

# APPLICATION FOR VARIANCE UNDER THE RED BUD ZONING CODE

CITY OF RED BUD 200 E. MARKET ST, RED BUD, IL 62278 (618) 282-3339

Application Number: \_\_\_\_\_ Fee: \$200.00 Date Fee Paid: \_\_\_\_\_

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## IMPORTANT INSTRUCTIONS

In some specific cases, the City Council can allow a property owner to relax the lot size/bulk requirements involving lot size, yard area (setbacks), lot coverage, etc. under the Red Bud Zoning Code. The applicant must prove based upon evidence presented that the following standards are met: variance is consistent with the purposes of the Zoning Code; that the property cannot yield a reasonable return if the regulations are strictly applied; the issue involved is not of the applicant's own making; the variance would not be detrimental to public health and welfare; and the variance would not alter the essential character of the area. All procedures for a variance are listed in Section 173-114 of the City Code.

Upon submission of this application, the Planning Commission will schedule a public hearing. You and adjacent neighbors will be notified by certified mail of the date and time of the hearing. A notice will also be published. You or a representative shall present evidence and may be required to testify at that hearing. The members of the Planning Commission may question you and require other testimony. In addition, any interested party may testify either in favor of or against your request. Upon completion of the hearing, the Planning Commission will forward a recommendation to the City Council, who then will consider your request in conjunction with the Planning Commission's recommendation and findings. If the City Council votes to grant the variance, they will pass an ordinance at their next meeting which will officially enact the variance.

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APPLICANT NAME: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Circle One: Property Owner      Contract Purchaser      Lessee      Other (      )

OWNER NAME: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

PERMANENT TAX # \_\_\_\_\_ Lot #: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

USE OF PROPERTY: (CIRCLE ALL THAT APPLY)

RESIDENTIAL:      Single Family      Duplex      Uniplex      Multi Family (# of units \_\_\_\_\_)  
   Manufactured Home      Modular Home

ACCESSORY USES:      Garage      Carport      Swimming Pool      Other (\_\_\_\_\_)

BUSINESS USES:      Commercial      Industrial      Home Occupation      TYPE: \_\_\_\_\_

VACANT LOT: \_\_\_\_\_ OTHER USES: \_\_\_\_\_

INDICATE THE TYPE OF VARIANCE REQUESTED:

- \_\_\_\_\_ From minimum lot size restrictions  
\_\_\_\_\_ From minimum yard area (setback) restrictions  
\_\_\_\_\_ From "percentage of lot covered" restrictions

Describe in detail why the standards for a variance listed in the first paragraph on page one are met:

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Describe in detail the relief you are requesting under the type of variance requested:

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Describe in detail when the issue described herein first occurred and who caused it:

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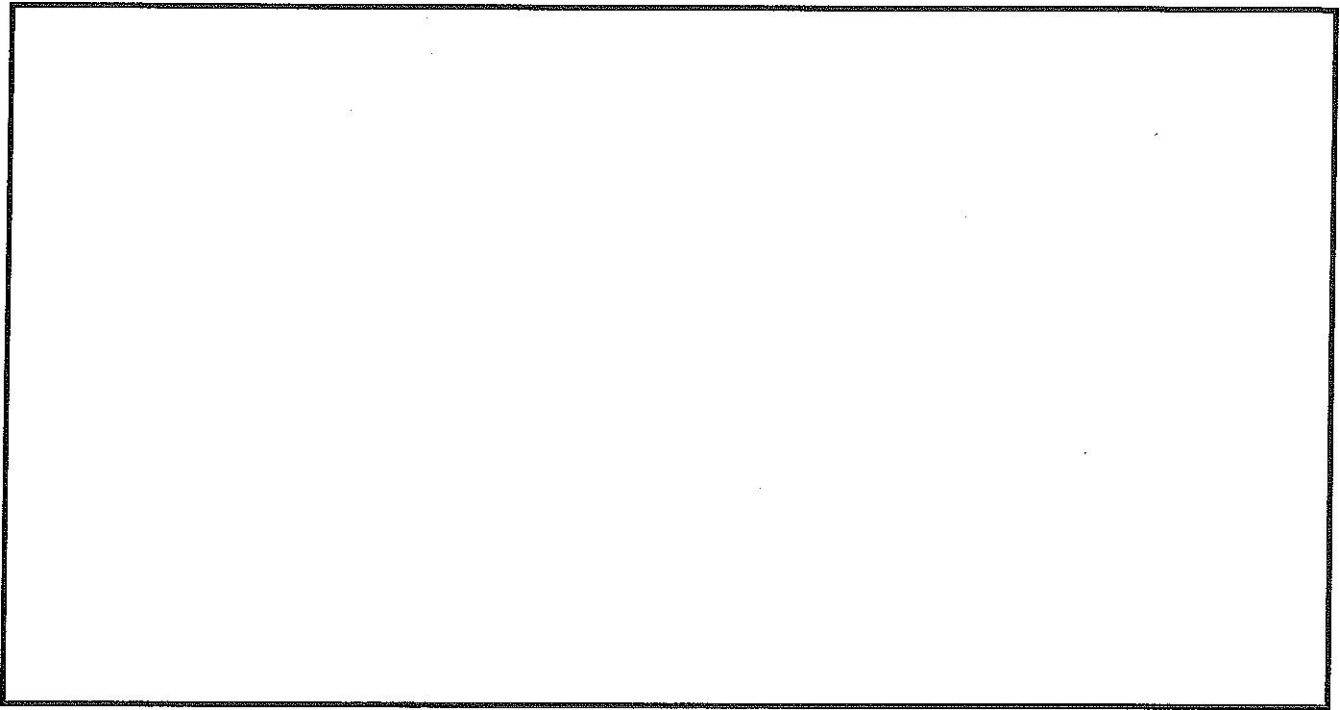
	<u>Circle One</u>	
Does the issue described herein affect any other nearby properties?	Yes	No
Is the current use of the property permitted by the Zoning Code?	Yes	No
If not, is the use operating under a Special Use Permit?	Yes	No
Do the existing buildings meet the area/bulk requirements of the Zoning Code?	Yes	No
If not, has a variation already been issued allowing the non-conformity?	Yes	No

SITE PLAN

Using the space below, draw a plan of the property to scale, including all of the following: (a larger plan can be substituted)

Check each item once you have included it in your plan.

- \_\_\_\_\_ The names and locations of all adjoining streets.  
\_\_\_\_\_ The location dimensions of all lot lines, easements, underground utilities, etc.  
\_\_\_\_\_ The location and dimensions of all existing and proposed buildings, driveways, and parking areas.  
\_\_\_\_\_ The distances between all lot lines and every building or structure, and distance between buildings.



BY MY SIGNATURE BELOW, I CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN ANY DOCUMENT OR PLANS SUBMITTED HERewith, ARE TRUE AND ACCURATE. I HEREBY CONSENT TO THE ENTRY IN OR UPON THE PREMISES DESCRIBED HEREIN, BY ALL AUTHORIZED OFFICIALS OF THE CITY OF RED BUD FOR THE PURPOSE OF INVESTIGATING THIS APPLICATION, INSPECTING THE PROPOSED WORK, AND POSTING, MAINTAINING, AND REMOVING ANY NOTICES REQUIRED BY ORDINANCE.

APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_