

CITY OF BELVIDERE

Community Development



401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 P. 815-547-7177 F. 815-547-0789

APPLICATION FOR ZONING CHANGE
(INSTRUCTIONS)

If you have any questions about this application, please contact the Community Development Department at (815) 547-7177.

NOTE: Applications can be filed at anytime. Applications will not be processed until all of the required information has been submitted. See the attached schedule of meeting dates and deadlines for submittals.

FOR ALL ZONING CHANGE CASES:

An acceptable application includes the following:

- 1. A certified plat, site plan, survey, or other professional illustration;**
- 2. A detailed written statement explaining the reason for the request;**
- 3. The PIN(s), legal description and address of the property;**
- 4. Completed application with the appropriate signatures;**
- 5. Application fee as listed on the attached fee schedule;**
- 6. NRI report or letter from the SWCD; and**
- 7. Any other information required by the staff (ie. landscaping plan, elevation plan, exterior lighting plan, etc.)**

Review the **FILING PROCEDURES** section within the application and select one of the local newspapers for publication of your legal notice. The staff will prepare the legal notice and forward it to the selected newspaper; the invoice will be forwarded to the applicant for payment.

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APPLICATION FOR ZONING CHANGE

FOR OFFICE USE ONLY

Case Number _____
Filing Date _____
Zone District _____

PZC Date _____
CC Date _____
CC Date _____

1) The address or general location of the property for which this application is filed is:

and its Parcel Identification Number is: _____

and the legal description for the subject property is: Lot _____, Block _____, Tract _____, Subdivision Name _____

(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) Applicant Name: _____

Mailing Address: _____

Daytime Phone: _____ Fax: _____ Zip: _____

Email: _____

3) Property Owner Name: _____

Mailing address: _____

Daytime Phone: _____ Fax: _____ Zip: _____

Email: _____

4) Attorney Name: _____

Mailing Address: _____

Daytime Phone: _____ Fax: _____ Zip: _____

Email: _____

5) Contact Person (if different from Applicant): In order to reduce confusion, the staff requests one contact person be designated to discuss issues concerning this petition.

Name: _____

Mailing Address: _____

Daytime Phone: _____ Fax: _____ Zip: _____

Email: _____

- 6) Describe existing use of property: _____
- 7) Describe proposed use of property: _____
- 8) Existing Zoning: _____ Proposed Zoning: _____
- 9) Size of parcel involved in the zoning change: _____
- 10) **LIST THE OWNERS OF RECORD:** *Applicants* shall provide on a separate sheet of paper or have the Community Development staff list the owner of record for all properties located within 250 feet of the subject property (exclusive of public right-of ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).
- 11) **SUPPORTING INFORMATION:** Attach a vicinity map and boundary map of the property involved in the proposed zoning change. Illustrate existing buildings and structures, adjoining roadways with their names, natural features such as flood plain, wetlands, lakes, ponds, etc. Provide a detailed written statement explaining your proposal and how it complies with City policies and plans. Include in the written statement any measures intended to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resource Information: Pursuant to state law, a copy of this application is to be provided to the Boone County Soil and Water Conservation District (SWCD). The SWCD is located at 211 North Appleton Road, Belvidere, IL 61008, and may be contacted at (815)544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Community Development Office. **The SWCD must send a report to the Community Development Department for your application to proceed.**

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all zoning applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the IDNR , via the EcoCAT website at DNR.EcoCAT@illinois.gov.

The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review all zoning applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION

I, the applicant, of the above legally described property on which the zoning change is proposed, have provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a zoning change on said property.

By virtue of my application for a zoning change, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for a zoning change in order to determine the suitability of the request.

Applicant Signature: _____ Date Signed: _____

Property Owner(s) Signature: _____ Date Signed: _____

_____ Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

Filing Fee - Amount Paid: _____ Check Number: _____

FILING PROCEDURE

- A. Submit this form and supporting information accompanied by an application fee (make checks payable to the **City of Belvidere**). See the attached fee schedule.
- B. Submit application and supporting information with fee to the Boone County Soil and Water Conservation District.
- C. Selection of newspaper publication. See the attached newspaper selection sheet.
- D. Applicants must appear before the Belvidere Planning & Zoning Commission, Building, Planning and Zoning Committee, and the Belvidere City Council.

**Rezoning for Corporations, Partnerships, and Joint Venture
(If Applicable)**

1. Is the petitioner or applicant a corporation, partnership or joint venture?

2. State the name for which the business is conducting business under.

3. Are you acting for yourself, or in the capacity of agent, alter ego or representative of a principal?

4. State the name(s) and address(es) of the actual and true principal(s).

5. State the names and address of all officers, directors and all stockholders or shareholders owning any interest in excess of 20% of all outstanding stock of such corporation (use a separate sheet if necessary).

LEGAL NOTICE REQUIRED

According to Illinois State Statutes, "notice of each hearing shall be published at least 15 days in advance thereof in a newspaper of general circulation published in the township or road district in which such property is located."

A Notice of Public Hearing will be completed by the community development staff for publication in a newspaper of local distribution. Please select one of the following newspapers for publication:

******THE COST OF THE PUBLICATION IS COVERED BY THE APPLICATION FEE******

Belvidere Daily Republican
(815) 547-0084 (publishes weekly)

Boone County Journal
(815) 544-4430 (publishes weekly)

CERTIFIED MAIL NOTICE REQUIRED

According to Ordinance #51H approved by the City Council on March 1, 2010, items requiring a public hearing, excluding text amendments, shall provide notice of the hearing by certified mail – return receipt requested – to all properties within 250 feet of the subject property. The cost of the required mailing is the responsibility of the applicant and is not included in the required application fee.

In order to complete the required mailing notice the procedure is as follows:

- Community development staff will prepare the required forms and labels for the certified mailings.
- The green cards (receipts showing the mailings were received) are delivered to the community development department by the post office and must be received prior to the public hearing as proof that the mailings have been completed and provided as required.
- Two options exist for covering the cost of postage.
 - The City will cover the cost to mail the letters upfront, an invoice will be provided to the applicant with payment required prior to the public hearing (payable to the City of Belvidere). If payment is not received prior to the public hearing the case will be delayed until such time as payment is received.
 - The applicant may pick up the completed mailings, take them to the post office and pay the required fee at that time. If this option is chosen, the white receipts shall be provided to the staff to verify that the mailings were sent out and sent out at the proper time.

NOTE: Cost of the mailing is based on the number of letters and weight of each mailing.

PUBLIC HEARING PROCEDURE

The Belvidere Planning & Zoning Commission conducts public hearings pursuant to State Law. Public hearings are conducted according the following procedure:

1. After the staff presentation, the applicant will be sworn in by stating his/her name and address. "Do you swear to tell the truth to the best of your knowledge?"
2. The applicant will be requested to fully present his/her case and furnish the Commission with pertinent information concerning their petition.
3. Other parties who favor the petition will be heard next, and those who oppose the petition will be heard last.
4. Each person making a statement will be requested to state their name and address and be sworn in.
5. Please refrain from repeating what has been said before you and please do not involve personalities.
6. Be as factual as possible.
7. The Commission reserves the right to question any speaker.
8. All statements or questions must be directed to the Chairperson.
9. The Commission will make a decision on the matter during the public hearing.
10. If the Commission feels that information is lacking, they may entertain a motion to table the approval of the petition pending additional information to be brought forth at the next meeting.

Community Development Department

CITY FEES

*Per Ordinance Number 153H

Annexation: \$400

Zoning Change:

RH:	\$600 + \$75/acre (or portion thereof)
SR-3, SR-4, SR-6, TR-7,	\$600 + \$75/acre “
MR-8S, & MR-8L:	\$600 + \$75/acre “
CB, GB, PB, NB, NO, & PO:	\$700 + \$75/acre “
GI, PI, HI, & I:	\$700 + \$75/acre “

Planned Community Development (Special Use): \$700 plus subdivision plat fees, if applicable.

Subdivision Plat:

	<u>Preliminary</u>	<u>Final</u>	<u>Replat</u>
Residential:	\$500 + \$75/lot	\$500 + \$75/lot	\$500 + \$75/lot
Commercial & Industrial:	\$600 + \$75/lot	\$600 + \$75/lot	\$600 + \$75/lot

**Final Plat Reinstatement/
Extension Fee:** \$50% of Initial Fee

Special Use: \$500 when accessory to an established primary use
\$700 when establishing a primary use

Variation: \$350

Text Amendment: \$500

**Comprehensive Plan
Text or Map Amendment:** \$350

Appeal: \$250

Zoning Verification Letter: \$25 per lot.

Natural Resource Information Fee Schedule
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0-5 Acres	\$400.00
5 or more Acres	\$400.00 plus \$20.00 per acre for each acre over five acres
Letter	\$75.00

Note: We accept cash, check, or card. Card payments through our website. (*Illinois E-Pay through the SWCD website at www.boonecountyswcd.org*) Before the report or letter can be started a payment must be made in full. Please allow 30 days for your application to be processed.

Checks payable to:

Boone County SWCD
211 N. Appleton Road
Belvidere, IL 61008

I (We) understand the filling of this application allows an authorized representative of the Boone County Soil & Water Conservation District to visit and conduct any necessary on-site investigations on the site described above. Completion of this report may require 30 days as allowed by State Law.

Petitioner's Name Printed	Petitioner's Name Signed	Date of Request
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Approved by the Soil & Water Conservation District Board	Date of Approval
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This report is issued as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resources Conservation Service) and are subject to change by this office and appropriate agencies.

Natural Resource Information Report Application

Boone County Soil and Water Conservation District
211 North Appleton Road, Belvidere, Illinois 61008
815-544-2677 Ext. 3

Owner's Name: _____

Address: _____

Petitioner's Name: _____

Address: _____

Contact Information:

Phone Number: _____

E-Mail Address: _____

Please indicate how you would like to receive your copy: Mail Email

Type of Request:

- Change in Zoning from _____ to _____
- Subdivision – Attach proposed plat, if available
- Variance (Explain Type) _____
- Other (Describe) _____

Location of the Property:

(Street Address)

Parcel Identification Number(s): _____

Total Acres: _____

Please Include the Following if Available:

- Plat of survey w/ Legal Description
- Site Plan/ Concept Plan
- Location Map (if not on above map)
- Zoning or Land Use Petition
- Fee and Completed Application

**CITY OF BELVIDERE
REZONINGS, SPECIAL USES AND TEXT AMENDMENTS**

2024 CALENDAR YEAR MEETING DATES

APPLICATION DEADLINE	PLANNING & ZONING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
December 12, 2023	January 9, 2024	* January 16, 2024	February 5, 2024
January 9, 2024	February 13, 2024	February 19, 2024	March 6, 2023
February 13, 2024	March 12, 2024	March 18, 2024	April 1, 2024
March 12, 2024	April 9, 2024	April 15, 2024	May 6, 2024
April 9, 2024	May 14, 2024	May 20, 2024	June 3, 2024
May 14, 2024	June 11, 2024	June 17, 2024	July 1, 2024
June 11, 2024	July 9, 2024	July 15, 2024	August 5, 2024
July 9, 2024	August 13, 2024	August 19, 2024	* September 3, 2024
August 13, 2024	September 10, 2024	September 16, 2024	October 7, 2024
September 10, 2024	October 8, 2024	October 21, 2024	November 4, 2024
October 8, 2024	November 12, 2024	November 18, 2024	December 2, 2024
November 12, 2024	December 10, 2024	December 16, 2024	January 6, 2025
December 10, 2024	January 14, 2025	January 20, 2025	February 3, 2025

Applications will not be processed until all required information is submitted

*date may have been changed due to holiday