

Email: cdinfo@northaurora.org

APPLICATION FOR MAP AMENDMENT

| Su | Subject Property: | | | | | | |
|---|--------------------|---|--|--|--|--|--|
| PΙ | N(s): | | | | | | |
| | | Present Use: | | | | | |
| Proposed Zoning District: | | Intended Use: | | | | | |
| CONTACT INFORMATION: | | | | | | | |
| Applicant Name:Phone: | | | | | | | |
| St | Street Address: | | | | | | |
| | | | | | | | |
| | | Phone: | | | | | |
| Signature of Applicant: | | Signature Date: | | | | | |
| Si | gnature of Owner*: | Signature Date: | | | | | |
| | | g the applicant to apply for a map amendment may be submitted in lieu of an 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. | | | | | | | |
| | FOR OFFICE USE | | | | | | |
| | 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. |
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| 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 <u>mailing</u> 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?
 - o Does the proposed amendment diminish the existing zoning of the subject property?
 - O Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the Village?
 - O Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
 - o Is the proposed amendment not feasible for development as it is presently zoned?
 - o 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?
 - o Is there evidence of community need for the use proposed by the applicant?
 - o Is the proposed amendment consistent with the Comprehensive Plan?
 - Ones 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?
 - O Does the proposed amendment avoid creating nonconformities?
 - Ones the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?
 - O 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?



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PUBLIC HEARING AND NOTICE REQUIREMENTS

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for sending mail notices to properties within 250 feet of the property line of the subject property, excluding street rights-of-way, and posting a sign(s) on the property advertising the public hearing. The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements.

The undersigned hereby also agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Chapter 15.56 of the North Aurora Municipal Code. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for map amendment is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

| Applicant or Authorized Agent | Date |
|--|---|
| STATE OF ILLINOIS) | |
| COUNTY OF KANE) | |
| I,say that I am trust officer ofbeneficiaries of the | , being first duly sworn on oath depose and and that the following are all of the |
| | TRUST OFFICER |
| SUBSCRIBED AND SWORN TO Before me this day of | , 20 |
| A Notary Public in and for such County | |



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Below is a template for PINs, names and mailing addresses of all property <u>owners</u> within 250 feet of the property in questions for which the Map Amendment being is being requested. An attached spreadsheet or list matching the template below also is permitted.

| TAX PARCEL NO. | PROPERTY OWNER | MAILING ADDRESS |
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| I, | , being first duly | sworn on oath certifies that all of the abov |
| statements and the stateme | nts contained in any papers or plan | ns submitted herewith are true and correct. |
| Applicant Signature | | Date |