

To whom it may concern:

The following is a response to the City of Crest Hill "Standards for Variations." All responses are in **bold** lettering unless otherwise noted.

The variance may only be granted by the City Council if it is determined, and recorded in writing, that the following standards are met:

- *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone*
 - **There are no alterations to the existing and allowed use of the property as a part of these variance requests.**
- *That the plight of the owner is due to unique circumstances*
 - **The proposed curb cut width matches the existing condition and is not being increased. Relocation of the curb cut is necessary due to site constraints created by the existing yard configuration and building placement. Without this relocation, safe two-way truck traffic cannot be accommodated, creating a functional hardship for the operation of the facility.**
 - **The proposed pedestrian sidewalk connections within the north parking lot are essential to improving associate safety. Removing parking stalls to accommodate these crossings would create the need for additional ordinance variations with the City. Utilizing the existing landscape islands instead provides a practical solution that meets safety needs while minimizing regulatory conflicts, making it the most effective option for both the City and the applicant.**
- *That the variation, if granted, will not alter the essential character of the locality*
 - **There are no alterations to the existing and allowed use of the property as a part of these variance requests.**

The Plan Commission may issue a determination only upon finding that the following standards have been met:

- That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - **The proposed curb cut width matches the existing condition and is not being increased. Relocation of the curb cut is necessary due to site constraints created by the existing yard configuration and building placement. Without this relocation, safe two-way truck traffic cannot be accommodated, creating a functional hardship for the operation of the facility.**
 - **The proposed pedestrian sidewalk connections within the north parking lot are essential to improving associate safety. Removing parking stalls to accommodate these crossings would create the need for additional ordinance variations with the City. Utilizing the existing landscape islands instead provides a practical solution that meets safety needs while minimizing regulatory conflicts, making it the most effective option for both the City and the applicant given existing site constraints.**
- The conditions upon which the petition for a variance is based are unique to the property owner for which the variance is sought and are not applicable, generally, to the other property within the same zoning classification.

- **To the developer's knowledge, this condition was not created by the current property owner and is unique to the site's existing configuration and operational needs of the tenant.**
- That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
 - **To the developer's knowledge, this condition was not created by the current property owner but rather stems from the site's existing configuration and operational needs of the tenant.**
- That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - **The proposed variations are not anticipated to negatively impact light, air, traffic flow, safety, or surrounding property values. The design intent is to maintain safe operations while minimizing any potential effects on adjacent properties or the neighborhood.**
- That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."
 - **There are no alterations to the existing and allowed use of the property as a part of these variance requests.**
- That the variation granted is the minimum adjustment necessary for the reasonable use of the land.
 - **The proposed curb cut width matches the existing condition and is not being increased. Relocation of the curb cut is necessary due to site constraints created by the existing yard configuration and building placement.**
 - **The minimum pedestrian sidewalks to maintain associate safety and meet tenant standards are proposed.**
- That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.
 - **The proposed variations are anticipated to be harmonious with the general purposes and intent of the Zoning Ordinance and not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or conflict with the Comprehensive Plan for development of the City.**
- That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.
 - **To the developer's knowledge, this condition was not created by the current property owner but rather stems from the site's existing configuration and operational needs of the tenant. The proposed variations are not due to loss in value of land.**