



STANDARDS FOR:  
**VARIANCE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> <u>17863 Golfview Ave</u> Homewood, IL 60430
<b>Requested Variance:</b> <u>Impervious Surface Coverage</u>
<b>Zoning Requirement:</b> <u>A maximum of 40% of the square footage of the lot can be covered by impervious surfaces.</u>
<b>Ordinance Reference:</b> <u>Table 44-03-01. Bulk and Dimensional Standards Lot</u>
<b>Applicant Name:</b> <u>Steven C. Scott</u> <b>Date:</b> <u>January 26, 2026</u>

*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.*

Constructing a direct ingress to and egress from the required off-street parking spaces requires a driveway that exceeds the prescribed impervious surface zoning requirements. Because of the irregular lot dimensions, the off-street parking must be located in the rear of the property, which will require a driveway that exceeds the zone impervious surface limitation. Neighboring properties have driveways that lead to the rear of their properties. Not being allowed to have this amenity will reduce the monetary value and usefulness of the property.

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?*

This lot is in a R1 zoning district and must comply with the R1 bulk and dimension standards. However, the lot's square footage and its width do not conform with the R1 zoning requirement. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards. What is being proposed is comparable with the characteristics of neighboring properties. Their properties were constructed before the current zoning requirements went into effect. In this case, the R1 zoning requirement is overly restrictive.

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.*

Approval of this variance will allow the property to have a driveway similar to surrounding neighbor's driveways that lead to the rear of their 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 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.*

This lot is in a R1 zoning district and must comply with the R1 bulk and dimension standards. However, the lot's square footage and its width do not conform with the R1 zoning lot standard minimum per Table 44-03-01. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards.

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?*

The neighbors do not have the same circumstances. Their properties were constructed before the current zoning requirements went into effect.

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.*

This hardship was not created by any person presently having an interest in the property. There are no personal gains related to this 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.*

An increase in the use of impervious surfaces will increase the potential for flooding. This property has a very steep slope running along the south side of the property and a gentler slope running along the east side of the property, which will contribute to the potential for flooding. The potential for area flooding will be mitigated by the development of a drain system that will direct storm water to move west of the site towards Golfview Ave. Using permeable material in place of concrete was considered. However, the cost of using permeable material is \$20 per square foot more than the cost of using concrete.

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 impervious surface variance will allow the construction of the garage and shed in the site's buildable rear area of the property. The materials used to construct the driveway will comply with the zoning regulations. These guidelines will ensure that the structure does not create hazardous conditions for the adjacent properties. Allowing this variance will increase the value of the neighboring properties.