

Livingston County Regional Planning & Zoning



Livingston County Historic Courthouse
112 W. Madison St.
Pontiac, IL 61764
815-844-7741

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Application for Variation – Livingston County Zoning Ordinance

For Office Use Only

Filed Date _____ Fee _____ Publication Cost _____
Case V- _____ Hearing Date _____

Owner Name: _____

Applicant: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

Legal Description of Property: _____

Parcel #: _____

Zoning District _____

Street Address: _____

Present Use: _____

Variation Requested: _____

- Submit a map drawn to scale of the area included in the application and the abutting area within 200 feet.
- Submit additional attachments as required by the Zoning Administrator.

I (we) certify that all of the information presented above is true to the best of my (our) knowledge and belief.

Applicant(s) Signature(s)

Date

Statement of Applicant – Owner Status

Indicate correct status by marking the correct box below:

Applicant Owner Individual(s)

Representative of Individual(s)
(List the name(s) and address(es) of the actual and true principal)

Corporation
(List the names and addresses of all officers and directors and identify by title; also list the names and addresses of all stockholders and shareholders owning and interest in excess of 20% of all outstanding stock)

Business of entity doing business under an assumed name
(List the names and addresses of all true and actual owners)

Partnership
(List the names and addresses of all partners)

Joint Venture
(List the names and addresses of all joint venturers)

Syndicate
(List the names and addresses of all syndicate members)

Unincorporated Voluntary Association
(List the names and addresses of all members)

LIST OF NAMES AND ADDRESSES REQUIRED ABOVE

Standards for Variations

Members of the Zoning Board of Appeals shall require evidence that the proposed Variation will not:

1. Conflict in any respect with the Livingston County Comprehensive Plan.

Comments:

2. Impair an adequate supply of light and air to adjacent property.

Comments:

3. Increase the hazard from fire and other dangers to said property.

Comments:

4. Diminish the taxable value of land and buildings in the vicinity and throughout the Jurisdictional Area.

Comments:

5. Increase or cause congestion in the public streets.

Comments:

6. Otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of the Jurisdictional Area.

Comments:

7. The plight of the owner is due to unique circumstances.

Comments:

8. The variation, if granted, will not alter the essential character of the locality.

Comments:

9. Give the owner or occupant to the property in question privileges not generally held by other property owners or occupants in the same vicinity or district.

Comments:

The Board of Appeals will also consider the following criteria in reviewing the proposed variation.

10. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Comments:

11. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship, as distinguished from a mere inconvenience, if the strict letter of the restrictions were carried out.

Comments:

12. The purpose of the variation is not based exclusively on a desire to increase the value of the property.

Comments:

13. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

Comments:

EXAMPLES OF FEES FOR VARIATIONS

Application Filing Fee: \$125.00

Publication Fee: Usually between \$40 and \$70. (The exact amount varies according to the length of the notice.)

Location Improvement Permit Fee: \$20.00 - \$150.00 (The exact amount varies according to the type and size of improvement.)

Other fees *may* be applicable, such as fees to the Livingston County Health Department.