



STANDARDS FOR:  
**VARIANCE**

2020 Chestnut Road, Homewood, IL 60430

**Street Address:** 17915 Riedle Court Homewood, IL 60430

**Requested Variance:** Exceed Maximum Dimensions for a Parking Pad

**Zoning Requirement:** Maximum 20' long, including taper, and 10' wide

**Ordinance Reference:** Section 44-05-05.E.3 Parking Pad Dimensions

**Applicant Name:** Chris Kalvig **Date:** 5/23/23

*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.*

A parking pad that meets the standard sizing in the location I am adding it would not be sizeable enough. My location does not terminate in a garage or run up where there is addition length for the vehicle.

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?*

My lot has a particularly narrow driveway with a rear detached garage. This is not true for all other lots in my area. Some are similarly narrow, but either have attached garages or wider driveways already.

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.*

The property will still look and feel like a neighborhood property. Some in the area already have wider driveways. We intend to use pavers for the pad for a cleaner visual look and we will also be softscaping in front of the new parking pad to soften the increased ground coverage.

*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.*

As described in #1, an addition of a standard sized parking pad in the requested area would not provide enough spacing for a full pull in of a vehicle without any additional driveway or garage to pull into.

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?*

As described in #2, I do not believe parking pads, let alone non-standard parking pads, would be needed for neighboring lots which already have attached garages and wider driveways.

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 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.*

No. Visually the character will be unchanged. There will be additional ground coverage that could result in increased flooding, but it is my understanding that flooding is not a common concern near our property. In addition, we have installed water barrels and have softscaping for water absorption on our property already and plan to add more on the edge of the new pad.

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.*

#7 refers to possible flooding hazard. No other potential hazards should be created with this variance. The property will appear as a typical neighborhood property and should not de-value adjacent properties.