



**GENERAL INFORMATION REGARDING APPLICATIONS FOR
VARIANCES**

The application for a variance must be completed in its entirety by the applicant. Any supporting documentation (eg.-survey, photos, etc.) must accompany the application at the time of filing. The application must be submitted to the Clinton County Zoning Office no later than 12:00 noon on the filing date (calendar attached).

Applications must be complete at submittal time to be considered for the agenda. Deficient applications will be returned to the applicant and may delay the hearing until the following month.

You are responsible to furnish the legal description. You may want to consider consulting an attorney and/or Illinois Licensed Land Surveyor to obtain a legal description or contact the Clinton County Clerk & Records Office to obtain a copy of your Deed. The zoning office cannot write the legal description and will use only the legal description you furnish on the application. The zoning staff may not give legal advice.

The Zoning Board of Appeals meets at 6:00 P.M. the first Wednesday of every month, unless noted otherwise. **Location:** 810 Franklin Street, Carlyle, IL, County Board Room (south of the courthouse in the Clinton County Jail Building).

The applicant and/or his/her representation are required to appear at the scheduled hearing. All persons testifying before the board will do so under oath, and must state their name and address for the record.

- A. Introduction of the case
- B. The petitioner presents his/her case and explains the reason for the variance request (see **Standards for Variances** below)
- C. Objectors (if any) statements and/or questions from the board
- D. The Zoning Board of Appeals decision

STANDARDS FOR VARIANCES (40-9-26)

The Board of Appeals shall not grant any variance unless, based upon the evidence presented to them, they determine:

- (A) The proposed variance is consistent with the general purpose of this Code (**See Section 40-1-1**); and
- (B) Strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property; and
- (C) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property; and
- (D) The plight of the applicant is due to circumstances not of his own making; and
- (E) The circumstances engendering the variance request are peculiar and not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning);
- (F) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of the County Comprehensive Plan.

This information is intended as a brief guide and should not be relied upon for a thorough understanding of the hearing procedure or zoning laws as applicable



REQUEST FOR A VARIANCE

VARIANCE REQUEST NO. _____ DATE: _____

(DO NOT WRITE IN THIS SPACE- FOR OFFICE USE ONLY)

HEARING DATE: _____ PERMANENT PARCEL NO. _____

NOTICE PUBLISHED ON: _____ ZONE DISTRICT CLASSIFICATION: _____

NEWSPAPER: _____ FEE PAID \$ _____ CK# _____

RECOMMENDATION OF BOARD OF APPEALS: () DENIED () APPROVED () APPROVED WITH MODIFICATION

PERMIT ON FILE IN THE OFFICE: YES OR NO

INSTRUCTIONS TO APPLICANTS: A Variance is a relaxation of the requirements of this ordinance that are applicable to a particular lot, structure or use. The Zoning Board of Appeals may grant a variance if it is determined there are practical difficulties or particular hardships in the way of carrying out the strict letter of any such regulations relating to the use, construction or alteration of buildings or structures or the use of the land. This review is performed by the Zoning Board of Appeals at a public hearing.

A notice of the hearing must be published in a newspaper of general circulation in the local area at least 15 days prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least 15 days prior to the hearing date.

The applicant or his/her duly-authorized agent must appear at the hearing and present his/her case to the Board of Appeals.

The applicant should be able to show, by a site plan and documentary evidence that the proposed development will be in harmony with the general purpose and intent of the zoning ordinance.

All information requested below, a site plan as described on the attached sheet, and a development schedule providing reasonable guarantees for the completion of the construction must be provided before a hearing will be scheduled. Applicants are encouraged to visit, call or email (jami.staser@clintonco.illinois.gov) the office of the Zoning Administrator or (kay.thole@clintonco.illinois.gov) for any assistance needed in completing this form. Website: <http://www.clintoncountyzoning.com/>

1. NAME OF APPLICANT (S): _____

ADDRESS: _____
(STREET) (CITY) (STATE) (ZIP)

E-MAIL ADDRESS: _____ CELL: _____

2. NAME OF OWNER (S):

(only if other than applicant) _____ PHONE #: _____

ADDRESS: _____
(attach additional sheets if necessary)

3. LOCATION OF PROPERTY _____
(if different from above) (STREET) (CITY) (STATE) (ZIP)

LEGAL DESCRIPTION (lot, block and subdivision or metes and bounds):

4. PRESENT USE OF PROPERTY: _____
(industrial, residential, commercial, etc.)

5. SUBDIVISION NAME: _____

PHONE: (618) 594-6655
FAX: (618) 594-6006

6. STATE THE VARIANCE REQUESTED:

7. State specific Section (s) of the Zoning Code containing the regulations which, if strictly applied, would cause a serious problem.

8. Names and addresses of adjacent property owners and present use of property:

NAME

ADDRESS

PRESENT USE

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Please list the Township Road Commissioner if applicable: _____

9. Is any part of the lot or tract of land where the proposed **variance** is to take place in a known flood plain based on the Flood Hazard Boundary Map or Carlyle Lake Flowage Easement Area? Yes or No. This question must be answered. Is any of the area in the Enterprise Zone? YES or NO.

(If you answered yes to the above, more information will be needed before issuing a building permit)

SITE PLAN INFORMATION REQUIRED

You will need to provide a drawing of your lot showing the following:

- Property Lines & Dimensions of Lot
- Distances from proposed structure, front, side & rear lot lines
- Centerline of County or Township Road to proposed structure
- Distance from Right-of-way line from State Highway to proposed structure
- Building Height- from ground to peak

THE OWNER IS RESPONSIBLE FOR DETERMINING THE ACCURATE LOCATION OF PROPERTY LINES.

Consult a licensed land surveyor to confirm property lines if you are unable to do so.

CLINTON COUNTY
Zoning Department
850 Fairfax St. Rm. 124
Carlyle, IL. 62231

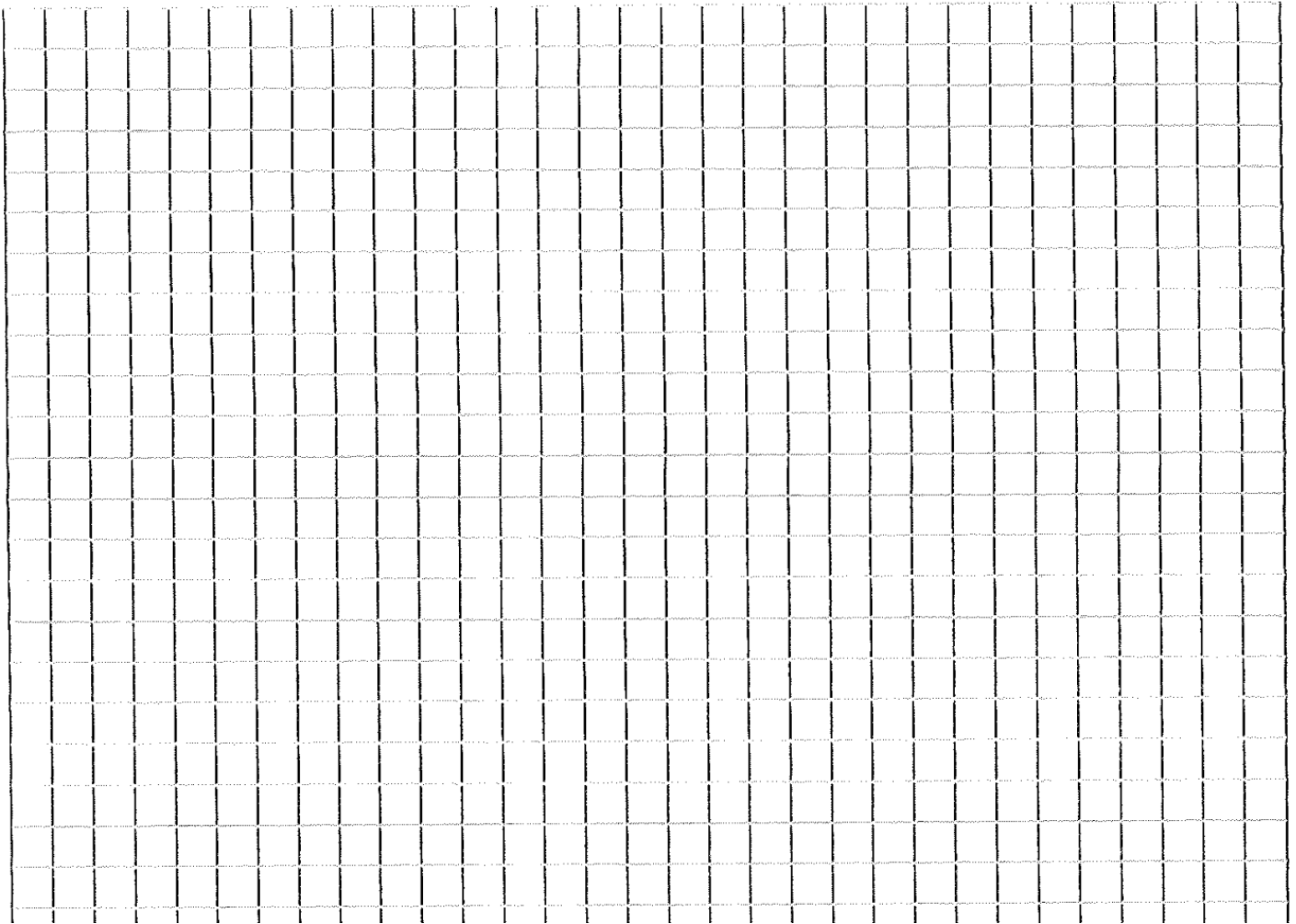


REQUEST for a VARIANCE

PHONE: (618) 594-6655
FAX: (618) 594-6006

PROVIDE A DRAWING BELOW OR ON THE BACK OF THIS FORM

GIS mapping is available at @ <http://portico.mygisonline.com/html5/?viewer=clintonil.bv1-p1>, Google Earth or grid below for drawing your new structure. **Please provide all setbacks that apply to your variance request on your drawing:** Front – Rear – Side – Centerline of road to structure and height.





Disclaimer and Signatures

I certify that all the information and statements contained in any papers or plans submitted here within are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of Clinton County for the purpose of inspecting, or of posting, maintaining and resolving such notices as may be required by law and agree to pay all fees associated with the filing, hearing and certificate of zoning compliance.

STATE OF ILLINOIS)

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County of Clinton)

I, _____, a Notary Public, in and for said county, and state, do hereby certify that _____, personally known to be the same person(s) whose name(s) appear below and have appeared before me this day and acknowledged that the statements contained therein are true. Given under my hand and seal this ____ day of _____, _____.

(Notary Seal)

Notary Public Signature

APPLICANTS SIGNATURE: _____ **DATE:** _____

OWNER (S) (If not the same as above): _____ **DATE:** _____

STATE OF ILLINOIS)

ss

County of Clinton)

I, _____, a Notary Public, in and for said county, and state, do hereby certify that _____, personally known to be the same person(s) whose name(s) appear below and have appeared before me this day and acknowledged that the statements contained therein are true. Given under my hand and seal this ____ day of _____, _____.

(Notary Seal)

Notary Public Signature

CONTRACTORS SIGNATURE: _____ **DATE:** _____



SAMPLE OF ADJACENT LANDOWNERS

THE APPLICANT IS RESPONSIBLE FOR THE LIST OF NAMES AND ADDRESSES OF ADJACENT LANDOWNERS

INCLUDING PROPERTIES ACROSS A ROAD MUST ALSO RECEIVE NOTIFICATION

ADJACENT LAND OWNER	ADJACENT LAND OWNER	ADJACENT LAND OWNER
ADJACENT LAND OWNER	LOT OR TRACT IN QUESTION	ADJACENT LAND OWNER
ADJACENT LAND OWNER	ADJACENT LAND OWNER	ADJACENT LAND OWNER



MUST BE FILED ON OR BEFORE NOON ON	HEARING DATE @ 6:00 P.M	COUNTY BOARD MEETING @ 7:00 P.M
December 4, 2024	January 8, 2025	January 21, 2025
January 2, 2025	February 5, 2025	February 18, 2025
February 5, 2025	March 5, 2025	March 17, 2025
March 5, 2025	April 2, 2025	April 21, 2025
April 2, 2025	May 7, 2025	May 19, 2025
May 7, 2025	June 4, 2025	June 16, 2025
June 4, 2025	July 2, 2025	July 21, 2025
July 2, 2025	August 6, 2025	August 18, 2025
August 6, 2025	September 3, 2025	September 15, 2025
September 3, 2025	October 1, 2025	October 20, 2025
October 1, 2025	November 5, 2025	November 17, 2025
November 5, 2025	December 3, 2025	December 15, 2025
December 3, 2025	January 7, 2026	January 19, 2026
January 7, 2026	February 4, 2026	February 16, 2026

RESOLUTION ESTABLISHING ZONING FEES

Whereas Clinton County has in force a County Zoning Ordinance wherein various fees have been established; and whereas said ordinance provides for changes in said fees when appropriated: Updated December 16, 2024.

Now therefore be it resolved by the Clinton County Board that the following fees are hereby established for Clinton County Zoning:

SPECIAL USE PERMIT	\$360 for the first 10 acres; \$100. For each additional acres. Plus cost of certified mail to adjoining property owners.
SPECIAL USE-COMMERCIAL SOLAR	\$3000 Per Megawatt; Plus cost of certified mail
SPECIAL USE-COMMERCIAL SOLAR EXTENTION	\$2000 Per Megawatt; Plus cost of certified mail
SPECIAL USE PERMIT-SURFACE MINING	\$0.25 per cubic yard (Acres X 43,560 X Max Depth of State Permit / 27 x \$0.02)
ZONING MAP AMENDMENT	\$400 for the first 10 acres; \$100 for each additional acres Plus cost of certified mail to adjoining property owners
APPEAL	\$360. Plus the cost of certified mail to adjoining property owners.
VARIANCE	\$125.00 Plus the cost of certified mail to adjoining property owners.

ALL FEES ARE NON-REFUNDABLE

PLEASE MAKE CHECK PAYABLE TO CLINTON COUNTY ZONING OR PAY ON LINE WITH THE LINK BELOW

<https://www.govpaynow.com/gps/user/cyg/plc/a003tm>