

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.)