



STANDARDS FOR: VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18027 Dixie Highway Homewood, IL 60430
Requested Variance: yes
Zoning Requirement: Special Use
Ordinance Reference: yes
Applicant Name: Marcella Abrams Date: 04/30/2025

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.

Luxe Events Venue LLC is unable to comply with the zoning regulations related to parking due to the property location is historically designated, modifications for parking could be restricted or prohibited to preserve its character. The property is located in an area where surrounding parcels are fully built out, and no additional land is available for lease or acquisition to support off-street parking expansion. Off-street parking is limited due to surrounding development. This location is well-served by public transit, and guests will utilize rideshare services, public transportation, carpool, as well as utilize off-site available parking in the area. Luxe Events Venue LLC has explored shared parking agreements with nearby properties and off-site parking solutions. As of April 30, 2025, we have not been able to finalize a parking agreement with nearby properties. Given these factors, we respectfully request a variance or exemption from the parking requirement or consideration of alternative compliance methods. Luxe Events Venue LLC remain committed to minimizing any neighborhood impact and will continue encouraging sustainable transportation options for our patrons.

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?

Luxe Events Venue LLC is unable to comply with the zoning regulations related to parking due to the property location is historically designated, modifications for parking could be restricted or prohibited to preserve its character. The property is located in an area where surrounding parcels are fully built out, and no additional land is available for lease or acquisition to support off-street parking expansion. The variance would not necessarily apply to my neighbors due to their land use types. The surrounding businesses have different operating hours, traffic patterns, or physical site conditions.

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.

If parking variance is approved, the property will remain consistent with surrounding properties. The relief may bring the property more in line with nearby developments that already operate with similar parking conditions. The variance will ensure that the property functions comparably to others in the area, without creating negative impacts such as congestion, overflow parking, or diminished neighborhood aesthetics. Luxe Events LLC typically hosts guests during limited, scheduled times- often evenings or weekends when the demand for nearby parking is lower. This temporal use reduces the strain on daily parking availability.

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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.

Luxe Events Venue LLC is unable to comply with the zoning regulations related to parking due to the property location is historically designated, modifications for parking could be restricted or prohibited to preserve its character. As a result, this limits our ability to meet the standard parking requirements.

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?

Unlike standard commercial or residential properties, Luxe Events Venue LLC typically hosts guests during limited, scheduled times when demand for nearby parking is lower. The surrounding businesses have different operating hours, traffic patterns or physical site conditions.

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.

While approval of this variance may support the continued success of Luxe Events Venue LLC, the requested relief allows for use of the property that aligns with both zoning code's intent and the character of the neighborhood. It supports the viability of a small, locally owned business without creating adverse effects on the community.

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.

If granted, the variance will not be detrimental to public welfare or injurious to neighboring efforts. Luxe Events Venue LLC will align with the existing character and functionality of the area.

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.

Luxe Events Venue LLC will operate during specific hours, often when surrounding traffic is reduced, minimizing any risk of congestion or traffic conflicts. We will ensure that proper traffic flow management and parking coordination further reduce the risk of hazards. The absence of additional on-site parking will not negatively alter the appr or functionality of the area. There is no evidence that a parking variance when responsibly managed lowers values.