



Village of Wauconda Application for Zoning Map or Text Amendment

I. General Information

Applicant: _____ **Phone:** _____

Mailing Address: _____

Contact Name: _____ **Phone:** _____ **E-mail:** _____

Property Owner: _____ **Phone:** _____ **E-mail:** _____
(if other than applicant)

NOTE: If the Property Owner and/or the Applicant is/are in a trust, corporation, or other form of ownership, a certified disclosure statement of beneficial interests must be submitted with the application.

II. Information On The Subject Property and Neighboring Uses:

Name of Development (if any): _____

Address(s) of Subject Property to be Affected:	Property PIN(s)

Name of Developer(s), Site Planner(s), or Engineer(s) Involved:

Name	Address	Phone

Legal Description of Subject Property (Or Attach as Exhibit "A"):

Proposed Use(s): and reason for requesting zoning map or text amendments, including the article(s), section(s), and paragraph(s) of the zoning ordinance from which the zoning map or text amendment is being sought.

Present Use(s):

Existing Parcel Information:

Lot dimensions:		Lot Area (square Foot):		Lot Frontage:	
Existing Zoning:		Existing Building Floor Area:		Existing # of Parking Spaces:	

Surrounding Zoning and Land Use:

Location	Zoning	Use
North:		
South:		
East:		
West:		

Survey (ALTA Survey Preferred): Supply survey showing the existing conditions of the subject property in question. Survey should include legal description, existing buildings, and structures, topography, property lines and other information, along with existing surrounding area conditions within three hundred (300) feet. (Please attach as Exhibit "B")

Abutting Landowner List: Provide a list of landowner names with addresses. (Please attach as Exhibit "C")

(Note the combined requirements of section 65 ILCS 11-13-1.1 and section 5-5-6 of the zoning ordinance, which require: 1.) Four signs must be placed, one on each corner of the property, and remain continuously upon the subject property 15 days prior to the date of the scheduled public hearing until the date of hearing, visible from a public sidewalk or public way, which contains the time, date and place of the hearing; 2.) Publication of a notice of hearing in a newspaper of general daily circulation in the village at least 15 days, but no more than 30 days before the scheduled hearing, containing the name and address of applicant and owner, street address, legal description and a simple description that will enable the ordinary reader to locate the property, the zoning action requested, and the date, time and place of the public hearing.)

III. Zoning Map or Text Amendment Approval Criteria (See Section 155.095(B)(5) of Zoning Code)

- Explain how the requested map or text amendment corrects an error or meets the challenge of some changing conditions in the area and the zones affected.

- Explain how the requested map or text amendment is consistent with the intent of the Zoning Ordinance.

- Explain how the requested map or text amendment will not be detrimental to the development of the Village.

ADDITIONAL STANDARDS FOR MAP AMENDMENTS:

- Explain how the use, which would be allowed by the requested map amendment, would be a suitable use for the further development of the area in the vicinity of the rezoning and is compatible with uses already developed in the vicinity.

- Identify the public facilities, sewer and water lines, or other needed services which now exist, or are capable of being provided prior to the development of the uses which would be allowed by the requested zoning map amendment, and the whether said services are adequate for the proposed use of the property.

IV. REIMBURSEMENT OF FEES

In the event it is necessary for the Village of Wauconda to obtain professional services including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, or other consultants in connection with any petitioner's request for the Village to consider or otherwise take action upon any zoning change, special use, easement, occupancy permit, building permit, planned unit development, variation from ordinance or code, subdivision, public improvement or other improvement of development upon real property shall be jointly and severally liable for the payment of such professional fees and reimbursement shall be made to the Village within thirty (30) days of receipt of an invoice from the Village.

V. Authorization

The **Applicant/Owner** has read and completed all of the above information and affirms that it is true and correct. Further, the applicant/owner acknowledges that they have read the foregoing and agrees to comply with the terms set forth herein. Each signatory warrants that they possess full authority to so sign.

Applicant

Date

Applicant

Date

I hereby affirm that I am the legal **Owner** of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if he/she is the owner).

Owner

Date

Owner

Date

I certify that all of the above statements and representations contained in any papers or plans submitted herewith are true and correct to the best of my knowledge. Any letters, maps, etc., will not be returned.

By: _____

Date

State of Illinois)
) ss
County of lake)

I, the undersigned, a notary public in and for the county and state aforesaid, do hereby certify that _____ personally known to me is (are) the person(s) who executed the foregoing instrument the date of _____, and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

Notary Public

My Commission Expires _____

(Seal)

-----**(Space Below for Office Use Only)**-----

Date filed: _____ Date set for hearing: _____ Date hearing held: _____

Docket number: _____ Action of ZBA/Plan Commission: _____