

**ZONING BOARD OF APPEALS**  
**FINDINGS OF FACT SHEET**

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The Zoning Board of Appeals shall not vary the regulations of this ordinance, nor recommend to the City Council variation of this ordinance, unless it shall make findings based upon the evidence presented to it in each specific case that the standards for hardships set forth in the Illinois Municipal Code are complied with and the following:

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if a strict letter of regulations were carried out;
2. The conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification;
3. The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the property;
4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Zoning Board of Appeals may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards established in this Subsection 14.5-3, to reduce or minimize the effect of such variation upon other property in the neighborhood and to better carry out the general intent of this ordinance.