



VILLAGE OF THOMASBORO

101 W. Main • PO Box 488 • Thomasboro, IL 61878

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ZONING VARIANCE REQUEST

Variance Requirements

- A Variance is a zoning adjustment, which permits minor changes of Village requirements where individual properties are uniquely burdened by the strict application of the law. The power to vary is restricted, and the degree of Variance is limited, to the minimum change necessary.
- A Variance recognizes that the same requirements do not affect all properties equally. It was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must provide proof that your land is affected by special circumstances or unusual conditions.
- You must provide that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent you from making reasonable use of your land as permitted currently. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variance: (1) Proof that a Variance would increase the financial return from the land, (2) Personal hardship, or (3) Self-imposed hardship. (The recognition of conditions created after the enactment of the Zoning Ordinance would condone violation of Village Code.)
- No Variance may be granted which would adversely affect surrounding properties or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.
- No incomplete applications will be acted upon.
- Granting a Variance requires that the Village hold a Public Hearing regarding the request, and publication of the Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with the Village Clerk to assure consideration of their request in a timely manner as is reasonably possible.

Applicant

Applicant Name _____

Address _____

Phone _____ Email _____

Property Information

Lot Width _____ Lot Length _____

Lot Area (Square Feet) _____ Tax PIN _____

Legal Description _____

Land Use/Zoning

Present Zoning _____

Present Land Use _____

Proposed Land Use _____

Request for Variance

The nature of the variance request, providing exact distances where applicable. _____

What circumstance justify the need for the requested variance? _____

What characteristics of the property prevent it being used as permitted? _____

How do the above site conditions prevent any reasonable use of the property under the terms of the Village Zoning Ordinance? _____

To your knowledge, was the hardship described above created by an action of anyone having property interests in the land after the Zoning Ordinance was enacted? ☐ No ☐ Yes

If yes, explain why the hardship should not be regarded as self-imposed _____

Does any violation of the Village Zoning Ordinance exist on the property at the present time?

☐ No ☐ Yes If yes, how? _____

Are the conditions for which you request the variance true only to your property? ☐ No ☐ Yes
If no, how many other properties are similarly affected? _____

Will granting the variance be in harmony with the neighborhood and not contrary to the intent and purpose of the Village Zoning Ordinance? ☐ No ☐ Yes Elaborate: _____

Additional Comments: _____

Attachments

- ☐ Property Plot Plan of Requested Variance
- ☐ Additional Exhibits *(if applicable)*

I, the undersigned applicant or authorized agent, affirm that the information contained in this document is true and correct for the purpose of requesting the Village of Thomasboro to issue a Zoning Variance as requested. Further, I agree to notify the Village Clerk of any changes of the above information.

Authorized Signature

Title

Date