



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	1000 Maple Ave	Homewood, IL 60430
Requested Variance:	Ground Mount Solar PV	
Zoning Requirement:		
Ordinance Reference:		
Applicant Name:	General Energy Corporation	Date: 6/2/2023

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.

Granting a variance to allow approval on the location of the ground mount system (requesting a variance from the requirement to locate the system in a rear yard). We are also requesting a variance to increase the height of the array to 5.7ft from 5ft max requirement. The installation and operation of the solar system can provide financial benefits, utilize underutilized land, and contribute to the community's sustainability

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?

The unique circumstances may arise from the specific characteristics of the property. These characteristics could include its size, location, topography, or other physical attributes that make it challenging to adhere strictly to the regulations governing the district. For example, the property might have limited available space or specific constraints that require flexibility in terms of setback requirements.

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.

Ground mount solar systems are increasingly recognized as compatible with various land uses and can seamlessly integrate into the existing landscape. They do not introduce any disruptive or conflicting elements that would significantly alter the essential character of the locality.

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 following responses. No one 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 site has limited available space. This limited space restricts the ability to comply with standard development requirements without the requested relief of minimum setbacks. The installation of a ground mount solar system requires a certain amount of land area.

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

Do your neighbors have the same circumstances?

Yes, granting the variance for a ground mount solar system aligns with broader sustainability goals and initiatives. Many communities strive to promote renewable energy and reduce their carbon footprint. Allowing for the installation of solar systems contributes positively to these sustainability objectives without altering the essential character of the locality.

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.

There are no personal gains directly related to the hardship being experienced. The requested relief is not sought for personal gain but rather to address specific challenges and limitations that hinder the development or use of the property in a manner that aligns with the intended purpose of installing a ground mount solar system. The purpose of seeking the relief is primarily to promote renewable energy generation, reduce carbon footprint, and contribute to sustainable practices.

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.

The system will be strategically planned to minimize visibility from adjacent properties. Consideration will be given to the orientation, height, and screening options to ensure that the system blends harmoniously with the surroundings.

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.

The design and installation of the ground mount solar system will adhere to all relevant safety standards and regulations. Professional engineers and experts will ensure that the system is structurally sound, properly grounded, and poses no risk to adjacent properties. Measures such as setback requirements, fencing, and appropriate signage will be implemented to enhance safety and prevent any potential hazards.