 768 cubic feet.

(4) The portable temporary storage container must be located on an impervious surface.

(5) Placement of a portable temporary storage container shall be limited to 14 days per residential lot, per calendar year.

(6) Placement of a portable temporary storage container shall be limited to 30 days per commercial, public lands/open space or manufacturing lot, per calendar year.

(7) Every portable temporary storage container must be locked and secured when not being loaded or unloaded.

(8) The permit shall be prominently displayed during the approval period.

(9) The director of economic and community development may approve containers that exceed the allowable number, size, surface, or length of time.

Figure 4.5. Portable Temporary Storage Container



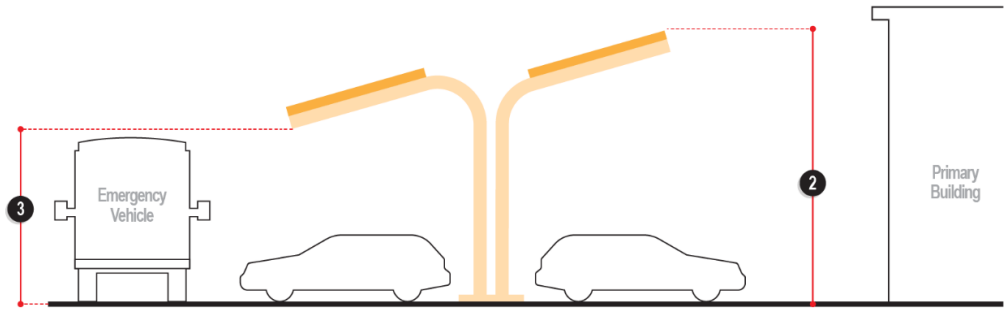
(r) *Solar energy collection system, canopy.*

(1) Canopy solar energy collection systems are permitted over any parking area.

(2) The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves.

(3) The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

Figure 4.6. Solar Energy Collection System, Canopy



(s) *Solar energy collection system, ground, less than one-acre site.*

(1) Ground-mounted solar energy collection systems shall be permitted in the rear setback only.

(2) The maximum height of ground-mounted solar energy collection systems shall be five feet in height, measured from the grade at the base of the pole to the highest edge of the system.

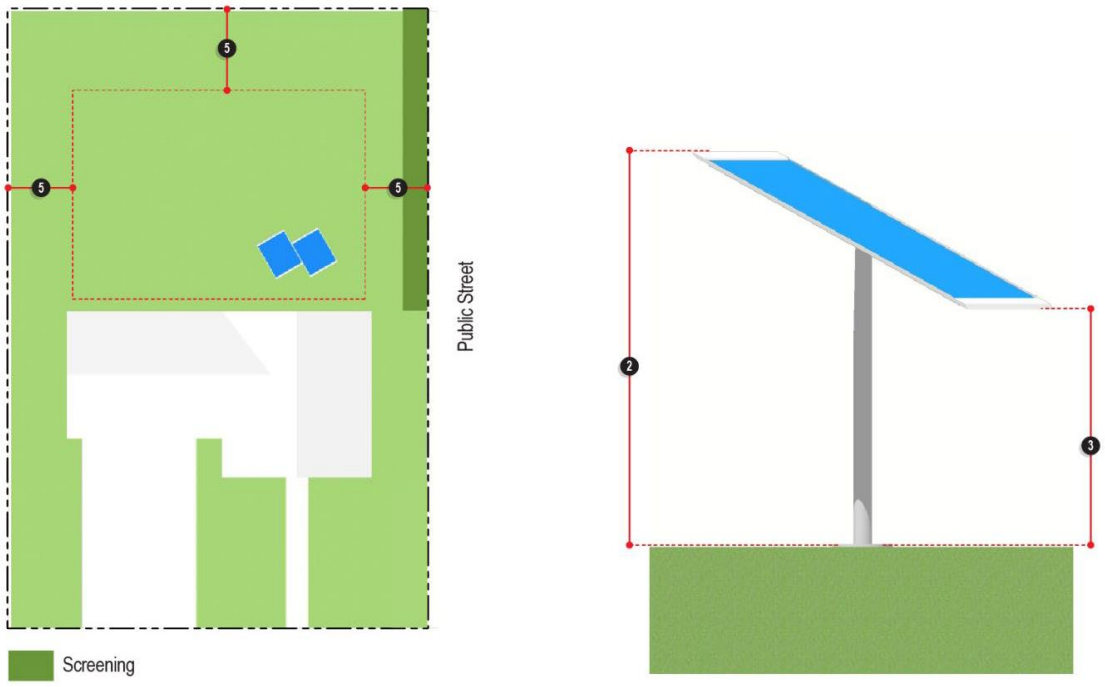
(3) Minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.

(4) Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is plated with native plantings and groundcover.

(5) All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in a public utility easement.

(6) Solar panels shall be screened from view from any public right-of-way unless otherwise approved by the director of economic and community development.

Figure 4.7. Solar Energy Collection System, Ground, Less Than One Acre



(t) *Solar energy collection system ground, one- to five-acre site.*

(1) Ground-mounted solar energy collection systems shall be permitted in the rear setback only.

(2) The maximum height of ground-mounted solar energy collection systems shall be five feet in height, measured from the grade at the base of the pole to the highest edge of the system.

(3) Minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.

(4) Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is plated with native plantings and groundcover.

(5) All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in a public utility easement.

(6) Solar panels shall be screened from view from any public right-of-way unless otherwise approved by the director of economic and community development.

(7) Information regarding the owner of the property and operator of the solar energy system shall be submitted to the village and updated with any change in the property owners or operator.

(8) Decommissioning required. Any solar energy use that is not actively in use for 12 consecutive months the operator shall decommission the operator shall have six months to fully decommission the use, including all panels, structures, accessories, and appurtenances, shall be entirely removed from the lot.

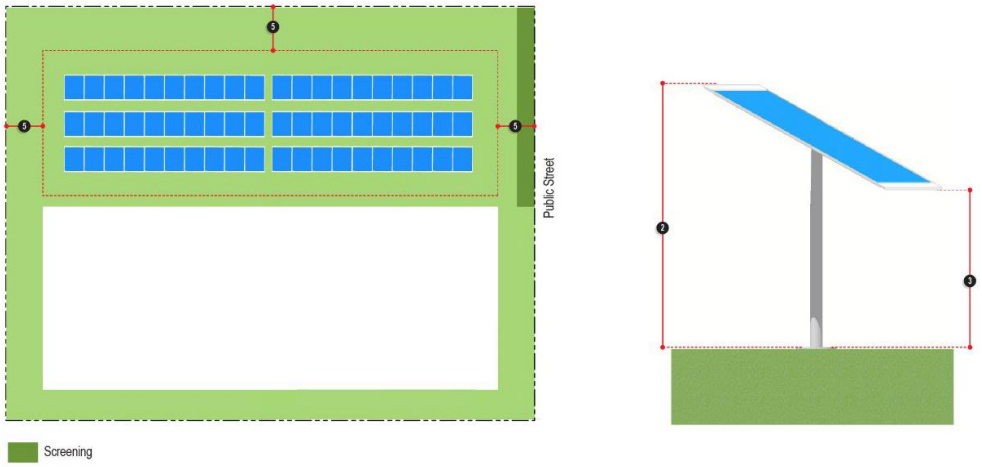
(9) Decommissioning plan. Prior to receiving approval, the applicant for any solar energy use shall submit a decommissioning plan to ensure that the project is properly decommissioned, which shall include:

a. Procedures for the removal of structures, debris, and cabling, including those below the soil surface;

b. Provisions for the restoration of the natural soil and vegetation;

c. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of their successors, assigns, or heirs.

Figure 4.8. Solar Energy Collection System, Ground, One to Five Acres



(u) *Solar energy collection system, roof.*

(1) Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.

(2) Systems on residential structures shall not extend beyond 12 inches parallel to the roof surface of a pitched roof or flat roof.

(3) Systems on nonresidential structures shall not extend beyond 36 inches parallel to the roof surface of a pitched roof or flat roof.

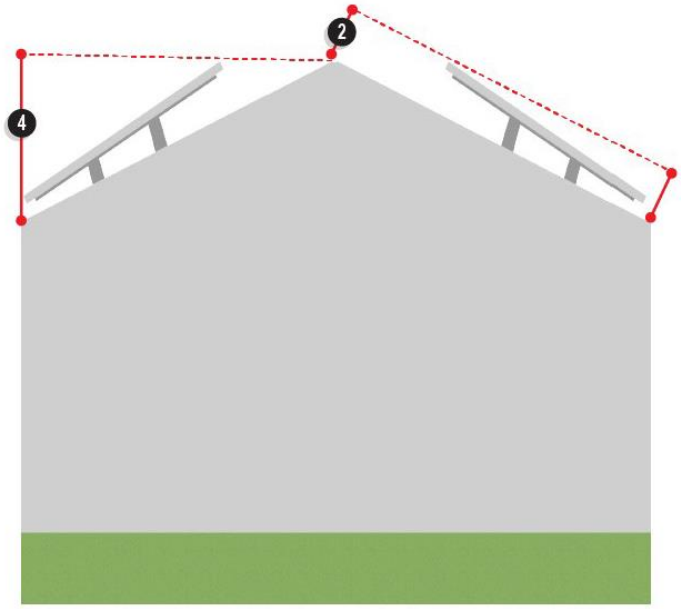
(4) Systems on all structures shall not extend above the highest peak of a pitched roof.

(5) All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.

(v) *Reserved.*

(w) *Tents.* Unless the village board has granted their approval, no tent in excess of 200 square feet shall be allowed to remain for a period of more than two days longer than the period with which the use it is associated is allowed to remain or, in the absence of any such restriction, ten days.

Figure 4.9. Solar Energy Collection System, Roof



(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023; Ord. No. MC-1075, § 2B., 5-9-2023; Ord. No. MC-1089, § 2.2., 8-26-2025)

Sec. 44-09-03. "A" definitions.

Abandonment means to cease the use of a property, intentionally or otherwise.

Abut means to share a common lot line or zoning district boundary, without being separated by a street or alley.

Accessible means a site or facility that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.

Accessible ramp means any part of an accessible route conforming to the Illinois Accessibility Code.

Accessory retail/restaurant means the use of a portion of a building for retail purposes which are customarily incidental and subordinate to the principal use of the building.

***Accessory office/personal service* means the use of a portion of a building for professional office, medical office, or personal service uses which are clearly incidental and subordinate to the principal use of the building. This term shall not include uses which provide contact with customers present, excluding direct appointment traffic, and shall be restricted to uses of limited scale and impact.**

Accessory structure/building means a subordinate structure or building attached to or detached from but located on the same lot as a principal building or use. Accessory structures and buildings include garages, sheds, gazebos, cabanas, decks, greenhouses, arbors and trellises, swimming pools, and playhouses.

Addition or *expansion* means any of the following: an increase in the occupiable and useable floor area of a building, or the reconstruction of a building or structure which is not accompanied by a change in the use of a lot.

Adjoining means abutting or contiguous.

Adult means a person who has reached 18 years of age.

Adult bookstore, adult novelty store, or *adult video store* means an establishment having a significant portion of its sales or stock in trade one or more of the following or derives a substantial portion of its interior business or advertising to the sale or rental for any form of consideration from one or more of the following:

(1) Books, magazines, periodicals, printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified anatomical activities or areas.

(2) Instruments, devices, or paraphernalia, which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.

(3) An establishment may have other principal business purposes that do not involve the offering for sale, rental, or viewing of materials depicting or describing specified sexual activities or anatomical areas and can still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering the sale or rental of some form of consideration the specified materials, which depict or describe specified anatomical activities or specified anatomical areas.

Adult cabaret means a public or private establishment which:

(1) Features topless dancers, strippers, nude or seminude personnel, male or female impersonators, lingerie, or bathing suit fashion shows.

(2) Live entertainment characterized by the exposure of specified anatomical areas or films, motion pictures, video cassettes, slides or other photographic reproductions in which a substantial portion of

the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical area.

(3) The explicit performance or simulation of special sexual activities.

(4) Personnel who dance with one or more patrons in a state of dress or undress in a manner intended for the sexual stimulation of a patron.

(5) Features entertainers who, by reason of their appearance or conduct, perform in a manner that is designed primarily to appeal to the sexual stimulation of a patron, including, but not limited to, lap dancing and private dancing for one or more patrons.

Adult day care means a center that provides for the care of adults for a period of less than 24 hours, but not overnight, where services are designed to meet the needs of adults through individual plans of care. Each facility shall, at a minimum, meet the standards and guidelines for adult day care services as provided by the National Adult Day Services Association, a unit of the National Council on the Aging, Inc.

Adult uses means any one or more of the following: adult arcade, adult bookstores, adult motion picture theaters, adult mini-motion picture theater, adult entertainment, adult cabarets, adult novelty stores, adult motel, adult video store and other similar uses.

Alley means a public right-of-way with a width not exceeding 24 feet, which affords a secondary means of access to abutting property.

Artisan manufacturing, assembly, fabrication means a small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products.

Autobody repair means facilities that provide substantial motor vehicle body repair services to the shell of automobiles, major painting or undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame or fender straightening and repair, overall painting and undercoating.

Awning means a roof-like cover, temporary in nature, which projects from the wall of a building.

(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023)