



**Request for Area-Bulk Variance**  
**Zoning Board of Appeals**  
**Village of Caseyville, Illinois**  
 909 South Main Street , Caseyville, IL 62232  
 (618) 344-1234

Variance Request No. \_\_\_\_\_  
 Permanent Parcel No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**(Do not write in this space--For office use only)**

Date set for hearing: _____	Fee paid -- Receipt No. _____
Notice published on: _____	Amount \$ _____
Newspaper: _____	Zone District Classification: _____
<b>Recommendation of the Zoning Board of Appeals:</b>	<b>Action by the Village Board:</b>
<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Approved with Modification: _____	<input type="checkbox"/> Approved with Modification: _____
Date: _____	Date: _____
	Ordinance No.: _____

**Instructions to Applicants:** The purpose of an area-bulk variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., impose an undue hardship on him or deny him reasonable use of his land. For example, a lot which has a deep gulley running across the back of it could make it difficult to build a house which meets the front yard setback requirements.

All fees shall be paid in full at the time of application and are non-refundable.

After completion of this application, which must include a site plan as described on the attached sheet and documentary evidence of the hardship pleaded (e.g., engineering reports, topographical maps, photographs, etc.), a public hearing will be scheduled with a reasonable time by the Zoning Administrator. A notice of this hearing must be published in a newspaper of general circulation in the local area at least 15 days prior to the hearing and the publication cost must be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least 10 days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Board of Appeals.

Hardship to the applicant is the crucial test. Variations will be granted only to provide relief in unusual situations which were not intended or foreseen when the zoning ordinance was adopted. Economic loss is seldom a unique situation and is generally not considered a valid hardship.

**1. Name of Applicant(s):** \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (Zip) \_\_\_\_\_

**2. Property interest of applicant:**

- ( ) Owner: \_\_\_\_\_
- ( ) Contract purchaser: \_\_\_\_\_
- ( ) Lessee: \_\_\_\_\_
- ( ) Other: \_\_\_\_\_

**3. Name of Owner(s)**

(if other than applicant): \_\_\_\_\_ Phone: \_\_\_\_\_  
(Attach additional sheets if necessary)  
Address: (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (Zip) \_\_\_\_\_

**4. Location of property:**

Address: (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (Zip) \_\_\_\_\_

Legal description (Lot, block ad subdivision or metes and bounds):

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**5. Present use of property:** (Industrial) (Residential) (Commercial) (Etc.)

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**6. Names of Adjacent Property Owners:**

Following are the names of owners of all property within 250 feet of the subject property, including those directly across the street, and present use of their property:

<u>Name</u>	<u>Address</u>	<u>Present Use</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**7. Does the present use of the property conform to all use regulations for the zone district in which it is located?**

Yes ( ) No ( ) If “no”, specify each non-conforming use: \_\_\_\_\_

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**8. Does the existing structures comply with all area and bulk regulations for the zone district in which it is located?**

Yes ( ) No ( ) If “no”, specify each non-conforming use: \_\_\_\_\_

\_\_\_\_\_

9. Which unique physical characteristics of the subject property prevent reasonable use for any of the uses permitted in that zone district? \_\_\_\_\_

\_\_\_\_\_

( ) Too narrow ( ) Too small ( ) Too shallow ( ) Topography ( ) Drainage

( ) Shape ( ) Soil ( ) Sub-surface ( ) Other: \_\_\_\_\_

\_\_\_\_\_

10. Was the hardship described above created by the action of anyone having property interests in the land after the Development Code was adopted? ( ) Yes ( ) No If yes, explain: \_\_\_\_\_

\_\_\_\_\_

11. Was the hardship created by any other man-made change, such as relocation of a road?

( ) Yes ( ) No If yes, explain: \_\_\_\_\_

\_\_\_\_\_

12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? ( ) Yes ( ) No If no, how many other properties are similarly affected? \_\_\_\_\_

\_\_\_\_\_

13. What is the “minimum” modification (variance) from the area-bulk regulations that will permit you to make reasonable use of you land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets if necessary.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the

**premises described in this application by any authorized official of the Village of Caseyville, Illinois for the purpose of inspecting or of posting, maintaining removing such notices as may be required by law.**

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Owner(s) Signature: \_\_\_\_\_

# SITE PLAN

A PROFESSIONAL SITE PLAN MUST BE ATTACHED (IF AVAILABLE); OR ONE MAY BE DRAWN BELOW AT A SCALE LARGE ENOUGH TO CLEARLY SHOW THE FOLLOWING INFORMATION:

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- A. **The location and dimensions of:** Lot, Buildings, Driveways, and Off-Street Parking Spaces.
  - B. **Distance between:** Buildings and Front, Side and Rear Lot Lines; Principal Buildings and Accessory Buildings; Principal Buildings and Accessory Buildings on adjacent Lots.
  - C. **Location of:** Signs, Easements, Underground Utilities, Septic Tanks, Tile Fields, Water Wells, etc.
  - D. **Any additional information as may reasonably be required by the Zoning Administrator and applicable to the Development Code.**

Scale: 1" (inch)=\_\_\_\_\_ ' (feet) North \_\_\_\_