

Village of Hamel, Illinois

DECISION MAKING FACTORS FOR VARIANCE  
(from 1969 Zoning Board Material)

1. \_\_\_\_\_ Lot Size
2. \_\_\_\_\_ Lot Shape
3. \_\_\_\_\_ Topographical Conditions
4. \_\_\_\_\_ Change of district map intent
5. \_\_\_\_\_ Affect of supply of light and air to adjacent properties
6. \_\_\_\_\_ Traffic impact
7. \_\_\_\_\_ Effect of fire
8. \_\_\_\_\_ Effect on property values
9. \_\_\_\_\_ Effect on public health, safety, comfort and moral welfare of the Village
10. \_\_\_\_\_ Can property be used without a variance?
11. \_\_\_\_\_ Impact on government services
12. \_\_\_\_\_ Will neighbors be harmed?
13. \_\_\_\_\_ Did property owner/developer know about the zoning restrictions when property was purchased?
14. \_\_\_\_\_ Can property owner's/developer's problem be solved without a variance?
15. \_\_\_\_\_ Hardship no otherwise considered  
(Note: Economic hardship should not be considered in determination of a variance.)