



Zoning Variance Application

<i>For Office Use</i>
Permit # _____
Application Fee: \$100.00
<small>*Publication costs are the responsibility of the owner/applicant.</small>

Contact Information:

Date of Application: _____

Property Owner Name(s): _____ Property Address: _____

Applicant's Name if Different: _____ Address: _____

Phone Number: _____ Cell Number: _____ Email: _____

Township: _____ Property Pin Number(s): _____

Agent/Attorney Name: _____ Agent/Attorney Firm: _____

Agent/Attorney Phone Number: _____ Email: _____

Has any Governmental Body denied a Zoning Variance for this property? Yes No

If Yes, Please Explain: _____

Current Zoning of Property:

<input type="checkbox"/> A-1 Agriculture	<input type="checkbox"/> I-1 Industrial
<input type="checkbox"/> A-C Conservation	<input type="checkbox"/> R-2 Single Family Residential
<input type="checkbox"/> B-1 Local Business	<input type="checkbox"/> R-3 General Residence
<input type="checkbox"/> B-2 General Business	<input type="checkbox"/> R-R Rural Residence

Variance Requested For:

Decrease Yard or Structure Setback

Height of Structure

Off Street Parking Requirement for Dual Purpose Lot

Off Street Parking Requirement Reduction

Fence Height

Other _____

Current Zoning and Land Uses of Adjoining Property:

	Zoning <i>(i.e. A-1, R-R, B-2, etc.)</i>	Land Use <i>(Farm, Single Family House, Factory, etc.)</i>
North		
South		
East		
West		

Zoning Variance

Permit # _____

Please provide a narrative explaining the reasoning and justification for the variance to the **LaSalle County Zoning Ordinance** (*this may be attached*). The narrative should focus on the existing uses and zoning classification of the property and the general area surrounding the parcel. Discussion of the variance and its general suitability to the current zoning designation and the future development vision of the area should also be addressed. Please be prepared to discuss these and other related concepts at the public hearing. For a complete list of factors considered by the Zoning Board of Appeals, refer to Section 14.8-3 of the LaSalle County Zoning Ordinance.

Attachments and Certifications

All required attachments and certifications must accompany the application before a zoning official can certify the application to be complete. Such attachments and certifications required:

- Copy of recorded deed
- Narrative describing and justifying proposed use
- Application/filing fee
- Plat of survey developed by professional engineer or land surveyor
- Site plan showing existing structures, proposed structures, and setbacks
- Notarized completed application package (if not owner/applicant, notarized letter of authorization is required from owner)
- List of adjoining property owner names and addresses
- Trust Disclosure (*applicable if property is in a trust*)
- Signage Application (*if applicable*)
- Parking lot layout (*if applicable*)
- Floodplain Map (*if applicable*)
- Natural Resource Inventory or Land Evaluation and Site Assessment (*if applicable*)
- Land Evaluation and Site Assessment (*if applicable*)
- EcoCAT (*if applicable*)

Notification of the Petition (*For office use*)

All adjoining property owners will be notified of this petition by certified mail. When applicable, notification will also be sent to the following entities:

- School Districts Effected
- Adjoining Property Owners
- Municipal Review Authority (1.5 mile)
- Township Review Authority (Supervisor, Clerk, and/or Planning Commission)
- Fire Protection District
- Road Jurisdiction (State, County, Township)
- LaSalle County Health Department
- LaSalle County Soil and Water Conservation District

Variance Request

A variance can be requested for yard setbacks, height requirements, lot coverage, off-street parking lot requirements, and fencing requirements.

Application

Must be received a minimum 30 days prior to scheduled ZBA Hearing. All attachments must accompany application.



Public Notification

Legal in local newspaper, adjacent property owners sent certified letter, property staked with sign. County takes care of notification; however, the owner is responsible for these fees.



Public Hearing Zoning Board of Appeals

Owner or applicant must attend. Room 250 of LaSalle County Governmental Complex.



County Board Vote

Full county board votes on the ZBA recommendation at the next scheduled County Board Meeting.