

Grundy County Planning, Zoning &
Building Department
1320 Union Street
Morris, IL 60450
Office: 815-941-3228
Fax: 815-941-3432

FOR OFFICE USE ONLY

Date filed: _____
Fee: _____ Rec. #: _____
Case #: _____

The undersigned hereby make application in accordance with the provisions of the Grundy County Land Use Regulations.

Owner: _____ Phone: _____

Address: _____

Petitioner: _____ Phone: _____

Address: _____

LEGAL DESCRIPTION

Township: _____ ¼ Section _____ Present Zoning _____

Subdivision: _____ Block _____ Lot _____

Tax I.D.# _____ St. Address _____ Zip Code _____

Acreage _____ Floodplain Yes _____ No _____ Number of buildings on lot _____

List buildings _____

Purpose of Hearing: Amendment _____ Appeal _____ Variation _____ Conditional Use _____

Planned Unit Development _____ Explain: _____

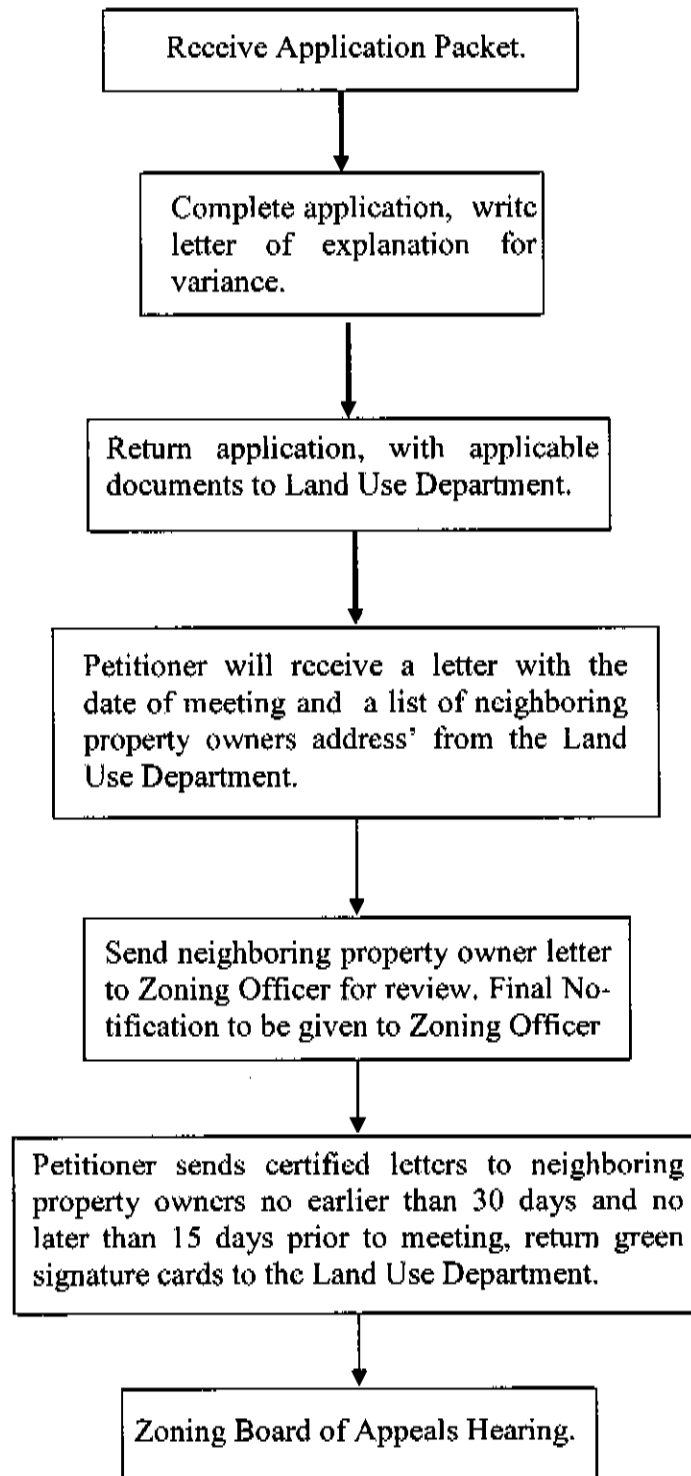
I (we) certify that all the above statements and the statement contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief:

Signature – Owner: _____ Date: _____

Signature – Applicant: _____ Date: _____

Please submit with the application, the legal description of the property in question. A drawing of the property with all buildings or proposed buildings and their sizes, the location of the well and septic system and the distances from the lot lines and other buildings along with the applicable fee.

VARIANCE



8-3-5: VARIATIONS:

- A. Purpose: The zoning board of appeals shall determine and vary the regulations of this title in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, where the board makes a finding of fact based upon the standards hereinafter prescribed, that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this title.
- B. Initiation: An application for a variation may be made by any governmental office, department, board, bureau, or commission or by any person, firm or corporation having a freehold interest, a possessory interest entitled to exclusive possession, a contractual interest which may become a freehold interest, an option to purchase, or any exclusive possessory interest applicable to the land or land and improvements described in the application for a variation.
- C. Application For Variation; Notice Of Hearing: An application for a variation shall be filed with the zoning officer, who shall forward a copy of same to the zoning board of appeals without delay. The application shall contain such information as the zoning board of appeals may from time to time by rule provide. No more than ninety (90) days after the filing of such application, a hearing shall be held on the application. Notice of such hearing shall be published at least once, not more than thirty (30) nor less than fifteen (15) days before the hearing, in a newspaper of general circulation in the county. The published notice may be supplemented by such additional form of notice as the board may by rule provide.
- D. Standards For Variations: The zoning board of appeals shall not vary the regulations of this title, as authorized herein, unless it shall make findings based upon the evidence presented to it in each specific case that:
1. 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;
 2. The plight of the owner is due to unique circumstances;
 3. The variation, if granted, will not alter the essential character of the locality; and
 4. For the purpose of implementing the above rules, the zoning board of appeals shall also, in making its determination, whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. 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;
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;

d. The alleged difficulty or hardship has not been created by the owner of the property or by a previous owner;

e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the 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 neighborhood.

5. The zoning board of appeals may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this title. (Ord. 97-1, 1-14-1997)

E. Authorized Variations: Variations from the regulations of this title shall be granted by the zoning board of appeals only in accordance with the standard set out in subsection D of this section; provided, that the proposed variation does not involve granting a variation of the use of the property as currently zoned.

F. Decisions: The concurring vote of three (3) members of the zoning board of appeals shall be necessary to approve a variation. No order of the zoning board of appeals granting a variation shall be valid for a period longer than six (6) months from the date of such order, unless the building or any other required permit is obtained within such period, and the erection or alteration of a building, structure, or land improvement is started or the use is commenced within such period. If the zoning board of appeals does not approve the variation, a favorable three-fourths (3/4) vote of the county board is required. (Ord. 97-1, 1-14-1997; amd. 2004 Code)