

VILLAGE OF DEER PARK

APPLICATION FOR VARIATION(S)

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. **COMMON ADDRESS OF SUBJECT PROPERTY:** Common address of the property which is the subject of this application (“the subject property”):

--

2. **NAME AND ADDRESS OF PETITIONER(S):** Please provide the name of the applicant(s) (also hereinafter referred to as “the Petitioner(s)”) and state the interest of the applicant in the aforesaid property. Also please state when this interest was acquired.

Name(s):	
Address:	
Phone(s):	
Email:	
Interest in Property:	Date Interest Acquired:

CONTACTS			
	NAME	TELEPHONE NO.	EMAIL ADDRESS
ATTORNEY:			
CIVIL ENGINEER:			
ENVIRONMENTAL CONSULTANT:			
SEPTIC ENGINEER			
LANDSCAPING/ TREE EXPERT:			

3. **STATEMENT OF OWNERSHIP:** Please provide the legal name(s) of the owner(s) and state how long they have owned the subject property:

Name(s):	Name(s):	Name(s):
Address:	Address:	Address:
Phone(s):	Phone(s):	Phone(s):
Fax:	Fax:	Fax:
Email:	Email:	Email:
Date Interest Acquired:	Date Interest Acquired:	Date Interest Acquired:

4. **LEGAL DESCRIPTION:** State the legal description and P.I.N. number of the subject property:

Permanent Index Number: _____

- 5. **EVIDENCE OF OWNERSHIP:** Attach a copy of your deed, title policy, or a copy of your contract to purchase for the subject property.
- 6. **REQUESTED VARIATION(S):** Describe the specific variation request(s) and the reason for the request, for example, “2 foot variation request from the 20 foot minimum side yard setback requirement, to allow for the construction of a detached garage”:

- 7. **REQUESTED VARIATION(S) – CODE SECTION(S):** Provide the code sections if known, for the variation(s):

- 8. **STANDARDS FOR APPROVAL OF VARIATION(S):** Variations shall be recommended by the Zoning Board of Appeals and approved by the Board of Trustees only if the evidence shows that all of the following have been carefully considered and satisfied. The Village of Deer Park Municipal Code/Zoning Code establishes the following standards for the approval of variation(s). The Petitioner(s) must state whether or not each of these standards has been or will be met by answering the following questions and describing in detail the evidence which supports each such answer:

- A. Why are the proposed variation(s) in harmony with the general purpose and intent of the Deer Park Zoning Code and in accordance with the general or specific rules therein contained?

- B. What are the practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the Deer Park Zoning Code as applied to the Subject Property?

- C. Why would the strict application of the Deer Park Zoning Code relating to the use, construction, or alteration of buildings or structures or utilization of the land impose upon the Petitioner(s) and the Subject Property an unusual or impractical difficulty(ies) or particular hardship(s) based upon the above facts?

- D. Why would the requested variation(s) from the strict application of the provisions of the Deer Park Zoning Code be in harmony with the general purpose and intent of said Zoning Code?

- E. Why will granting of the requested variation(s) not merely serve as a convenience to the Petitioner(s) but instead alleviate some demonstrable and unusual hardship or difficulty so great as to practically deprive the owner of any use of the property?

F. Will adjoining or surrounding properties or other properties in the vicinity be adversely affected by the requested variation(s)?
If so, how will they be affected?

G. Will the requested variation(s) from the Deer Park Zoning Code:

(1) Impair an adequate supply of light and air to adjacent properties? If so, how?

(2) Unreasonably increase congestion in the public streets, or increase the danger of fire or endanger the public safety?
If so, how?

(3) Diminish the drainage or watershed or soil erosion control within the surrounding areas? If so, how?

(4) Diminish the taxable or sale value of land and improvements within the surrounding areas? If so, how?

(5) In any other respect impair the public health, safety, comfort, convenience, morals, interest, or welfare of the inhabitants of the Village? If so, how?

9. **SUBMITTALS:** Attach fifteen (15) copies of the plat of survey and fifteen (15) copies of the site, building, façade, or other plans indicating the location of the intended use and/or other existing and proposed structures. Provide any additional materials that would assist the Village in reviewing this petition: i.e. letters, photos, etc.

10. **REQUIRED NOTICE(S):**

The Petitioner(s) are advised that, Section 158.105(D) of the Deer Park Zoning Code provides as follows:

“(1) Not less than fifteen (15) days nor more than thirty (30) days prior to the Plan Commission hearing on an application for an amendment of the zoning ordinance, a special use permit or tentative approval of a plat of subdivision; or not less than fifteen (15) days nor more than thirty (30) days prior to a Zoning Board of Appeals hearing on an application for a zoning variation, the applicant: (i) shall give notice by certified mail, to the owners of record of all parcels of land within 500 feet of the perimeter of the property being considered; and (ii) shall publish notice in a newspaper published in the Village, in a format prescribed by the Village Administrator, stating:

- (a) the nature of the application;
- (b) the general location of the subject property by address or other identifiable geographic characteristics;
- (c) the time and place of the public hearing;
- (d) that the application is on file and may be examined in the office of the Village Administrator;
- (e) that the application on file may be examined in the Village Office; and

(iii) shall post notice of the public hearing on the subject property on the subject property in a format prescribed by the Village Administrator.

- (2) Not less than two business days prior to the date of the hearing, the applicant shall deliver to the Village Administrator a publisher's certificate of publication of the required notice, and evidence of mailing of notice as required in section (1) above. In the event that no publisher's certificate or evidence of mailing is received by the Village Administrator, the hearing on that mailer shall not be held.
- (3) If the public hearing on any matter is continued it shall be the responsibility of the applicant to publish notice of the reconvened hearing as in the case of the original notice, unless the date of the continued hearing was announced publicly in the course of the preceding hearing on the matter.
- (4) The Village Administrator shall post the agenda of each meeting or public hearing by the Plan Commission and Zoning Board of Appeals as required by the Illinois Open Meetings Act."

11. **FEES AND DEPOSITS:** All required fees and deposits must accompany this Application.

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variation(s) is true and correct.

Signature of Petitioner(s)

Subscribed and sworn to before me
this ____ day of _____, 20__.

Notary Public

Signature of Owner(s), if different than Petitioner(s)

Subscribed and sworn to before me
this ____ day of _____, 20__.

Notary Public