

VILLAGE OF MACKINAW

COUNTY OF TAZEWELL
STATE OF ILLINOIS

TO: Zoning Board of Appeals of the Village of Mackinaw, County of Tazewell,
State of Illinois.

APPLICATION FOR VARIANCE

Application is hereby made for a variance under Section 153.165, Code of Ordinances for the Village of Mackinaw, Illinois.

1. State the applicant's name _____, and address _____

2. State the location of the property for which the variance is requested:
 - a. Street address: _____
 - b. Legal description of property: _____

 - c. Tax ID #: _____

3. The Village Board may grant a variance, by ordinance, in a specific case and after a public hearing before the Zoning Board, in accordance with the procedure hereinafter set forth when it appears:
 - a. That special conditions and circumstances exist which are not applicable to other lands or structures in the same district;
 - b. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other lands or structures in the same district;
 - c. That the special conditions and circumstances do not result from the actions of the applicant;
 - d. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands or structures in the same district.

State the facts which the applicant believes bring him within the requirements set forth above: _____

4. When it appears that the conditions set forth in # 3 above have been satisfied, the Zoning Board shall not recommend that the Village Board grant a variance except in the following instances:

- a. To permit any yard, court, buffer strip, setback line or spacing between buildings of less dimension than required by the applicable regulation;
- b. To permit a reduction in the minimum or an increase in the maximum floor area ratio imposed by the applicable regulations;
- c. To permit any structure to exceed the height limitations imposed by the applicable regulations;
- d. To permit greater coverage than required by the applicable regulation;
- e. To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot;
- f. To permit a reduction in the minimum habitable floor area of a dwelling unit or a lodging unit;
- g. To permit a reduction in the minimum or an increase in the maximum floor areas of building as imposed by the applicable regulations;
- h. To permit a reduction in the number of off-street parking spaces or loading berths required about or in connection with a use;
- i. To permit the reconstruction of a nonconforming structure which has been destroyed or damaged to an extent of more than 50% of its value by fire, an act of God or the public enemy, where the Zoning Board shall find some compelling necessity requiring a continuance of the nonconforming structure;
- j. To permit in a Residential District the creation of new lots having areas less than the minimum specified for the district, where such new lots conform with the size of lots directly across the street from and immediately adjacent on either side, the tract being subdivided; provided, that the tract is located in an area which has been partially subdivided prior to the enactment of this chapter, it being the purpose of this variance to allow the logical completion of a subdivision plan already in progress and not to permit the extension of smaller lot sizes to surrounding lands.

Request in detail a variance restricted to one or more of the situations described above. Specify which subparagraph you believe is the basis for a variance. _____

Dated this _____ day of _____, 20_____.

Signature of Applicant

Phone Number

The original copy of such application shall be retained by the Zoning Officer. The duplicate copies shall be transmitted by the Zoning Officer to the applicant and to the Village Office to be kept on file for the Village of Mackinaw.