

AMENDMENT/REZONING PERMIT APPLICATION

Village of North Utica • P.O. Box 188 • Utica, IL 61373

Phone: (815) 667-4111 • Fax: (815) 667-4679



Applicant Name _____ Applicant Phone Number _____

Full Mailing Address _____

Full Construction Address _____

Property Owner Name _____ Phone Number _____

Full Mailing Address _____

Subdivision _____ Lot Size _____ Parcel# (Tax I.D.#) _____

Current Zoning Classification _____ Proposed Zoning Classification _____

Specifically explain why the text amendment change or rezoning is necessary. If requesting a text amendment, state the specific location of the Zoning Ordinance proposed for amendment, the proposed substitute wording, and the reasons for requesting the amendment. Use additional sheets of paper if necessary:

Standards for Approval:

The Planning Commission must make a finding of facts that all of the following conditions are shown to be present prior to recommending the granting of an amendment/rezoning request:

1. The proposed rezoning or text amendment conforms to the North Utica Comprehensive Plan.
2. The proposed rezoning or text amendment will not have a significant detrimental long-range effect on the development of surrounding land uses.
3. The proposed rezoning or text amendment will not have a detrimental effect on surrounding property values.
4. The greater good of the general public will be served rather than the hardship imposed on the property owner(s) and will not amount to spot zoning.
5. The proposed rezoning or text amendment promotes the health, safety, and welfare of the general public.
6. The proposed rezoning or text amendment constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.
7. The proposed rezoning or text amendment is suitable for the property and can be supported through sufficient public infrastructure and services.

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PERMIT FEES:

- \$500 plus Village incurred costs
- Make checks payable to “Village of North Utica”
- **A \$100 penalty will be assessed for construction starting before the permit is issued.**

General Requirements:

1. Attach a legal description of the property.
2. Include the name and address of the property owner(s) of the parcel that are the subject of the proposed amendment request.
3. A Village Floodplain Development Permit must be obtained if the property is in a floodplain.
4. Attach a list of all property owners and current mailing addresses within a two hundred fifty (250) foot radius of the property in question.
5. The Planning Commission of the Village of North Utica through its Chairperson shall set a regular date, time, and place for a public hearing on the application and shall inform the applicant of the same. The Chairperson has the option of changing the time and/or date if there is a conflict with other meetings held concurrently at the Village Hall. The applicant shall pay for all associated costs.
6. The application must be made prior to the publication date of the legal notice. The legal notice must be published in a local newspaper at least three (3), but not more than thirty (30), days prior to the Planning Commission meeting. The Commission shall be given fifteen (15) days to review the preliminary plans and shall hold a hearing on the preliminary plans and make their recommendation to the Village Board.
7. Attendance is required at the public hearing. Once your case is opened for discussion, the chairperson will ask you to briefly state the nature of your request. You may have a representative make this statement on your behalf if you wish.
8. The Village Board will consider Amendment/Rezoning following the Planning Commission meeting in which a recommendation was made. The Board will vote to either approve or deny the Amendment/Rezoning.
9. Please refer to the North Utica Zoning Ordinance (Chapter 13) for further regulations.

I hereby declare that the information contained with this application is correct and true to the best of my knowledge. I further declare that the buildings and use of the land complies with all provisions of the Zoning Ordinance of the Village of North Utica, Illinois, and that I will comply with any other provisions in applicable ordinances of the Village of North Utica, Illinois.

Applicant Signature _____

Date _____