



VILLAGE OF  
HOMEWOOD  
2020 Chestnut Road,  
Homewood, IL 60430  
(708) 206-3385

## APPLICATION FOR ZONING ACTION

SUBJECT PROPERTY ADDRESS:

18354 Governors Highway

APPLICANT INFORMATION:

Name:

Humbert Paffen - Bernard

Email:

Phone:

Address:

Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Name:

Brent Seiler

Email:

Phone (day):

Address:

Fax:

Requested zoning action; please be specific:

To locate a tattoo studio closer than 1000 ft  
of a place of worship.

Has the present owner applied for zoning action for this property within the last 12 months:

☐ Yes

☐ No

REQUIRED SUBMISSIONS:

- ☒ Completed application
- ☐ Site plan drawn to scale indicating the proposed improvement to the subject property
- ☐ Statement which addresses Conditions for Variances (see attached instruction sheet)
- ☐ Proof of ownership or interest of ownership
- ☐ Plat of survey with legal description

**\* IMPORTANT \***

A plat of survey is required to accurately evaluate your request. The measurements shown on the plat will be used during the hearing. If you intend to present evidence other than what is shown on your plat, you will need to provide a current plat of survey.

SUPPLEMENTAL EVIDENCE (OPTIONAL):

- ☐ Photographs of the property seeking a variation
- ☐ Petition of neighboring property owners stating that they do not object to the proposed variation

Office Use Only

Zoning of Property: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ B1 ☐ B2 ☒ B3 ☐ B4 ☐ DO ☐ M ☐ PL

Requested Action:

☒ Zoning Variance

☐ Administrative Variance

☐ Minor Variance

Current Use:

☒ Conforming

☐ Nonconforming

☐ PUD

Variance Request - HZO Section No.: 9-2R3

Date Application Received:

Case No.:

Application Fee Paid:

Zoning Variance

Administrative Variance

Minor Variance

Residential

☐ \$150.00

☐ \$150.00

☐ \$100.00

Commercial

☒ \$250.00

☐ \$250.00

☐ \$100.00

I hereby certify that the statements and facts given on this application are true and complete to the best of my knowledge. I agree that if granted the variation requested, the resultant land use will at all times comply with applicable resolutions, ordinances and standards of the Village of Homewood.

Signature of Applicant

Date

09/01/22



## STANDARDS FOR VARIANCE

**Street Address:** 18354 Governors Highway  
**Zoning District:** B-3 Service Business District  
**Requested Variance:** 1000' Separation from a Place of Worship

No zoning variance shall be granted as authorized in this section unless findings based upon the evidence presented in each specific case establish that the standards below are met:

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?

**The property will yield more than a reasonable return being that tattoos and art are expensive so it will generate a lot of revenue.**

2. Is the plight of the owner due to unique circumstances?

**Yes, it is a unique circumstance that the shopping center is directly across from a church and the proposed zoning ordinance would remove this restriction.**

3. Will the variance, if granted, alter the essential character of the locality?

**No, the variance will have no effect at all on the character of the locality.**

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination, when there are practical difficulties or particular hardships, shall also take into consideration the extent to which items below have been established by the evidence:

4. Do the particular physical surroundings, shape or topographical conditions, or the specific property involved bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out?

**No, the hardship is not based on physical surroundings, it is based on societal perception towards tattoos.**

5. Do the conditions upon which the petition for variance is based be applicable generally to other property within the same zoning classification?

**Yes, this would apply to other tenants of the same property, but the revised zoning ordinance would give the same relief to the other properties.**

6. Has the alleged difficulty or hardship or the alleged unique circumstance, been created by any person presently having an interest in the property?

**It is an existing condition that the church is across the street from the shopping center and I have no financial interests.**

7. Will the granting of the variance be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located?

**No, it will not in any way be detrimental to the public welfare or injurious to other property or improvements. It will attract more customers to the area from within Homewood and from customers outside Homewood.**

8. Will the proposed variance impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood?

**No, the variance will operate within its own space without impairing or endangering the surrounding public as it does not need any special equipment to operate.**