REQUEST FOR AREA/BULK VARIANCE

(FORM 2)

Date set for hearing:_________________________.
Notice published on:___________________________.
Newspaper:____________________________________.
Action by Zoning Hearing Officer:
( ) Denied
( ) Approved
( ) Approved with modification by Hearing Officer

Variance Request No.:___________________________.
Zone District Classification _______.
Fee Paid $ _________________________.
Date: _________________________________.
Comments: (Indicate other action such as continuances):

(______________________________________________________
(______________________________________________________
(______________________________________________________
(______________________________________________________

(DO NOT WRITE IN SPACE ABOVE)

Instructions to Applicants: The purpose of an area-bulk variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., impose an undue hardship on him or deny him the reasonable use of his land. For example, a lot which has a deep gully running across the back of it could make it difficult to build a house which meets the front yard setback requirements.

After completion of this application, which must include a site plan as described on the attached sheet and documentary evidence of the hardship pleaded (e.g., engineering reports, topographical maps, photographs, etc.), a public hearing will be scheduled within a reasonable time by the Zoning Hearing Officer. A notice of this hearing must be published in a newspaper of general circulation in the local area at least 15 days before the hearing and the applicant prior to the hearing must pay the publication cost. The applicant will be notified by mail of the time and place of the hearing at least 10 days prior to the hearing date. The applicant or his attorney must appear at the hearing and present his case to the Hearing Officer/Board of Appeals. No non-attorney will be allowed to represent the applicants at the hearing.

Hardship to the applicant is the crucial test. Variations will be granted only to provide relief in unusual situations, which were not intended or foreseen when the zoning ordinance was adopted. Economic loss is seldom a unique situation, especially in isolation, and is generally not considered a valid hardship.

(Please legibly print or type)

1. Name of Applicant(s): _______________________________ Phone: _______________________________
Address: ____________________________ (Street) ____________________________ (City) ____________________________ (Zip)

2. Property interest of applicant: ( ) Owner ( ) Contract Purchaser
( ) Lessee ( ) Other: ________________________________

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3. Name of Owner(s) (If other than applicant): __________________________ Phone: __________________________
   (attach additional sheets if necessary)

   Address: ________________________________________________________________
   (Street) __________________________ (City) __________________________ (Zip) __________________________
   (attach additional sheets if necessary)

4. Address of Property: __________________________
   Perm. Parcel No.: ________________________________________________________
   (Street) __________________________ (City) __________________________ (Zip) __________________________

   Legal description: (Lot, block and subdivision or metes and bounds) __________________________________________________________________________

5. Present use of property: ______________________________________________________

6. Does the present use of the property conform to all use regulations for the zoning district in which it is located? Yes ( ) No ( ). If "no", specify each non-conforming use. __________________________________________________________________________

7. Do the existing structures comply with all area and bulk regulations for the zoning district in which it is located? Yes ( ) No ( ). If "no", specify each non-conforming use. __________________________________________________________________________

8. Which, if any, of the below purportedly unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in its zoning district?
   ( ) Too narrow  ( ) Topography  ( ) Soil
   ( ) Too small  ( ) Drainage  ( ) Sub-surface
   ( ) Too shallow  ( ) Shape  ( ) Other: __________

9. Was the physical characteristic described above created by the action of anyone having a property interest in the land after the Zoning Ordinance was adopted? ( ) Yes ( ) No. If “Yes”, please explain: __________________________________________________________________________
10. Was the hardship created by any other man-made change, such as the relocation of a road? ( ) Yes ( ) No
If “Yes”, please explain:


11. Are the conditions of the hardship for which you request a variance peculiar only to the property described by this petition? ( ) Yes ( ) No If “No”, please describe in detail, providing addresses and photographs for same, all other properties which you claim are similarly affected:


12. What is the "minimum" modification (variance) from the area-bulk regulations that you feel will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions, and written explanation, attaching additional sheets, if necessary.)


13. Please set forth any and all additional facts not otherwise set forth above which you are submitting in support of your application:


14. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the Village of Pontoon Beach, Illinois, including specifically but not limited to the Zoning Administrator and/or Hearing Officer, for the purpose of inspecting the property forming the basis of this application.

Date: __________________________
Signature of Applicant: __________________________

Date: __________________________
Signature of Owner: __________________________

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SITE PLAN

A site plan must be attached, drawn to scale, and large enough for clarity showing the following information:

A. Location and dimensions of: Lot, buildings, driveways, and off-street parking spaces.
B. Distance between: Buildings and front, side, and rear lot lines; Principal building and accessory buildings; Principal building and principal buildings on adjacent lots.
C. Location of: Signs, easements, underground utilities, septic tanks, tile fields, water wells, etc.
D. Any additional information as may reasonably be required by the Zoning Administrator and applicable Sections of the Zoning Ordinance.