



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 TEXT AMENDMENT

Applicant Name: _____	Phone: _____
Street Address: _____	
Applicant Email: _____	
Specific Requested Amendment Proposed: _____	

Ordinance Section to be Amended: _____	
Signature of Applicant: _____	Signature Date: _____

Instructions:

- Please see the submittal checklist regarding required submittals for text amendments.
- Provide all submitted documents electronically in PDF format.
- Provide a written narrative describing the proposed text amendment and why it is being sought.
- 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 3 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

- A statement identifying the existing section or sections of the Zoning Ordinance for which the text amendment is being sought, the revised language being proposed, and the reason or reasons for the requested zoning text amendment.
- 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.
- 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.
- A statement indicating the manner in which the requested amendment supports each of the following conclusions. See Text Amendment Standards section below.

TEXT AMENDMENT STANDARDS

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

1. The amendment to the text 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.
2. The amendment to the text 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 provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
 - Is the proposed amendment consistent with the Comprehensive Plan?
 - Is the proposed amendment consistent with the intent and general regulations of this Ordinance?
 - Does the proposed amendment correct an error or omission, add clarification to existing requirements, or reflect a change in policy?
 - 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 provide a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan?
 - Does the proposed amendment avoid creating nonconformities?



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PUBLIC HEARING AND NOTICE REQUIREMENTS

The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Text Amendments do not require sending mailing notices or posting signage. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements. The filing fee in the amount of \$500.00 shall be submitted with this application, unless otherwise directed by the Village.

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 text 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