



Petition for Zoning Variation

Date: \_\_\_\_\_

To completed by applicant.

**I. GENERAL INFORMATION**

A. NAME \_\_\_\_\_

B. ADDRESS \_\_\_\_\_

C. TELEPHONE \_\_\_\_\_

**II. STATUS OF APPLICANT**

A. OWNER \_\_\_\_\_

B. CONTRACT PURCHASER \_\_\_\_\_

C. OPTION \_\_\_\_\_

D. LESSEE \_\_\_\_\_

E. OTHER (SPECIFY) \_\_\_\_\_

**III. PAYMENT OF FEES**

\_\_\_\_\_

**IV. LOCATION OF SUBJECT PROPERTY**

A. COMMON DESCRIPTION (Please attach additional sheets if necessary.)

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

B. LEGAL DESCRIPTION (Please attach additional sheets if necessary.)

\_\_\_\_\_  
\_\_\_\_\_  
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**V. PROPOSED VARIATION**

A. DESCRIPTION OF PROPOSED OR REQUESTED ACTION (Please attach additional sheets if necessary.)

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B. JUSTIFICATION OF PROPOSED OR REQUESTED ACTION

Please include responses to the following items, where applicable. Detailed answers will prove helpful as they are considered by the Plan Commission in its Findings of Fact and recommendation to the Village Board of Trustees concerning the proposed Variation.

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Applicant Justification (Please attach additional sheets if necessary.)

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2. The condition upon which the petition for a variation is based are unique in that the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.

Applicant Justification (Please attach additional sheets if necessary.)

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3. That the alleged difficulty or hardship is caused by the Zoning Ordinance and has not been created by any person presently having an interest in the property.

Applicant Justification (Please attach additional sheets if necessary.)

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4. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

Applicant Justification (Please attach additional sheets if necessary.)

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5. That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the Village Board, as "Similar and Compatible Uses."

Applicant Justification (Please attach additional sheets if necessary.)

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6. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.

Applicant Justification (Please attach additional sheets if necessary.)

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- 7. That the granting of any variation is in harmony with the general purposes and intent of the zoning ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the Village.

Applicant Justification (Please attach additional sheets if necessary.)

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- 8. That for reasons fully set forth in the recommendations of the Zoning Board and the report of the Village Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

Applicant Justification (Please attach additional sheets if necessary.)

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- 9. Please list any other items which you feel the Zoning Board of Appeals and Village Board of Trustees should consider pertaining to the proposed variation.

Applicant Justification (Please attach additional sheets if necessary.)

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**VI. VARIATION PROCEDURE**

When a variation is proposed, the Zoning Board of Appeals shall conduct a public hearing on said proposed variation. Notice of the time and place of a public hearing shall be published at least once, not more than thirty (30) and not less than fifteen (15) days before the hearing, in a newspaper of general circulation in Beach Park.

The public hearing pertaining to the requested variation shall be held by the Zoning Boards within sixty (60) days of the filing of the application. A written report of the Zoning Board findings recommending the granting or denial of the requested variation shall be submitted to the Village Board within thirty (30) days after said public hearing.



Upon receipt of the report and recommendations of the Zoning Board to grant or deny the variation, the Village Board by ordinance, without further public hearing, may adopt the proposed variation or may refer it back to the Zoning Board for further consideration. Any proposed variation which fails to receive the approval of the Zoning Board shall not be passed except by a favorable vote of two-thirds (2/3) of all members of the Village Board. No order of the Village Board, nor recommendation of the Zoning Board shall be valid for a period longer than twelve (12) months from the date of such an order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such a period.

Variation from regulations imposed by the Beach Park Zoning Ordinance shall be granted by the Village Board of Trustees, upon reception of recommendations from the Zoning Board of Appeals, only when in conformance with the applicable rules of Section 12.8.4 of the Zoning Ordinance.

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Applicant (Please print)

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Date

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Applicant Signature