

ZONING VARIANCE

SUPPLEMENT TO DEVELOPMENT APPLICATION

Village of Shorewood
One Towne Center Boulevard, Shorewood, IL 60404
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Instructions

Zoning Variances are regulated by Section 10-12-2 of the Shorewood Zoning Ordinances. To apply for a variance, applicants must submit this form as well as the Village’s Development Application.

In order to consider a Zoning Variance, the Planning & Zoning Commission must hold a public hearing pursuant to a public notice period. In most cases, Village Board approval is also needed.

Variance Request

Project Name	
Subject Zoning Code Section	
Description of Variance	

Submittal Documents

The following documents must accompany all development applications.

- ☐ Completed Development Application Form
- ☐ Legal Description
- ☐ Plat of Survey
- ☐ Proof of Ownership & Letter of Application Authorization if Applicant is not the Property Owner
- ☐ Disclosure of Beneficiaries Form, if Land is in a Trust
- ☐ Narrative Describing Project

The following documents (3 paper copies & 1 PDF) must accompany applications for zoning variances.

- ☐ Scaled drawing of the property showing its dimensions and all streets, alleys & properties within 150’
- ☐ Proposed Site Plan
- ☐ Statement of hardship
- ☐ Written document describing how the proposal meets the required standards (next page)
- ☐ List of Property Owners within 150 feet of property, excluding rights-of-way
- ☐ Application Fee of \$225 for variances on single family residential lots or \$650 per variance on multiple-family or nonresidential lots



Variance Standards

No zoning variances may be granted unless the following standards are found to be factual. Please review each standard and provide justification for the variance.

a. The variance is in harmony with the general purpose and intent of the Shorewood Zoning Ordinance.
b. Strict enforcement of the Shorewood Zoning Ordinance would result in practical difficulties or impose exceptional hardship due to special and unusual conditions which are not generally found on other properties in the same zoning district.
c. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Shorewood Zoning Ordinance.
d. The variance, if granted, will not alter the essential character of the neighborhood and will not be substantial detriment to adjacent property.