

VILLAGE OF GURNEE

PETITION FOR ZONING MAP AMENDMENT (REZONING)

To be completed by Applicant

I. General Information (Applicant)

- a. Name _____ Date: _____
- b. Address: _____
- c. Telephone Number: _____
- d. Email: _____

II. Status of Applicant (circle one):

- a. Owner of Property b. Contract Purchaser c. Option to Purchase
- d. Lessee e. Other (Specify): _____

III. Proof of Standing (i.e. proof of ownership, control, authorization, etc.): _____

IV. Payment of Fees _____

V. Location of Subject Property

- a. Common Description (Address and Generally located at): _____

- b. Legal Description (additional pages should be used if necessary): _____

VI. Proposed Map Amendment:

- a. Description of Proposed or Requested Action (additional pages should be used if necessary):

b. Justification of Proposed or Requested Action:

Please include adequate evidence indication compliance with the following items. Conscientious answers will prove helpful as no Zoning Map Amendment shall be recommended by the Plan Commission to the Village Board of Trustees concerning the proposed Map Amendment unless said Commission shall find (per Article 13.10.5 of the Zoning Ordinance):

- 1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

Applicant Justification (additional pages should be used if necessary):

- 2. Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.

Applicant Justification (additional pages should be used if necessary):

- 3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.

Applicant Justification (additional pages should be used if necessary):

4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the Village and the probable effect of such change on the cost of providing public services.

Applicant Justification (additional pages should be used if necessary):

5. The amount of vacant land, which is currently zoned for similar development in the Village or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances, which may make part of such vacant land unavailable for development.

Applicant Justification (additional pages should be used if necessary):

6. The recent rate at which land is being developed in the proposed district of the Village, and particularly in the vicinity of the area included in the proposed amendment.

Applicant Justification (additional pages should be used if necessary):

7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisioned by the Gurnee Comprehensive Plan.

Applicant Justification (additional pages should be used if necessary):

8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.

Applicant Justification (additional pages should be used if necessary):

9. If the proposed amendment involved a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the Village.

Applicant Justification (additional pages should be used if necessary):

10. Existing uses and zoning within the general area of the property in question.

Applicant Justification (additional pages should be used if necessary):

11. The extent to which property values are diminished by particular zoning restrictions.

Applicant Justification (additional pages should be used if necessary):

12. The extent to which the restriction of the property values of the petitioner promotes the health, safety, morals, or general welfare of the public.

Applicant Justification (additional pages should be used if necessary):

13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

Applicant Justification (additional pages should be used if necessary):

14. The extent to which any formal written protest pertaining to the proposed amendment, in accordance with Article 13, Section 13.16 herein, can be substantiated on a factual basis.

Applicant Justification (additional pages should be used if necessary):

VII. Zoning Map Amendment Procedure

When a Zoning Map Amendment is proposed the Plan Commission shall conduct a public hearing. Notice of the time and place of a public hearing shall be published at least once, not more than thirty (30) and not less than fifteen (15) days before the hearing, in a newspaper of general circulation in the Village of Gurnee. The said notice shall include such description of the property affected by the proposed amendment, as the Zoning Administrator may deem appropriate.

The Plan Commission, within sixty (60) days after the close of the hearing on the Map Amendment, shall report to the Village Board its Findings of Facts, concerning those items that the applicant provided justification, with regard to the proposed map amendment.

Upon receipt of the Findings of Fact and Recommendations of the Plan Commission, the Village Board shall act upon the proposed application for a Map Amendment within sixty (60) days. The decision reached by the Village Board shall take into account the submitted Findings of Fact and Recommendations. If the Village grants a Map Amendment, the said Map Amendment shall be included in an ordinance passed by the Village Board.

Signature of Owner Date

Printed Name of Owner

Signature of Applicant Date

Printed Name of Applicant

Standards for Zoning Map Amendment (Rezoning Petition)

- Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.
- Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.
- Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.
- Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the Village and the probable effect of such change on the cost of providing public services.
- The amount of vacant land, which is currently zoned for similar development in the Village or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances, which may make part of such vacant land unavailable for development.
- The recent rate at which land is being developed in the proposed district of the Village, and particularly in the vicinity of the area included in the proposed amendment.
- The effect of the proposed amendment upon the growth of existing neighborhoods as envisioned by the Gurnee Comprehensive Plan.
- Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.
- If the proposed amendment involved a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the Village.
- Existing uses and zoning within the general area of the property in question.
- The extent to which property values are diminished by particular zoning restrictions.
- The extent to which the restriction of the property values of the petitioner promotes the health, safety, morals, or general welfare of the public.
- Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.
- The extent to which any formal written protest pertaining to the proposed amendment, in accordance with Article 13, Section 13.16 herein, can be substantiated on a factual basis.