

APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA
25 E. State Street
North Aurora, IL 60542

PETITION NO. _____

FILE NAME _____

DATE STAMP

I. APPLICANT AND OWNER DATA

Name of Applicant* _____

Address of Applicant _____

Telephone No. _____

Name of Owner (s) * _____

Address of Owner (s) _____

Telephone No. _____

Email Address _____

If applicant is other than owner, attach letter of authorization from Owner

Title of Record to the real estate was acquired by Owner on _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property _____
(indicate location of common address)

Legal Description: _____

Parcel Size _____

Present Use _____
(business, manufacturing, residential, etc.)

Present Zoning District _____
(Zoning Ordinance Classification)

III. PROPOSED VARIATION

Variation requested (state specific measurements) _____

Code Section that pertains to Variation _____

Reason for request _____

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Explanation of purpose to which property will be put _____

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IV. UNIQUE CIRCUMSTANCES CREATING THE PARTICULAR HARDSHIP

Which physical characteristics prevent the property from being used in conformity with the requirement of the zoning ordinance? _____

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Are the conditions stated above applicable to other property within the same zoning classification? (Explain)

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Is the purpose of the proposed variation based on more than a desire to make money out of the property? (Explain)

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Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (Explain)

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Based on your answers to the preceding questions, check the statement that you believe most accurately states your position if the subject property is permitted to be used only under the conditions allowed by regulations in the zoning district:

_____ Cannot yield a reasonable return

_____ Is greatly reduced in value

_____ The owner is deprived of all reasonable use of the property

V. HARMONY WITH GENERAL PURPOSE AND INTENT

Will the proposed variation alter the essential character of the locality? (Explain)

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Will the proposed variation not be detrimental to the public welfare nor injurious to other property or improvements in the neighborhood in which the property is located? (Explain)

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Will the proposed variation impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or impair property values within the neighborhood? (Explain) _____

VI. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

_____ 25 copies of an 8 ½ x 11” or 8 ½ x 14” plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

_____ A written certified list containing the names of registered owners, their mailing addresses and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

_____ Legal description.

_____ Proof of ownership by deed or title or insurance policy.

_____ Filing fee in the amount of \$750.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

_____ Letter of authorization from owner, if applicable.

_____ Disclosure of beneficiaries of Land Trust, if applicable.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending certified mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Applicant or Authorized Agent

Date

Owner

Date

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ being first duly sworn on
oath depose and say that I am trust officer of _____ and that the following
persons are all of the beneficiaries of the trust

Trust Officer

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____

A Notary Public in and for such County.