



ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO VARIATION CHECKLIST

Address of Subject Property: _____

Variation Application

Administrative items and payment:

- Checklist
- Official Denial of Zoning Certification
- Signed authorization of property owner (if different from Applicant)
- (If applicable) Certified copy of the Zoning Map Amendment as published in the Chicago City Council Journal of Proceedings
- Economic Disclosure Statement(s) (EDS) of Applicant and Property Owner
- Check or money order for \$525, made payable to “City of Chicago – Department of Revenue”

- Public Hearing Packet**

Notice:

- Copy of Property Owner Notification Letter (written notice)
- Certification of compliance with Written Notice (as required under MCC817-13-0107-A).
- Adhesive mailing labels for all property owners within 100 feet of the subject property. (If a condominium building has more than 25 units, also include a label addressed to the condominium association)
- Two copies of Adhesive mailing labels for surrounding property owners

****All of the above items must be submitted to the ZBA at the time of filing, incomplete applications will not be accepted****

Additional Notice Requirements

Posted Notice

- Certification of compliance with Posting (as required under MCC817-13-0107-C)
- Photos of posting



SAMPLE PROPERTY OWNER NOTIFICATION LETTER
Please retype and provide information regarding your application

Date

Dear Property Owner:

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about [insert the date you intend to file], the undersigned will file an application with the City of Chicago, Zoning Board of Appeals (ZBA) for a Variation for the property located at [insert common street address of subject property].

[Provide a description of the nature, scope and purpose of the application or proposal here]

I, [insert name] am the applicant for a Variation. My address is: [insert address].

The following is a source for additional information on the application or proposal: [insert here]

NOTE: Another notice will be mailed out by the ZBA Office not less than 15 days prior to the scheduled public hearing. This notice will contain additional information about this application, the hearing, and your ability to participate if you so choose. There is no requirement to appear/participate in this matter.

Sincerely,

Be sure to provide ZBA staff the following with your application:

- Adhesive mailing labels for all property owners within 100 feet of the subject property. (If a condominium building has more than 25 units, also include a label addressed to the condominium association)
- Two copies of Adhesive mailing labels for surrounding property owners

If you require further assistance, please call 312-744-3888



CERTIFICATION OF COMPLIANCE WITH WRITTEN NOTICE
(AS REQUIRED UNDER MCCS17-13-0107-A)

The undersigned certifies they have complied with the requirements of Section 17-13-0107 A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by serving written notice, either in person or by USPS first class mail, on the owners of all property within 100 feet, excluding the number of feet occupied by streets, alleys, other public ways and property owned by the applicant, in each direction of the lot lines of the subject property located at

_____ (the "Notice Area").

Initial below:

_____ The applicant made a bona fide effort to determine the address of the parties to be notified under the above ordinance.

_____ The applicant certifies that the accompanying lists of names and addresses of surrounding property owners within the Notice Area is a complete list containing the names and last known addresses of the owners of the property required to be served and that the applicant has furnished in addition to a list of the last known owner and addresses, a list of the method of service (in person or by USPS first class mail).

_____ The undersigned further certifies that the written notice:

- (1) contained the address of the location for which the Variation is requested.
- (2) contained a description of the nature, scope and purpose of the Variation application.
- (3) contained the name and address of the Applicant for which the Variation is requested.
- (4) contained the date that the applicant intended to file the application.
- (5) contained a source for additional information on the application or proposal.

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements are true as of the date signed to the best of my knowledge and belief.

Print Name: _____

Signature: _____ Date: _____



CERTIFICATION OF COMPLIANCE WITH POSTED NOTICE
(AS REQUIRED UNDER MCC§17-13-0107-C)

The undersigned certifies that _____ [insert name] posted a public notice sign on the property commonly known as _____ [insert address] on _____ [insert date].

This sign was furnished by the City of Chicago Zoning Board of Appeals pursuant to §17-13-0107-C(2) in connection with the Zoning Board of Appeals case filed on _____ [insert date].

This notice sign contains all of the following:

Initial below:

- _____ (1) The common street address of the subject property.
- _____ (2) A description of the nature, scope, and purpose of the application or proposal.
- _____ (3) The name and address of the applicant.
- _____ (4) The date that the application was filed.
- _____ (5) A source for additional information on the application or proposal.
- _____ The above information was written legibly.

This sign was installed within 5 days of filing the application and was posted in such a way as to be plainly visible from each roadway or right of way abutting the subject property. The posted notice will remain posted on the subject property until the scheduled hearing date.

Attached hereto is a picture of the sign and a picture of the sign as posted on the subject property.

I understand that pursuant to §17-13-0107-C(6)(b), no hearing will be scheduled or conducted until I comply with the above regulations.

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements are true as of the date signed to the best of my knowledge and belief.

Print Name: _____

Signature: _____ Date: _____