



Village of Wauconda Application for Variance

I. General Information

Applicant: _____ Phone: _____

Mailing Address: _____

Contact Name: _____ Phone: _____ E-mail: _____

Property Owner: _____ Phone: _____ E-mail: _____
(if other than applicant)

NOTE: If the Property Owner and/or the Applicant is/are in a trust, corporation, or other form of ownership, a certified disclosure statement of beneficial interests must be submitted with the application.

II. Information On The Subject Property and Neighboring Uses:

Name of Development (if any): _____

Address(s) of Subject Property to be Affected:

Property PIN(s)

Name of Developer(s), Site Planner(s), or Engineer(s) Involved:

Name	Address	Phone

Legal Description of Subject Property (Or Attach as Exhibit "A"):

Proposed Use(s): and reason for requesting variance, including the article(s), section(s), and paragraph(s) of the zoning ordinance from which the variance is being sought.

Present Use(s):

Existing Parcel Information:

Lot dimensions:		Lot Area (square Foot):		Lot Frontage:	
Existing Zoning:		Existing Building Floor Area:		Existing # of Parking Spaces:	

Surrounding Zoning and Land Use:

Location	Zoning	Use
North:		
South:		
East:		
West:		

Survey (ALTA Survey Preferred): Supply survey showing the existing conditions of the subject property in question. Survey should include legal description, existing buildings, and structures, topography, property lines and other information, along with existing surrounding area conditions within three hundred (300) feet. (Please attach as Exhibit "B")

Abutting Landowner List: Provide a list of landowner names with addresses. (Please attach as Exhibit "C")

(Note the requirements of 65 ILCS 5/11-13-6, which requires: 1.) publication of a notice of hearing in a newspaper of general daily circulation in the Village at least 15 days, but no more than 30 days before the scheduled hearing, containing the name and address of applicant and owner, street address, legal description and a simple description that will enable the ordinary reader to locate the property, the zoning action requested, and the date, time and place of the public hearing.)

III. Variance Approval Criteria (See Section 155.100(D) of Zoning Code)

- Explain how the variance requested will not impair an adequate supply of light and air to adjacent properties.

- Explain how the variance requested will not unreasonably increase the congestion on public streets.

- Explain how the variance requested will not increase the danger of fire or endanger the public safety.

- Explain how the variance requested will not unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village.

- Explain if the variance requested will permit a use otherwise excluded from the particular zone requested.

- Explain how special circumstances or conditions, such as exceptional narrowness, topography or sitting, which apply to the land for which a variation is sought, do not apply to other properties generally in the zone.
- Explain if any of the special circumstances or conditions listed above are the result of an action of the applicant subsequent to the adoption of the Zoning Ordinance.
- Explain how any of the special circumstances or conditions listed above are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his or her land. (Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land).
- Explain how the variation requested is the minimum adjustment necessary for the reasonable use of the land
- Explain how the granting of the requested variation would be in harmony with the general purposes and intent of the Zoning Ordinance (see Section 155.001 of the Zoning Ordinance), and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Comprehensive Plan for development of the Village.

IV. REIMBURSEMENT OF FEES

In the event it is necessary for the Village of Wauconda to obtain professional services including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, or other consultants in connection with any petitioner's request for the Village to consider or otherwise take action upon any zoning change, special use, easement, occupancy permit, building permit, planned unit development, variation from ordinance or code, subdivision, public improvement or other improvement of development upon real property shall be jointly and severally liable for the payment of such professional fees and reimbursement shall be made to the Village within thirty (30) days of receipt of an invoice from the Village.

V. Authorization

The **Applicant/Owner** has read and completed all of the above information and affirms that it is true and correct. Further, the applicant/owner acknowledges that they have read the foregoing and agrees to comply with the terms set forth herein. Each signatory warrants that they possess full authority to so sign.

Applicant

Date

Applicant

Date

I hereby affirm that I am the legal **Owner** of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if he/she is the owner).

Owner

Date

Owner

Date

I certify that all of the above statements and representations contained in any papers or plans submitted herewith are true and correct to the best of my knowledge. Any letters, maps, etc., will not be returned.

By: _____

Date

State of Illinois)
) ss
County of lake)

I, the undersigned, a notary public in and for the county and state aforesaid, do hereby certify that _____ personally known to me is (are) the person(s) who executed the foregoing instrument the date of _____, and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

Notary Public

My Commission Expires _____

(Seal)

-----**(Space Below for Office Use Only)**-----

Date filed: _____ Date set for hearing: _____ Date hearing held: _____

Docket number: _____ Action of ZBA/Plan Commission: _____