

City of Rockford, Illinois

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ZONING APPLICATION FORM

(Office Use) **ZBA FILE #:** _____

(Please Type or Print)

1. Address of subject property: _____

2. Legal description: Lot; _____ **Block;** _____ **Subdivision;** _____
(If property has not been subdivided attach a legal description)

Property dimensions are: _____ ft. by _____ ft. = _____ square feet.

If more than two acres, then give area in acres: _____ acres

3. Property Identification number(s): _____

4. Owner of record is: _____ **Phone:** _____

(Address) (City) (State) (Zip)

5. Applicant's Name: _____ **Phone:** _____

(Address) (City) (State) (Zip)

6. Applicant's interest in the property: _____
(owner, agent, contractor, Realtor, etc.)

7. THE FOLLOWING ACTION IS REQUESTED:

A. Zoning Map Amendment from: _____ **to:** _____

B. Special Use Permit for: _____
_____ in a(n) _____ Zoning District.

C. Variation to: _____
_____ in a(n) _____ Zoning District.

Illinois State Law requires that in order for a Variation to be granted a hardship must be proven by a positive Finding of Fact for seven criteria (see attached sheet). Please indicate what your specific hardship(s) is (are) _____

8. All existing uses on the property are: _____

9. The proposed uses on the property, if this application is approved are: _____

FINDINGS OF FACT FOR A VARIATION

SECTION

1604

VARIATION

1604.5 FINDINGS OF FACT AND RECOMMENDATION BY ZONING BOARD OF APPEALS

1604.5 A FINDINGS

For the Zoning Board of Appeals to approve an application for any proposed Variation, it must find that each of the following items are met:

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for a Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of the Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of the Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation complies with the spirit and intent of restrictions imposed by this Ordinance.