



Application Fee: \$250 first 5 acres / \$5 per additional acre or thereof

# SANGAMON COUNTY, ILLINOIS

PETITION FOR

\_\_\_\_\_ AMENDMENTS, \_\_\_\_\_ VARIATIONS,  
\_\_\_\_\_ CONDITIONAL PERMITTED USES

FOR ZONING OFFICE USE ONLY	
DATE FILED:	_____
HEARING DATE:	_____
DOCKET #:	_____
SANG. CO. INDEX #	_____
CO. BOARD DISTRICT	NAME: _____

TO THE HONORABLE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS, AND TO THE ZONING BOARD OF APPEALS OF SANGAMON COUNTY, ILLINOIS:

Your Petitioner(s), \_\_\_\_\_, respectfully petitions the Sangamon County Board for the above referenced relief with respect to certain real estate situated in Sangamon County, Illinois, legally described as follows:

**See Exhibit A**

\_\_\_\_\_ ¼ of Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_ West Current Zoning \_\_\_\_\_

1. Petitioner is the \_\_\_\_\_ Property owner, \_\_\_\_\_ Contract purchaser or \_\_\_\_\_ Other (Corporation LLC)  
(if other specify: \_\_\_\_\_) of the above described property

2. The common street address of said property is \_\_\_\_\_

3. Petitioner's name \_\_\_\_\_

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

4. Property owner's (if different from petitioner) name \_\_\_\_\_

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

5. Representative's (if different from petitioner) name \_\_\_\_\_

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

6. The existing land use is \_\_\_\_\_

7. The proposed land use is \_\_\_\_\_

8. Petitioner plans to modify the property as follows (explain and/or attach sketch):

Construction \_\_\_\_\_

Additions \_\_\_\_\_

Division of Land \_\_\_\_\_

Other \_\_\_\_\_

9. Is public water available on the site? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, who is provider? \_\_\_\_\_

10. Is public sanitary sewer available on site? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, who is provider? \_\_\_\_\_

11. Give an explanation of why this request is being made: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PURSUANT TO CHAPTER 17.68 AMENDMENTS** ( ) NA

12. Petitioner and fee owner wish to have the property rezoned from \_\_\_\_\_ District to \_\_\_\_\_ District.

13. Explain why the rezoning is appropriate:

(A) Are there similar nearby uses? \_\_\_\_\_

\_\_\_\_\_

(B) Is the same or more intense zoning classification present in the area? \_\_\_\_\_

\_\_\_\_\_

(C) Why is the existing classification inappropriate? \_\_\_\_\_

\_\_\_\_\_

(D) Is there a trend toward the type of use proposed? \_\_\_\_\_

\_\_\_\_\_

**PURSUANT TO CHAPTER 17.66 VARIATIONS**

( ) NA

14. The following bulk requirement variances are requested (specify proposed yards to the nearest foot):

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15. Explain why the requested bulk requirement variance is appropriate

(A) Can the land in question be put to a reasonable use if it is used in compliance with the ordinance?

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(B) Are there circumstances unique to the property, which are not applicable to other property in the area which justify the bulk requirement variance?

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(C) Would the granting of the bulk requirement variance cause any adverse impact on surrounding property or alter the essential character of the area?

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**PURSUANT TO CHAPTER 17.58 CONDITIONAL PERMITTED USES**

( ) NA

16. The following CPU is requested: \_\_\_\_\_

17. Explain why the CPU is appropriate:

(A) Is the CPU so proposed that the proposed location, design and method of operation will minimize the adjacent affects on the character of the surrounding area?

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(B) Is the CPU so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected?

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(C) Will the CPU cause substantial injury to the value of other property in the vicinity in which it is located?

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(D) Special Findings for Conditional Permitted Uses:

(1) Fairgrounds, public or private outdoor recreation center: Will the principal vehicle access for such use be located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas?

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(2) Mobile home parks: Will the requirements for Large Scale Developments of Section 111 ® be met?

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(3) Tourist homes, motels and hotels: Will the use be located within 400 feet of a major thoroughfare?

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(4) Taverns and liquor stores: Will the following distances be maintained: 1) schools – 100’ from the property line of the school to the property line of the tavern or liquor store; 2) churches – 100’ from the church building to the tavern or liquor store building; 3) residences – 100’ from the tavern or liquor store property line to the residential structure or institutional care facility?

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(5) Wind energy conversion systems: Will a WECS not be located within 1½ miles of an incorporated area with a population over 10,000 or within ½ mile of an incorporated area with a population of less than 10,000? Will the WECS not be located so that they interfere with contiguous urban development?

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(6) Adult-use cannabis business establishments: Will the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a “sensitive area”?

- i) Adult-use cannabis craft grower – 1,500 feet;
- ii) Adult-use cannabis cultivation center – 1,500 feet
- iii) Adult-use cannabis dispensing organization (dispensary) – 250 feet
- iv) Adult-use cannabis infuser organization (infuser) – 1,500 feet
- v) Adult-use cannabis processing organization (processor) – 1,500 feet
- vi) Adult-use cannabis transporting organization (transporter) – 1,500 feet

b) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

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Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**REQUIRED DOCUMENTS**

Legal Description (May be obtained at the Sangamon County Recorder’s Office)

Letter of property owner(s) consent and notarized (stating all owners listed on property are in agreement of the petition)

If not the property owner; a form of consent is required (i.e. contract or lease agreement)

Corporation Members (if applicable)

Site Plan

Business Plan (if applicable)

Parking Plan (if applicable)

o Type of Surface Material: \_\_\_\_\_

o Number of Spaces: \_\_\_\_\_

o Total Square Footage: \_\_\_\_\_

Petitioner Checklist