
PART V. PROPOSED TEXT OR MAP AMENDMENT

1. Please state the proposed text or proposed map amendments to the Zoning text, Zoning map or Comprehensive Plan:

PART VI. FINDINGS OF FACT

The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on each of the standards of this Section.

TEXT AMENDMENT (if applicable)

1. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

3. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.

MAP AMENDMENT (if applicable)

1. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

3. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

4. The proposed amendment addresses the community need for a specific use.

5. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

6. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.

I, _____, hereby apply for review and approval of this application and represent that the application, requirements thereof, and supporting information have been completed in accordance with the Village of South Elgin Ordinances.

Signature of Applicant

Date

If you have any questions or comments, please call Community Development at **(847) 741-3894**. The Community Development Department does not require submittal of social security numbers. Black out social security numbers on any documents prior to submittal.

STAFF/CONSULTANT REVIEW REIMBURSEMENT ACKNOWLEDGEMENT

The undersigned hereby acknowledges their obligation to reimburse the Village of South Elgin for the costs incurred by the Village staff and consultants to review the application attached to this Acknowledgement, including all of the supporting documentation and data, plans, specifications, drawings and other information as required by the applicable sections of the South Elgin Unified Development Ordinance. The applicant shall deposit into a specified account with the Village at the time of each application. The amount is determined by the Zoning Administrator.

Further, the undersigned represents themselves as having the authority to incur such obligations on behalf of the owner and/or property.

The undersigned further acknowledges that the Village will deduct from this deposit the costs for reviewing the application by the Village's consultants and Village staff at the rate established for each individual by the Village Board and reimbursable expenses incurred for publication, postage and other actual costs associated with this application.

It is further acknowledged that the Village may demand additional payment(s) if the costs incurred during the review of this application exceed the amount of the deposit accompanying this application and may stay all proceedings thereto until such additional sums are deposited with the Village in accordance with the South Elgin Unified Development Ordinance.

Signature of Applicant or Authorized Agent

Date

Name (Please Print or Type)

Company Name

Address

City

State

Zip Code

Name of Development

Parcel Index Number(s)

*This form must be executed and accompany all Unified Development Ordinance changes.
No Application will be accepted or processed without this completed form.*

CONSENT TO ON-SITE INSPECTION

The undersigned are the owners of record of the real estate which is the subject of this petition and do hereby freely and voluntarily consent to inspection of the site by the Zoning Administrator and/or designated representative, the Village of South Elgin Planning and Zoning Commission members and/or the Village of South Elgin Board for purposes of determining the appropriateness of the pending proposed zoning petition, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question.

Signature of Owner of Record

Date

Name (Please Print or Type)

Company Name

Address

City

State

Zip Code

Site Address

Parcel Index Number(s)

No Application will be accepted or processed without this completed form.

Per Section 156.03.C.7 – Zoning Text or Map Amendment

- a. Purpose. The purpose of this zoning text or map amendment application is to allow modifications to the text of the Unified Development Ordinance and the boundaries of the Zoning Map in response to changing conditions and policies.
- b. Procedure.



- c. Standards for Zoning Amendments. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on a balance of the standards for each type of amendment.

(1) Approval Standards for Text Amendments

- (a) The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- (b) The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
- (c) The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

(2) Approval Standards for Map Amendments

- (a) The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- (b) The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
- (c) The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
- (d) The proposed amendment addresses the community need for a specific use.
- (e) The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
- (f) The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.