

**CITY OF BELVIDERE**

*Community Development*



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

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**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.

CITY OF BELVIDERE  
*Community Development*



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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: \_\_\_\_\_

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: \_\_\_\_\_

- 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 N. Appleton Road, P.O. Box 218, Belvidere, 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: \_\_\_\_\_

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.



## 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 TO BE PAID BY THE APPLICANT\*\*\*\*\***

**Belvidere Daily Republican**  
(815) 547-0084 (publishes 5 days a week)

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

**NOTE:** Fees are based on the length of the Notice of Public Hearing. If you wish to seek the lowest price, please contact the above newspapers at the telephone numbers provided.

## 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.

**Natural Resource Information Report**

Boone County Soil and Water Conservation District  
211 North Appleton Road, Belvidere, Illinois 61008-1983  
815-544-2677 Ext. 3

**Owner's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Contact Information:**

**Phone Number(s):** (        ) \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

If a letter, would you like a copy for your records? **Yes**  or **No**

**We will send copies via e-mail unless specifically told to mail.**

Note: If a report is required the applicant will receive a copy, in addition to the applicant's legal representation, if applicable.

**Type of Request:**

Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_

Subdivision- Attach proposed plat, if available.

Variance (Explain Type) \_\_\_\_\_

Other (Describe) \_\_\_\_\_

Legal Description Attached: Yes  or No .

If yes, Section \_\_\_\_\_ and Township \_\_\_\_\_ . Note: Please include a map outlining the exact boundaries of the parcel.

If no, please list the address of the property for the proposed request:

\_\_\_\_\_  
**Street/Road Address** **Village, Town, or City**

\_\_\_\_\_  
**Parcel Identification Number(s), if known**

\_\_\_\_\_  
**Total Acres**



**Natural Resource Information Fee Schedule**

0-5 Acres	\$400.00
5 or more Acres	\$400.00 plus \$20.00 per acre for each acre over five acres
Letter/No Report	\$75.00

Note: Unfortunately, we do not accept credit or debit cards at this time. Before the report or letter can be started a payment must be received in full. We are sorry for any inconveniences.

Checks payable to:

**Boone County SWCD  
211 North Appleton Road  
Belvidere, IL 61008-1983**

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 under State Law.

<b>Petitioner's Name Printed</b>	<b>Petitioner's Name Signed</b>	<b>Date of Request</b>
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<b>Approved by the Soil &amp; Water Conservation District Board</b>	<b>Date of Approval</b>
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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.

## **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:** \$500

**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.

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

**2017 CALENDAR YEAR MEETING DATES**

<b>APPLICATION DEADLINE</b>	<b>PLANNING &amp; ZONING COMMISSION</b>	<b>CITY COUNCIL 1ST READING</b>	<b>CITY COUNCIL 2ND READING</b>
December 13, 2016	January 10	* January 16	February 6
January 10	February 14	February 20	March 6
February 14	March 14	March 20	April 3
March 14	April 11	April 17	May 1
April 11	May 9	May 15	June 5
May 9	June 13	June 19	July 3
June 13	July 11	July 17	August 7
July 11	*August 8	August 21	September 4
*August 8	September 12	September 18	October 2
September 12	October 10	October 16	November 6
October 10	November 14	November 20	December 4
November 14	December 12	December 18	January 2, 2018
December 12	January 9, 2018	January 15, 2018	February 5, 2018

Applications will not be processed until all required information is submitted

\*date may change due to holiday