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.