



Community Development  
1200 L.W. Besinger Drive  
Carpentersville, Illinois 60110  
Telephone (847) 551-3478  
Fax (847) 426-0864  
[www.cville.org](http://www.cville.org)

## **VARIATION APPLICATION**

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Please submit all information requested and type or print application in black or blue ink.

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### **PART I: GENERAL APPLICATION INFORMATION:**

Street Address of Subject Property \_\_\_\_\_

Current Use & Zoning of Property \_\_\_\_\_

Variation Requested \_\_\_\_\_

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Name of Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Daytime Telephone Number \_\_\_\_\_

Name of Petitioner \_\_\_\_\_

Contact Person/Agent \_\_\_\_\_

Address \_\_\_\_\_

Daytime Telephone Number \_\_\_\_\_ Fax # \_\_\_\_\_

E-Mail Address \_\_\_\_\_

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## **PART II: REQUIRED DOCUMENTATION TO BE SUBMITTED**

- Proof of Ownership & Proof of Interest (if applicable).
- Plat of Survey of Property, must be a recent survey, must be to scale and must contain a legal description (9 x copies).
- 9 x Copies of all Documents of 11 x 17 and larger.
- Site Plan of Proposed Improvement(s) with Dimensions and to scale.
- Plat of Subdivision to scale (if applicable).
- Parking Plan to scale (if applicable).
- Floor Plan(s) of Proposed Improvement(s) to scale (if applicable).
- Elevation(s) of Proposed Improvement(s) to scale (if applicable).
- Rendering(s) of Proposed Improvement(s) to scale (if applicable).
- Specification(s) of Proposed Improvements (if applicable).
- Written Approval of Affected Parties, e.g. Utilities, Roadway Authority, etc. (if applicable).
- List of all Leaseholders/Tenants (if applicable).
- Preliminary Engineering (if applicable) – stormwater detention, water & sanitary sewer details, etc.
- Other: \_\_\_\_\_

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## **PART III: VARIATION STANDARDS TO BE MET**

### NOTICE TO APPLICANT:

Pursuant to Illinois Compiled Statutes (65 ILCS 5/11-13-5), variations to the regulations of Section 16.76.010 (Village Zoning Ordinance) of the Municipal Code of the Village of Carpentersville 1973, as amended, shall be permitted only when they are in accordance with all of the standards enumerated herein below.

Please attach additional pages if necessary.

All applicant(s) shall provide and the Planning and Zoning Commission shall require evidence of the following:

1. General Standard:

That the variation(s) is/are in harmony with the general purpose and intent of the regulations of the Village Zoning Ordinance (preservation and protection of existing property uses and values against adverse or unharmonious adjacent uses):

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2. Hardship Standards:

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 Village 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:

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

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

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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 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 Village Zoning Ordinance would prevent a reasonable or sensible arrangement of buildings on the lot:

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

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

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- i. To authorize the use of community graphics which are:
  - (a) Compatible with surroundings;
  - (b) Appropriate to the type of activity to which they pertain;
  - (c) Expressive of the identity of individual proprietors or of the community as a whole;
  - (d) Legible in the circumstances in which they are seen.
- ii. To preserve, protect, and promote the public health, safety, and welfare.
- iii. To enhance the economy and the business and industry of the Village by promoting the reasonable, orderly, and effective display of community graphics, and encouraging better communication with the public.
- iv. To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area.
- v. To protect the general public from damage and injury which may be caused by the faulty and uncontrolled construction and use of community graphics within the Village.
- vi. To protect the pedestrians and motorists from damage or injury caused by the distractions, obstructions, and hazards created by certain community graphics.
- vii. To protect the public investment in streets and highways by reducing distractions that may increase traffic accidents.
- viii. To protect the physical and mental well-being of the general public by reorganizing and encouraging a sense of aesthetic appreciation for the visual environment.

ix. To preserve the value of private property by assuring the compatibility of community graphics with surrounding land uses.

D. Other regulations: where there is reinforcement of character, appropriateness of location, and suitability of density of the land uses:

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The owner hereby authorizes, supports and consents to this petition 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 the best of the applicant's knowledge and belief.

Signature of Owner:

Signature of Petitioner(s):

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Date: \_\_\_\_\_ Date: \_\_\_\_\_

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**FOR OFFICE USE ONLY**

1/28/09

Case Number \_\_\_\_\_

Date Submitted \_\_\_\_\_

Received by \_\_\_\_\_ Application Checked by \_\_\_\_\_

Fee:  \$150.00 Single-Family Residential – per property

Fee:  \$500.00 Commercial, Industrial & Multi-Family – per variance sought

Type of Variance:  Yard/Setback  Parking  Sign  Fence  Other

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