

Please do not write in this space (for office use only).

Filing Fee \$ 400.00

Please provide 20 copies of all documents

Application No. _____

Applicant's Name _____

VILLAGE OF NEWARK
ZONING BOARD OF APPEALS

REQUEST FOR VARIATION APPLICATION

(Please submit all information requested. Typing/printing in black or blue ink is requested on application.)

OWNER(S) OF SUBJECT PROPERTY:

Name(s): _____

Address: _____

Telephone No.: _____

APPLICANT(S):

Name(s): _____

Address: _____

Telephone No.: _____

AGENT / ATTORNEY

Name(s): _____

Address: _____

Telephone No.: _____

REQUIRED SUBMITTALS:

- Legal Description of Property & P.I.N(s).
- Plat of Survey
- Site Plan of Proposal w/ Dimensions
(may be included in Plat)
- Parking Plan (if applicable)
- Floor Plan of Proposal (if applicable)
- Elevations of Proposal (if applicable)
- Details of Proposal (if applicable)
- Specifications of Proposal
(if applicable)
- Written Approval of
Affected Parties (if applicable)
- List of all Leaseholders/Tenants
(if Applicable)
- Proof of Interest
(if Applicable)
- Proposed Notice of Public Hearing
- Proof of IDNR Consultation (if
applicable)
- Kendall County Soil & Water
Conservation District Land Use Opinion
(if applicable)
- Filing Fee(s)

LEGAL DESCRIPTION OF PROPERTY: _____

P.I.N(s): _____

(Continued on following page.)

VARIATION REQUESTED (including reference to applicable provisions of the Newark Zoning Ordinance):

NOTICE TO APPLICANT:

Pursuant to Illinois Compiled Statutes (65 ILCS 5/11-13/5), variations to the regulations of the Newark Zoning Ordinance, as amended shall be permitted only when they are in conformance with all of the standards enumerated herein below.

(Please attach additional pages if necessary.)

All applicant(s) shall provide and the Zoning Board of Appeals shall require evidence that the proposed variation complies with the following standards. State any facts to show why you believe the proposed variances would meet the following standards:

1. General Standard:

That the variation(s) is/are in harmony with the general purpose and intent of the regulations of the Newark Zoning Ordinance: _____

2. Hardship Standard:

The variation(s) shall be permitted only in cases where there are practical difficulties or a particular hardship in the way of carrying out the strict letter of any of the regulations of the Newark Zoning Ordinance relating to the use, construction, or alteration of buildings or structures or the use of land:

A. That the subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zoning district: _____

B. That the plight of the owner is due to unique circumstances: _____

(Continued on following page.)

C. That if granted, the variation will not alter the essential character of the locality: _____

3. **Specific Standard(s):** (Please submit only applicable information requested.)
The variation of specific regulations shall be permitted only in the following situations:

A. Yard/set-back regulations: where there is an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood and which condition when related to the yard regulations of the Newark Zoning Ordinance would prevent a reasonable or sensible arrangement of buildings on the lot: _____

B. Parking regulations: where an applicant demonstrates conclusively that the specific use of a building would make unnecessary the parking spaces required by the Newark Zoning Ordinance, providing nevertheless that such a reduction be not more than fifty percent (50%) of the Ordinance requirement: _____

C. Fence/Sign regulations: where there is a case of genuine need: _____

D. Other regulations: Where there is preservation and protection of existing property uses and values against adverse or unharmonious uses: _____

[Signature Page Follows]

CERTIFICATION

The owner hereby authorizes, supports and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of public notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the preceding statements made are true and that the information provided herein is complete to best of the applicant’s knowledge and belief. APPLICANT FURTHER CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF APPLICANT’S KNOWLEDGE AND CERTIFIES THAT APPLICANT HAS THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN THE VILLAGE OF NEWARK ZONING ORDINANCE AND APPLICABLE ILLINOIS STATUTES.

PROFESSIONAL CONSULTANT FEE REIMBURSEMENT AGREEMENT

APPLICANT, INDIVIDUALLY, AND AS AGENT OF ANY OWNERS OF RECORD OF ALL REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AGREES THAT HE, AND ALL RECORD OWNERS OF SAID PROPERTY, SHALL REIMBURSE THE VILLAGE OF NEWARK FOR ALL COSTS, EXPENSES AND FEES INCURRED BY THE VILLAGE FOR ITS PROFESSIONAL CONSULTANTS, ENGINEERS, ATTORNEYS AND OTHERS IN REVIEWING THIS APPLICATION AND PARTICIPATING IN THE APPLICATION PROCESS IN ANY CAPACITY.

Signature of Owner(s)

Signature of Applicant(s)

Printed Name

Printed Name

Date: _____

Date: _____