Zoning Board of Appeals Application Packet

Variation / Variation of Use

Should contain all of the following documents:

- Application and instructions;
- Ownership disclosure form;
- Sign posting information and requirements;
- Meeting dates and deadlines.

If any documents are missing, please obtain from Planning Division staff

Thank you!
JOLIET ZONING BOARD OF APPEALS
2015
DEADLINES AND REGULAR MEETINGS

MEETINGS ARE HELD ON THE THIRD THURSDAY OF EACH MONTH AT 2:00 P.M. IN THE CITY COUNCIL CHAMBERS, ON THE SECOND FLOOR OF THE MUNICIPAL BUILDING*, 150 WEST JEFFERSON ST., JOLIET, ILLINOIS

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<th>DEADLINE FOR PETITIONS (AT 12:00 NOON)</th>
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KENDALL B. JACKSON
DIRECTOR, PLANNING DIVISION
SECRETARY, JOLIET ZONING BOARD OF APPEALS

*The meeting is held in an accessible location. If you need a reasonable accommodation, please contact the Planning Office at (815)724-4050.
PETITION APPLICATION
VARIATION/APPEAL/VARIATION OF USE

PROCEDURES FOR FILING
Applications may be obtained at the Community and Economic Development Department. Assistance in filling out applications will be provided by the Planning Staff. Applications must be notarized and filed with the Department a minimum of 27 days before the scheduled meeting of the Zoning Board of Appeals.

The following fees are due when submitting an application:

- **Filing fee**: $120.00
- **Sign deposit**: $50.00 (for properties less than 1 acre)

Please see a planner for further instructions if the property is larger than 1 acre. The sign deposit is refundable and may be returned to the Planning Division on the day of, or any weekday following, the Zoning Board meeting. Please allow approximately 2 weeks for refund processing.

The regular meeting of the Zoning Board of Appeals is held on the third Thursday of each month at 2:00 P.M. in the City Council Chambers, 150 West Jefferson Street. The applicant or his agent must appear and testify under oath at the scheduled meeting.

A site (plot) plan is required in order to consider a petition. In Variation of Use cases, floor plans are required, along with a plot plan depicting the location and number of parking spaces, structures on the lot and all setbacks. Please refer to the attached examples of a site plan and a floor plan.

*If a site plan is not included, the petition may not be accepted as an agenda item for the Board.*

Detailed information on zoning requirements are described in the Zoning Ordinance (No. 5285). Copies of the Ordinance are available for public review at the Community and Economic Development Department offices, and individual copies may be purchased for $7.00 or can be accessed on-line at http://www.cityofjoliet.info (click on Economic Development, scroll down and click on Zoning Ordinances).

At least one sign shall be posted no later than 15 days, but not more than 30 days before, the hearing date. The sign shall contain the time and place of the public hearing and the nature of the request. It shall be placed in a conspicuous location on the property so it may be observed and read from the street. The sign shall be provided by the City of Joliet Planning Division upon the applicant’s payment of the $50.00 deposit for each sign. It shall be the applicant’s responsibility to post the sign.

*Failure to post the sign as required may result in the deferral of action on, or the denial of the applicant’s petition.*

Decisions for variations and/or appeals and recommendations for variations of use will be made by the Board within 10 days of the date of hearing. The decision of the board is final on applications for variations and/or appeals. On applications for Variations of Use, the Board acts as a recommending body for the City Council, and the decision of the City Council is final.
If a site plan is not included, the petition may not be accepted as an agenda item for the Board.

Variation of Use cases: Floor plans are required, along with a plot plan depicting the location and number of parking spaces, structures on the lot and all setbacks.
ZONING BOARD OF APPEALS
JOLIET, ILLINOIS
PETITION FOR VARIATION/VARIATION OF USE
City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

PETITIONER’S NAME: ____________________________________________

ADDRESS FOR WHICH VARIATION IS REQUESTED: __________________________

PROPERTY INTEREST OF PETITIONER: __________________________

OWNER OF PROPERTY: __________________________________________

IF THIS VARIATION IS A REQUEST FOR THE OPERATION OF A BUSINESS, PLEASE PROVIDE THE FOLLOWING INFORMATION:

BUSINESS REFERENCES (name, address, phone):

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

OTHER PROJECTS AND/OR DEVELOPMENTS:

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________
The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or particular hardship.

The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
(b) The plight of the owner is due to unique circumstances.
(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

2. What unique circumstances exist which mandate a variance?
3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

_______________________________________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________

A site (plot) plan is required in order to consider a petition. Please attach a site plan to this application.

*If a site plan is not included, the petition may not be accepted as an agenda item for the Board.*

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, ____________________________, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner’s Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me this_____day of ____________, 20___

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 300 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

**IMPORTANT!**

Failure to supply the following items may result in non-acceptance as an agenda item for the Board.

- Site (plot) plan
- Notary Public stamp (original copy)
- Permanent Index Number (P.I.N.)
- Legal description
- Joliet Ownership Disclosure form
- All required fees *(Please make check payable to the City of Joliet)*

Thank you!

City of Joliet, Planning Division, 150 W. Jefferson St., Joliet, IL 60432
CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

☐ Rezoning, Special Use Permit, Variation or Other Zoning Relief (Complete Sections II and III)
☐ Preliminary Plat, Final Plat or Record Plat of Subdivision (Complete Sections II and III)
☐ Building Permit (Complete Sections II and III)
☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application is

________________________________________________________________________________

PIN(s): __________________________________________________________________________

III. PROPERTY OWNERSHIP

The owner of the real property associated with this application is a (check one):

☐ Individual  ☐ Corporation  ☐ Land Trust
☐ Limited Liability Company  ☐ Partnership
☐ Other (describe): ________________________________

If the owner is an individual:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of the individual owner(s):

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

E-MAIL: __________________________ FAX: __________________________

If the owner is a corporation:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders:

________________________________________________________________________________

________________________________________________________________________________

________________________________________________________________________________

E-MAIL: __________________________ FAX: __________________________
If the owner is a limited liability company:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all members of the company along with the percentage of ownership held by each member:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________ FAX: ___________________________

If the owner is a land trust:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of the trustee(s) and all beneficiaries:
Trustee(s):
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________ FAX: ___________________________
Beneficiaries:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________ FAX: ___________________________

If the owner is a partnership:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all partners:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________ FAX: ___________________________

If the owner is another type of organization:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

The owner of the business associated with this application is a (check one):

☐ Individual       ☐ Corporation       ☐ Limited Liability Company       ☐ Partnership
☐ Other (describe): ______________________________________________________

If the owner of the business is an individual:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of the individual owner(s):
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________  FAX: ___________________________

If the owner of the business is a corporation:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________  FAX: ___________________________

If the owner of the business is a limited liability company:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all members of the company along with the percentage of ownership held by each member:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________  FAX: ___________________________

If the owner of the business is a partnership:
State the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all partners:
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
E-MAIL: ___________________________  FAX: ___________________________
If the owner of the business is another type of organization:
Please state the names, addresses and phone #’s (HOME, BUSINESS & MOBILE) of all persons having a legal or equitable ownership interest in the organization:

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

E-MAIL: ___________________________  FAX: ___________________________

NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

Name, Title and Telephone Numbers of Person Completing and Submitting This Form:
________________________________________________________________________________
________________________________________________________________________________

SIGNED: __________________________________________

DATE: ____________________________________________

OFFICE USE ONLY
☐ Disclosure Approved  ☐ Disclosure Not Approved
Disclosure Reviewed by: _____________________________ Date: ______________
How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to pages 2 and 3 for information.

2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.

3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.

4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a $50.00 deposit for each sign.

5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.

6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.

7. Failure to post the sign as required may result in the deferral of action on, or the denial of the applicant's petition.
(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

(1) The applicant or the applicant’s agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.

(2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)

(3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.

(4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.

(5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.
Template currently available at Express Signs at (815) 725-9080.