

ZONING VARIANCE

APPLICATION

Village of North Utica • P.O. Box 188 • Utica, IL 61373
Phone: (815) 667-4111 • Fax: (815) 667-4679

Applicant Name _____ Applicant Phone Number _____

Full Mailing Address _____

Full Construction Address _____

Property Owner Name _____ Phone Number _____

Full Mailing Address _____

Subdivision _____ Lot Size _____ Parcel # (Tax I.D. #) _____

Present use of the property _____ Current Zoning Classification _____

Specifically state the purpose of the Variance requested and why it should be granted. The hardship should be clearly identified. Use additional sheets of paper if necessary:

Variance Conditions:

The Planning Commission must make a finding of facts that all of the following conditions are shown to be present prior to recommending the granting of a Variance:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
2. The plight of the owner is due to unique circumstances.
3. A variation, if granted, will not alter the essential character of the locality.
4. The Variance would not grant more relief than necessary to alleviate the alleged hardship.
5. The Variance would not allow the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.
6. The Variance would not increase the danger of fire or floods, endanger the public safety, or increase the need for repairs to roads, utilities, and other public facilities.
7. Result in a use or development of the subject lot that would not be in harmony with the general and specific purposes of this Ordinance or the general purpose and intent of the North Utica Comprehensive Plan.

PERMIT FEES:

- \$350.00 plus Village incurred costs
- Make checks payable to “Village of North Utica”
- **A \$100 penalty will be assessed for construction starting before the permit is issued.**

General Requirements:

1. Attach eleven (11) copies of the preliminary development plan and site plan at a scale of not less than 1”=50’ showing adjacent property owners, including rights-of-way; the zoning of adjacent properties; existing improvements and structures; and streets, railroads, waterways, and other necessary physical features.
2. A Village Floodplain Development Permit must be obtained if the property is in a floodplain.
3. Any photos or conceptual drawings of the property and the specific area of the property seeking the Variance shall be submitted with the application.
4. List of all property owners and current mailing addresses within a two hundred fifty (250) foot radius of the property in question.
5. The Planning Commission of the Village of North Utica through its Chairperson, shall set a regular date, time, and place for a public hearing on the application and shall inform the applicant of the same. The Chairperson has the option of changing the time and/or date if there is a conflict with other meetings held concurrently at the Village Hall. The applicant shall pay for all associated costs.
6. The application must be made prior to the publication date of the legal notice. The legal notice must be published in a local newspaper at least three (3), but not more than thirty (30), days prior to the Planning Commission meeting. The Commission shall be given fifteen (15) days to review the preliminary plans and shall hold a hearing on the preliminary plans and make their recommendation to the Village Board.
7. Attendance is required at the public hearing. Once your case is opened for discussion, the chairperson will ask you to briefly state the nature of your request. You may have a representative make this statement on your behalf if you wish.
8. The Village Board will consider the Variance following the Planning Commission meeting in which a recommendation was made. The Board will vote to either approve or deny the Variance.
9. Please refer to the North Utica Zoning Ordinance (Chapter 13) for further regulations.

I hereby declare that the information contained with this application is correct and true to the best of my knowledge. I further declare that the buildings and use of the land complies with all provisions of the Zoning Ordinance of the Village of North Utica, Illinois, and that I will comply with any other provisions in applicable ordinances of the Village of North Utica, Illinois.

Applicant Signature _____

Date _____