



VILLAGE OF HOMEWOOD

STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 810 Maple Ave Unit C Homewood, IL 60430
 Requested Variance: Fast Casual Carry Out Restaurant Parking
 Zoning Requirement: Fast Casual Carry Out Restaurant
 Ordinance Reference: _____
 Applicant Name: EMAD ABED / Mohammad Majid Date: 9-5-2023

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.

If the Variance isn't Granted, 2500 Sq. Ft. of Space would remain empty and cause financial hardship from lack of rent, earn income and property tax. In turn devaluing the property tremendously

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 will give us the ability to be able to open the fast casual restaurant and bring business to the town neighbors and tax revenue.

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.

This variance aligns perfectly with the other commercial properties in the vicinity of the property.

Continued on following page.