

Village of Wadsworth, Illinois

**Petition for Zoning Variation**

*To be completed by applicant; please type or print legibly*

Full Name of Petitioner: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_

Status of Petitioner:

- \_\_\_\_\_ Title Holder
- \_\_\_\_\_ Contract Purchaser
- \_\_\_\_\_ Agent or Attorney
- \_\_\_\_\_ Lessee
- \_\_\_\_\_ Other (Please Specify) \_\_\_\_\_

Full Name of Title Holder: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_

Street Address or General Location of Property: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Legal Description of Subject Property (use additional pages, if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Existing Use of Property: \_\_\_\_\_

\_\_\_\_\_

Property Data:	Site Area	_____	_____
		(Square Feet)	(Acres)
	Site Width	_____	
	Site Depth	_____	

Proposed Variation: \_\_\_\_\_

\_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

\_\_\_\_\_

Reason for Request: \_\_\_\_\_

\_\_\_\_\_

I (we) \_\_\_\_\_ certify that I (we) have read the relevant sections of the

(Print Name)

Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Zoning Ordinance Variation*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

Name of Applicant (Print Name)	Signature	Date
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Name of Title Holder (Print Name)	Signature	Date
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*Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.*

Subscribed and sworn to before \_\_\_\_\_, a Notary Public in and for  
\_\_\_\_\_ County, State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

**This application, application fees, professional fees escrow account and any other required submittals must be submitted complete thirty (30) days prior to the public hearing.**

Submittal Requirements

1. Twenty (20) copies of a scaled site plan (1" = 100' or larger scale) showing:
  - a. Property boundaries and dimensions
  - b. Existing building and proposed buildings with dimensions and yard setbacks
  - c. Existing and proposed driveways and off-street parking areas
2. Site Capacity Calculations (If applicable)
3. Fees Paid \$ \_\_\_\_\_

Note: Other sections of the Zoning, Subdivision and Landscape Ordinances may apply to properties being requested for a rezoning. Please check the other ordinances to see if they apply to your project.

Procedures (Pursuant to Section 10-7-4-B of the Village Zoning Ordinance)

B. Variations: It is the intent of this Title to use the variation only to modify the application of this Title to achieve a parity among properties similarly located and classified. Specifically, it is to be used to overcome some exceptional physical condition which poses practical difficulty or unnecessary hardship in such a way as to prevent an owner from using his property as intended by this Title.

1. Application: After denial of a building permit by the Zoning Officer, a property owner may apply to the Zoning Board for a variation, using forms obtainable from the Zoning Officer.
2. Public Hearing: Upon receipt of an application and fee, the Zoning Board shall hold a public hearing after giving fifteen (15) days notice as provided by law. The Zoning Board shall consider and make recommendations to the Village Board on all applications for variations within thirty (30) days of such public hearing. The Village Board shall decide all applications for variations within thirty (30) days after transmittal from the Zoning Board.
3. Standards for Variations: The Village shall grant a variation whenever, and only when, it shall have determined, recorded in writing and placed in its records on forms to be provided by the Zoning Officer, that all of the following conditions have been met:
  - a. That the variation does not permit a use otherwise excluded from the particular zone in which requested.
  - b. That special circumstances or conditions such as exceptional narrowness, topography or siting, fully described in the report of the Zoning Board, apply to the land for which a variation is sought and that those conditions do not apply generally in the zone.
  - c. That special circumstances or conditions have not resulted from any act of the applicant subsequent to the adoption of this Title, whether or not a violation of the provisions thereof.
  - d. That, for reasons fully set forth in the report of the Zoning Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Title results in the loss of any reasonable use of land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.
  - e. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.
  - f. That the granting of any variation is in harmony with the general purposes and intent of this Title 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.