

****ATTENTION PETITIONERS****

1. PLEASE REVIEW THE ATTACHED APPLICATION CAREFULLY AND COMPLETE THE ITEMS THAT PERTAINS TO YOUR REQUEST.
2. IT IS THE APPLICANT/OWNER'S RESPONSIBILITY TO COMPLETE THE ATTACHED APPLICATION IN ITS ENTIRETY NOT THE COMMUNITY DEVELOPMENT STAFF!!
3. WE WILL BE GLAD TO ASSIST YOU OR ANSWER ANY QUESTIONS THAT YOU MAY HAVE IN COMPLETING THE APPLICATION, BUT WE ARE NOT PERMITTED TO COMPLETE YOUR APPLICATION OR SITE PLAN.
4. AT THE TIME OF FILING YOUR APPLICATION IF ANY PERTINENT INFORMATION HAS BEEN LEFT OUT THE OFFICE STAFF WILL BE UNABLE TO ALLOW THE APPLICATION TO BE FILED.
5. SITE PLAN INFORMATION:
 - PLEASE TAKE YOUR TIME IN COMPLETING THE SITE PLAN
 - USE A RULER AND PENCIL
 - THE SITE PLAN DOES NOT HAVE TO BE TO SCALE BUT IT MUST BE NEAT AND LEGIBLE
 - THE TOP OF THE PAGE IS ALWAYS NORTH
 - FOLLOW THE CHECKLIST ENCLOSED TO ASSIST YOU IN PREPARING THE SITE PLAN
6. **To ensure proper submittal please contact Kristal or Melissa to set an appointment to review your application.**
7. **REMEMBER WE ONLY ALLOW 10 CASES PER MONTH TO BE PRESENTED TO THE ZONING BOARD OF APPEALS – WE WILL ONLY TAKE THE APPLICATIONS AND SITE PLANS THAT HAVE BEEN COMPLETED IN THEIR ENTIRETY AND THOSE THAT ARE NOT, MAY BE FORCED TO WAIT AN ADDITIONAL MONTH!!!!**

**THANK YOU VERY MUCH FOR YOUR COOPERATION & ATTENTION
TO THIS MATTER!!!!!!**

Kristal Deininger, Community Development Administrator
Department of Community Development
Tazewell County
11 S. Fourth Street
4th Floor McKenzie Building
Pekin, IL 61554
Phone: (309) 477-2235 Fax: (309) 477-2358

TAZEWELL CO. COMMUNITY DEVELOPMENT

APPLICATION FOR ZONING HEARING

PETITION FOR:

Map Amendment

For Office Use Only:

Date Filed: _____

Hearing Date: _____

Case No.: _____

1. Applicant and Owner Information:

Applicant:

Owner:

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____
(home and work)

Phone: _____
(home and work)

Email: _____

Email: _____

The property interest of the applicant, if not the owner is: _____

2. Site and Surrounding Property Information:

a. 911 address or property location of subject property:

b. Correct Legal Description and Property Identification Number: (Attach additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)

c. Proposed Parcel Size/Acreage: _____ Current Zoning: _____

d. Describe all existing structures, physical attributes, land use of the property and past Zoning Cases related to this site:

3. Petitioner requests to have the subject site rezoned from a _____ District to a _____ District.

4. Give an explanation of why this request is being made: _____

5. **Soil productivity index rating of site (ask office staff for assistance):** _____

6. **Are there** any livestock operations within one half mile of the proposed site that may be hindered by this request? Yes No

A **livestock feeding operation** is defined by the Tazewell County Zoning Code as:
Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency.

If you are unsure if the property lies within one-half mile of a livestock feeding operation, please contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance.

7. **Standards for Rezoning:**

a. Explain how the Rezoning/Amendment will not be detrimental to the orderly development of Tazewell County. _____

b. Explain how the Rezoning/ Amendment will not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County. _____

c. Explain how the request is consistent with existing uses of property within the general area. _____

d. Explain how the request is consistent with the zoning classifications of property within the general area. _____

e. Explain why the property is not suitable for the uses permitted under the **existing** zoning classification. _____

f. Explain why the property is suitable for the uses permitted under the **proposed** zoning classification. _____

g. Explain the trend of development, or changes, if any, within the general area of the property in question which may have taken place since the property was placed in its present zoning classification. _____

h. Is the proposed map amendment is within one and one half miles of a municipality with an adopted Comprehensive Plan. If yes, give the name of the municipality. _____

i. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner. _____

j. Explain how the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan. _____

8. Signature:

(a). **Attendance at the Public Hearing is required of the applicant or a designated representative. Failure of the applicant, owner or designee to appear before the Zoning Board of Appeals may cause the petition to be postponed.**

The following hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my knowledge, and I acknowledge the attendance responsibilities of the applicant, owner or designee as set forth in paragraph (a) above:

Signature of Applicant

Signature of Owner

Date

Date

NOTE: This application must be completed in its entirety prior to filing with the Community Development Department. Please do not hesitate to contact the Community Development Department if you have any questions while completing this application. If this Application and Site Plan are not completed in their entirety your request may be withdrawn for lack of proper information. Thank you for your cooperation.

REQUIRED AND REQUESTED ATTACHMENTS: (check all that apply)

1. _____ When the Applicant is different than the Owner, an owner's consent form must be provided with original signature. Provide Attachment.
2. _____ When the Petitioner or Applicant is a corporation, and if a corporation, the correct names and address of all officers and directors, and all stockholders and shareholders owning any interest in excess of twenty percent (20%) of all outstanding stock of such corporation. Provide Attachment.
3. _____ When the Applicant or his principal, if other than the Applicant, is a business or an entity doing business under an assumed name, include the name and residence of all true and actual owners of such business or entity. Provide Attachment.
4. _____ When the Applicant or his principal, if other than the Applicant, is a partnership, a joint venture, a syndicate, or an unincorporated voluntary association, include the names and addresses of all partners, members of the partnership, joint venture, syndicate, or unincorporated voluntary association. Provide Attachment.
5. _____ When the Applicant is acting for himself, or in the capacity of an agent, an alter ego, or a representative of a principal, the applicant shall include the name and addresses of the true principal. Provide Attachment
6. _____ A statement signed by the appropriate road official stating that the proposed access way is adequate for the proposed use. A signed entrance permit from the road authority will suffice. **(This must be submitted prior to the Public Hearing).**
7. _____ If the site is within 1.5 miles of a boundary of an incorporated city or village and the city/village has an adopted plan (master plan or comprehensive plan), it may exercise its extra-territorial jurisdiction. Therefore, you should check with the city/village to determine if your plan(s) are compatible with the city/village plan(s), and if any additional requirements may apply. If subdividing property the city/village may also enforce its subdivision regulations within its 1.5 mile extra territorial planning area.
8. _____ Flood Plain Map (where applicable – Office Staff can assist).
9. _____ Other included documents pertaining to the specific request.

OWNER'S CONSENT FORM

I, *(property owner's name)* _____
understand that *(applicant's name)* _____
is petitioning for a(n) *(explain request)* _____

located at *(give address)* _____

City _____ State _____ Zip _____

Parcel I.D. # _____

with the Tazewell County Community Development Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Owner's Signature

Date

Subscribed and sworn to before me this _____
day of _____, 20____.

Notary Public

CHECKLIST TO AID IN COMPLETING AN ACCURATE SITE PLAN
NORTH IS AT THE TOP OF THE PAGE WHEN YOU BEGIN!!!!

(Note: not all categories below may apply to your request)

- | | <u>Completed</u> |
|---|-------------------------|
| 1. Show and label placement of all proposed and existing buildings and/or structures, dimensions and distances from the overhang to the front, side and rear property lines. | _____ |
| 2. Show all signs, their location and dimensions. | _____ |
| 3. Show location of parking, their dimension and number of spaces required by the Zoning Code. | _____ |
| 4. Show Exterior lighting. Show existing and proposed landscaping and buffering & screening, (Example: type of trees, bushes, fencing, walls, natural barriers, etc.) and the approximate height. | _____ |
| 5. Show and identify all roadways and proposed and existing entrances from the site onto the roadways. Including traffic pattern (Arrows illustrating direction of traffic flow) | _____ |
| 6. Show the approximate location of septic systems and well. | _____ |
| 7. Where applicable indicate flood hazard area. | _____ |
| 8. Where applicable, show all out-side storage of materials and identify the materials. | _____ |
| 9. Identify the surrounding zoning district classifications that are immediately adjacent to the site. | _____ |
| 10. Topographical information such as trees, ponds, hills, gullies streams, etc. | _____ |
| 11. Any other pertinent information that may be applicable to the zoning request which may aid the ZBA when considering your request. | _____ |

REMEMBER THE SITE PLAN MUST BE NEATLY COMPLETED!!!!

For Staff Use Only:

Items above reviewed with Applicant
and Accepted by:

_____ (initials)

NOTE: FOR PROPER UNDERSTANDING OF YOUR APPLICATION, SHOW PLACEMENT AND LABEL ALL BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS. *REFER TO CHECKLIST*

NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN!!

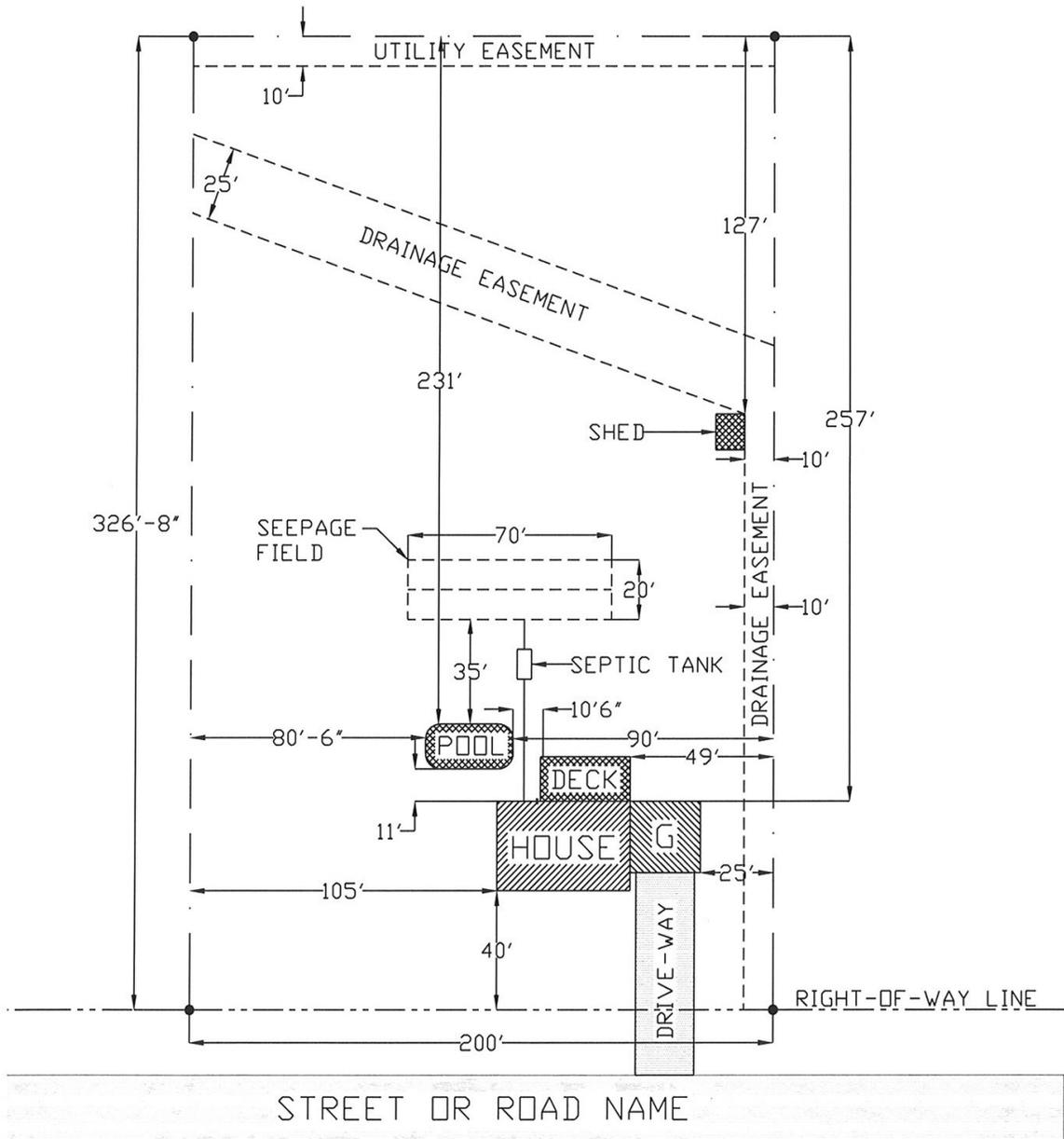


SITE PLAN

EXHIBIT _____

Rezoning Application

(EXAMPLE) SITE PLAN



NORTH ↑
1" = 50'