



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
Website: www.northaurora.org/forms/
Email: cdinfo@northaurora.org

APPLICATION FOR MAP AMENDMENT

Subject Property: _____
PIN(s): _____
Current Zoning District: _____ Present Use: _____
Proposed Zoning District: _____ Intended Use: _____

CONTACT INFORMATION:

Applicant Name: _____ Phone: _____
Street Address: _____
Applicant Email: _____
Property Owner(s): _____ Phone: _____
Signature of Applicant: _____ Signature Date: _____
Signature of Owner*: _____ Signature Date: _____

*A signed letter by the owner authorizing the applicant to apply for a map amendment may be submitted in lieu of signing this form. If Applicant is other than owner, please attach letter of authorization from Owner.

Instructions:

- Please see the submittal checklist regarding required submittals for map amendments.
- Provide all submitted documents electronically in PDF format.
- Provide a written narrative describing the proposed map amendment and any planned improvements.
- Application shall include the submittal fee as required by Chapter 15.56 of the North Aurora Municipal Code. See submittal checklist for additional details.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 4 of this application for additional details.
- Staff may request the applicant provide additional materials in order to process and complete application review.

<u>FOR OFFICE USE</u>	
Petition Number: _____	File Name: _____
Filing Date: _____	Fee Received: _____



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REQUIRED SUBMITTAL CHECKLIST

- Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for an amendment to the zoning map.
- A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale, showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
- A statement identifying the existing zoning district for the zoning lot in question, the zoning district requested, and the reason or reasons for the requested amendment to the zoning map. Please include a plot plan showing any proposed improvements.
- Filing fee in the amount of \$500.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit is required per Chapter 15.56.
- A copy of owner's title insurance policy commitment or deed for the subject property.
- Disclosure of beneficiaries of land trust, if applicable.
- A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 4.
- A statement indicating the manner in which the requested amendment supports each of the following conclusions. See Map Amendment Standards section below.

MAP AMENDMENT STANDARDS

Attach a statement indicating the manner in which the requested amendment supports each of the following standards:

1. The amendment to the map will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.



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2. The amendment to the map is consistent with the spirit and intent of the Zoning Ordinance and Comprehensive Plan.
3. The standards contained in Section 4.1.E (Standards for Zoning Text and Map Amendments) of the Zoning Ordinance.
 - Is the proposed amendment consistent with existing use and zoning of nearby property?
 - Does the proposed amendment diminish the existing zoning of the subject property?
 - Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the Village?
 - Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
 - Is the proposed amendment not feasible for development as it is presently zoned?
 - Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?
 - Is there evidence of community need for the use proposed by the applicant?
 - Is the proposed amendment consistent with the Comprehensive Plan?
 - Does the proposed amendment benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups?
 - Does the proposed amendment avoid creating nonconformities?
 - Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?
 - Are adequate public facilities available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted?

