Logan County Zoning Office

529 S McLean Street
Lincoln, Illinois 62656

Phone: 217-732-4773
Email: zoning@logancountyil.gov

APPLICATION FOR VARIANCE

Case No._____

Owner Name: _____

Address: _____

_____

Phone: _____

Email: _____

Applicant Name: _____

Address: _____

_____

Phone: _____

Email: _____

Location of Property: _____

_____

Legal Description: _____

_____

Parcel Identification Number: ____-____-____-____ Zoning District:_____

A Variance is requested from Section _____ of the Zoning Ordinance to allow: _____

_____

_____

_____

Facts provided in support of the approval criteria of Section 11.52 and 11.53

11.52 A variation shall be permitted only if the evidence in the judgment of the Zoning Board sustains each of the following:

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

_____

_____

_____

b. That the plight of the owner was not created by the owner and is due to unique circumstances because: _____

_____

_____

_____

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

_____

_____

_____

11.53 For the purpose of implementing the standards for variations, the Zoning Board in making its decision, whenever there are practical difficulties or particular hardship, shall also take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence that:

a. The particular physical surrounds, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the regulations were strictly enforced because: _____

_____

_____

_____

b. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification because: _____

_____

_____

_____

c. The alleged difficulty or hardship has not been created by any person presently having an interest in the property, or any person through whom the applicant claims title because: _____

_____

_____

_____

d. The granting of the variations will not be substantially detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located because: _____

_____

_____

_____

e. The proposed variation will not 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 substantially diminish or impair property values with the neighborhood because _____

_____

_____

_____

APPLICATION PROCEDURE FOR A VARIANCE

APPLICATION FORM: The attached application must be completed in its entirety. The application must address how each requested variation meets the applicable standards contained in the Zoning Ordinance.

APPLICATION FEE: The application fee is to be paid at the time of filing the application. Checks should be made payable to the "Logan County Clerk". This fee is not refundable.

SITE PLAN: The applicant shall provide a plan, drawn to scale, which shows the location and dimensions of all property lines, existing structures, setbacks, location of existing wells and septic systems, and proposed buildings or uses.

PROPERTY OWNER NOTIFICATION: The applicant shall provide a list of all property owners within two hundred (200) feet in areas zoned residential, three hundred (300) feet in areas zoned business or manufacturing, and one-quarter (1/4) mile in areas zoned agricultural or special district. The applicant shall submit the notification information on the attached notification form. Notice will be given at least twenty-five (25) days prior to the hearing.

HEARING SCHEDULE: The Zoning Board generally meets the first Thursday of the month. However, the Board will conduct a hearing at other times during the month if the number of applications requires additional meetings.

APPLICATION SUBMITTAL: All applications must be submitted to the Zoning Office at least THIRTY (30) DAYS prior to the Zoning Board meeting at which it will formally be reviewed. This allows time for the required legal notice and property owner notification.

HEARING: The applicant must be present at the public hearing to present the variance request and answer questions the Board may have.

ZONING BOARD OF APPEALS
NOTIFICATION FORM