

SANGAMON COUNTY, ILLINOIS

PETITION FOR USE VARIANCE

| FOR ZONING OFFICE USE ONLY | |
|----------------------------|-------|
| DATE FILED: | _____ |
| HEARING DATE: | _____ |
| DOCKET #: | _____ |
| SANG. CO. INDEX # | _____ |
| CO. BOARD DISTRICT | NAME: |

TO THE HONORABLE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS, AND TO THE ZONING BOARD OF APPEALS OF SANGAMON COUNTY, ILLINOIS:

Your Petitioner(s), _____, respectfully petitions the Sangamon County Board for the above referenced relief with respect to certain real estate situated in Sangamon County, Illinois, legally described as follows:

_____ ¼ of Section _____, Township _____ North, Range _____ West Current Zoning _____

1. Petitioner is the _____ Fee owner, _____ Contract purchaser or _____ Other
(if other specify: _____) of the above described property

2. The common street address of said property is _____

3. Petitioner's address _____

Daytime Phone # _____

Email Address _____

4. Fee owner's (if different from petitioner) name _____

Address _____

Daytime Phone # _____

5. Representatives (if different from petitioner) name _____

Address _____

Daytime Phone # _____

Email Address _____

6. The existing land use is _____

7. The proposed land use is _____

8. Petitioner plans to modify the property as follows (explain and/or attach sketch):

Construction _____

Additions _____

Division of Land _____

Other _____

9. Is public water available on the site? Yes _____ No _____

If yes, who is provider? _____

10. Is public sanitary sewer available on site? Yes _____ No _____

If yes, who is provider? _____

11. Give an explanation of why this request is being made: _____

12. Use Variance Requested: _____

Explain why Use Variance would be appropriate:

13. That the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations, and

14. That the variances is compatible with the trend of development in the area, and

15. That the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations, and

16. That the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair An adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property Values in the locality?

In making a decision and findings, the Zoning Board of Appeals shall take into consideration the following factors:

1. Variations should not be used to make major changes in the permitted uses in a zoning district. If a use is not permitted in the zoning district for the property, a variation for an un-permitted use should be the exception, for such a variation will permit a use that will be incompatible with the legitimate uses in the district, and may create a bad precedent.
2. Variations should not impact upon the character of the surrounding neighborhood in a detrimental manner.
3. Variations should be evaluated by comparing the relative gain to the property that seeks the variance against the gain to the public and surrounding neighborhood if the variance is not granted.
4. Variances are less likely to be justified if the “hardship” or “practical difficulty” has been created by the petitioner.
5. Variances are less likely to be justified if the property has been economically and/or successfully used in the past without the need for a variation.
6. Variation decisions should be based upon the characteristics of the property as opposed to the person who is presenting the petition.
7. Variation decisions should consider previous precedents established for the neighborhood and the County.
8. Variation decisions should consider whether they will create bad or good precedent for the future.

Signed: _____

Date: _____