

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



CITY OF GALENA, ILLINOIS ZONING BOARD OF APPEALS

REQUEST FOR ZONING MAP AMENDMENT

For Office Use Only	Date Filed _____ Amendment Calendar No. _____
	Fee Paid _____ Receipt No. _____ Amount \$ _____ Date _____
	Date Set For Public Hearing _____ Date Hearing Held _____
	Date of Published Notice _____ Newspaper _____
	Name of Municipality Where Published _____
	Action by Zoning Board on Amendment Request _____
	Comments: _____

ADDRESS, USE, ZONING, AND DESCRIPTION OF PROPERTY

Address _____

Present Use of Property _____ Proposed Use _____

Current Zoning District _____ Proposed Zoning District _____

Historic District? Yes _____ No _____

Total area, in square feet, of the subject lot _____

Floor area of all existing or proposed buildings on the subject lot _____

DATA ON APPLICANT AND OWNER

Name of Applicant(s) _____

Address of Applicant(s) _____

Property Interest of Applicant(s) _____

Name of Property Owner(s) _____

REASON FOR MAP AMENDMENT REQUEST

NOTE: The following questions must be answered completely. If additional space is needed, please attach extra pages to the application.

1.Please provide a written statement explaining why the property should be rezoned to a different zoning district.

2.Explain why the property is not suitable for zoned purposes. _____

3.Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community. _____

4.Describe the hardship imposed on you by the current zoning regulations. _____

SUPPLEMENTAL DATA

1.Provide photographs showing various pertinent views of the existing site and buildings.

2.Provide a map that shows the location of the property in the broad context of the City or neighborhood.

3.Provide a site plan to such a scale that all pertinent features are legible, if applicable.

4.Provide building, structure, and sign plans to such a scale that all pertinent features are legible, if applicable.

5.Identify the general land use, zoning, and any special characteristics of the adjacent properties to the north, south, east, and west.

North: _____

South: _____

East: _____

West: _____

NOTICE TO APPLICANTS

An amendment to the Zoning Map may be granted only when the public interest would be served by the change. The enactment of an amendment cannot be based simply on the benefit which would accrue to an individual or a group of individuals as a result of the change. Rather, an amendment must be in harmony with the goals and objectives of comprehensive planning for the good of the community.

To make impartial and consistent decisions in map amendment cases, the Zoning Board considers the following checklist of specific factors related to the request. As an applicant for an amendment, you should use the checklist to structure your evidence in support of your request and be prepared to answer questions pertaining to the list during the public hearing.

1. Would the change be contrary to the general welfare of the community?
2. Would the change compromise the original purpose of the regulation?
3. Are there sites for the proposed use in existing districts that would permit such use?
4. Is the change contrary to the established land use pattern?
5. Would the change create an isolated, unrelated district, i.e., "spot zoning"?
6. Have major land uses changed since the zoning was applied subject property, i.e., street improvements, zoning changes of surrounding areas?
7. Is the existing development in the area contrary to the existing zoning ordinance (variations or violations)?
8. Can you (the owner of the property) realize an economic benefit from uses permitted by the existing zoning classification?
9. Would the change of present district boundaries be inconsistent in relation to existing uses?
10. Would the proposed change conflict with existing commitments or planned public improvements?
11. Would the change contribute to dangerous traffic patterns or congestion?
12. Would the change alter the population density pattern and thereby harmfully increase the load on: public facilities, schools, sewers, parks, other?
13. Would the change adversely influence living conditions in the vicinity due to any type of pollution?

(Over)

14. Would property values in the vicinity be adversely affected by the change?

15. Would the change result in private investment which would be beneficial to the redevelopment of a deteriorated area?

16. Would the change combat economic segregation?

17. Would the change comply with the City's Land Use Map?

If you have any questions about the application form, the checklist, or the public hearing, please contact the Zoning Department at 777-1050.