



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 2840 Willow Road Homewood, IL 60430

Requested Variance: _____

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Anthony Binion Date: 7-11-2026

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.

The property currently carries 1,753 sq ft of impervious coverage (13.6% of the 12,914 sq ft lot) from a basketball court constructed by a previous owner prior to the enactment of the 40% lot coverage regulation. Excluding this legacy structure, the property's coverage from the house and proposed deck/pool addition totals approximately 29.4% — well within the district's standard. It is only the combination of this pre-existing, non-owner-created improvement with a reasonable residential deck and pool addition that pushes the total to 43%. Strictly enforcing the 40% cap under these circumstances would prevent the owner from adding a common residential amenity that would otherwise fully comply with the ordinance, based on the coverage the applicant did not create.

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 applicant's proposed addition, considered on its own, would use approximately 7.9% of the lot's total area and would leave the property well under the 40% cap. It is the pre-existing 1,753 sq ft basketball court — 13.6% of the lot, built by a previous owner before the ordinance existed — that consumes the majority of the remaining allowance. This is not a condition most similarly situated properties in the district share, since most neighboring lots are not carrying a legacy hardscape improvement of comparable scale.

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. The proposed deck and pool are common residential improvements found throughout the neighborhood, and the basketball court has existed on the property for years without altering the character of the block.

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.

Nothing about the lot's physical shape is unusual, however the pre-existing basketball court itself is a physical condition of the site that constrains where new construction can reasonably go.

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?

No. The specific combination of an inherited, pre-ordinance basketball court occupying a substantial share of the coverage allowance is not a condition generally shared by other lots in the district. Most properties in the district are not constrained by a legacy nonconforming structure of this size predating the current regulation.

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.

No. The basketball court accounts for 1,753 sq ft (13.6%) of the lot's total coverage and was constructed by a previous owner prior to both the applicant's ownership and the enactment of the 40% regulation. Removing this pre-existing structure from the calculation, the applicant's own proposed construction (house plus new deck and pool) totals approximately 29.4% coverage — fully compliant with the ordinance. The current owner has not created or contributed to the condition causing the overage.

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. The proposed deck and pool are set back appropriately from all property lines and do not encroach on public utility or drainage easements. The addition will not obstruct neighboring sightlines, drainage, or access.

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 deck and pool are residential-scale improvements consistent with those found on comparable properties in the neighborhood. They do not include any structure of a height or mass that would block light or air to adjacent lots, and composite/treated lumber construction under current building code does not present an elevated fire risk relative to typical residential accessory structures.