



Riverdale Zoning Board of Appeals

725 West 138th Street • Riverdale, Illinois • 60827

Inspectional Services: (708) 849-1798 or 1799

Fax: (708) 849-0892

www.villageofriverdale.org



ZONING APPLICATION

_____ **TEXT AMENDMENT**
_____ **MAP AMENDMENT (REZONING)**
_____ **CONDITIONAL USE**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Received by: _____ Date: _____

Zoning Board Hearing Date: _____

Final Action by Zoning Board: **APPROVE** **DENY**

Comments: _____

Date Forwarded to Village Board (if applicable): _____

Final Action by Village Board (if applicable): **APPROVE** **DENY**

Comments: _____

TO BE COMPLETED BY APPLICANT

Address of Property: _____

Name of Applicant: _____

Address of Applicant: _____

City: _____ State: _____ Zip Code: _____

Applicant Phone Number: (____) _____

Property Interest of Applicant: **OWNER** **PURCHASER** **INVESTOR** **ATTORNEY**

Name of Owner(s): _____

Address of Owner: _____

City: _____ State: _____ Zip Code: _____

Owner Phone Number: (____) _____

Present Use: _____

Current Zoning: _____

Legal Description of Property: _____

TEXT AMENDMENT:
The applicant desires a change in the text of the zoning ordinance: **YES** **NO**

MAP AMENDMENT:
The applicant desires a change from the present zoning district to: _____

CONDITIONAL USE:
The applicant requests a conditional use for the following proposed use: _____

(Enclose any plots or plan drawings.)

The reasons for desiring this change are as follows: _____

(Attach additional paper if needed.)

If application is for conditional use, include a statement in writing with adequate evidence showing that the proposed conditional use will conform to the following standards:

- a. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- f. That the proposed conditional use is not contrary to the objectives of the current land use plan for the Village of Riverdale;
- g. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Zoning Board of Appeals.

I (We) the applicant(s) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (We) the owner(s) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Riverdale for the purpose of inspection, posting, maintaining and removing such notices as may be required by law.

(Signature)	Applicant /Owner	Date
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(Signature)	Applicant/Owner	Date
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(Signature)	Applicant/Owner	Date
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Please refer to Village Ordinance for applicable fee. Checks should be made payable to the Village of Riverdale and must accompany this application. You will be advised of the date of the hearing. Additional information may be requested.

ZONING ADMINISTRATOR RECOMMENDATIONS/COMMENTS

Zoning Administrator

Date

Zoning Application Required Documents for Text Amendment, Map Amendment and Conditional Use

- \$400.00 Application Fee
- Plat of Survey
- Legal Description of The Property
- Site Plan
- Business Hours of Operations and The Proposed Use of The Property