



Petition for Zoning Map Amendment

Date: _____

To completed by applicant.

I. GENERAL INFORMATION

A. NAME _____

B. ADDRESS _____

C. TELEPHONE _____

II. STATUS OF APPLICANT

A. OWNER _____

B. CONTRACT PURCHASER _____

C. OPTION _____

D. LESSEE _____

E. OTHER (SPECIFY) _____

III. PAYMENT OF FEES _____

IV. LOCATION OF SUBJECT PROPERTY

A. COMMON DESCRIPTION (Please attach additional sheets if necessary.)

B. LEGAL DESCRIPTION (Please attach additional sheets if necessary.)



V. PROPOSED MAP AMENDMENT

A. DESCRIPTION OF PROPOSED OR REQUESTED ACTION (Please attach additional sheets if necessary.)

B. JUSTIFICATION OF PROPOSED OR REQUESTED ACTION

Please include responses to the following items, where applicable. Detailed answers will prove helpful as they are considered by the Plan Commission in its Findings of Fact and recommendation to the Village of Beach Park concerning the proposed Zoning Map Amendment.

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

Application Justification (Please attach additional sheets if necessary.)

2. Whether adequate public school facilities and/or other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.

Application Justification (Please attach additional sheets if necessary.)



3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.

Application Justification (Please attach additional sheets if necessary.)

4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the Village and the probable effect of such change on the cost of providing public services.

Application Justification (Please attach additional sheets if necessary.)

5. The amount of vacant land which is currently zoned for similar development in the Village or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.

Application Justification (Please attach additional sheets if necessary.)

6. The recent rate at which land is being developed in the proposed district of the Village and particularly in the vicinity of the area included in the proposed amendment.

Application Justification (Please attach additional sheets if necessary.)



7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisioned by the Beach Park Comprehensive Plan.
Application Justification (Please attach additional sheets if necessary.)

8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this ordinance.

Applicant Justification (Please attach additional sheets if necessary.)

9. If the proposed amendment involves a change from a residential to a nonresidential designation, whether more nonresidential land is needed in the proposed location to provide commercial services or employment for the residents of the Village.

Applicant Justification (Please attach additional sheets if necessary.)

10. Existing uses and zoning within the general area of the property in question.

Applicant Justification (Please attach additional sheets if necessary.)



11. The extent to which property values are diminished by zoning restrictions.
Applicant Justification (Please attach additional sheets if necessary.)

12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.
Applicant Justification (Please attach additional sheets if necessary.)

13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.
Applicant Justification (Please attach additional sheets if necessary.)

14. The extent to which any formal written protest pertaining to the proposed amendment, in accordance to Section 12.11 can be substantiated on a factual basis.
Applicant Justification (Please attach additional sheets if necessary.)



15. Please list any other items which you feel the Plan Commission should consider pertaining to the proposed zoning map amendment.

Applicant Justification (Please attach additional sheets if necessary.)

VI. MAP AMENDMENT PROCEDURE

When a zoning map amendment is proposed the Plan Commission shall conduct a public hearing on said proposed conditional use. Notice of the time and place of a public hearing shall be published at least once, not more than thirty (30) and not less than fifteen (15) days before the hearing, in a newspaper of general circulation in Beach Park. Said notice shall include such description of the property affected by the proposed amendment as the Zoning Administrator may deem appropriate.

The Plan Commission, within sixty (60) days after the close of the hearing on the proposed map amendment, shall make written Findings of Fact concerning those items which the applicant was previously asked to provide justification with regard to the proposed map amendment and submit the same together with a recommendation to the Village Board.

Upon receipt of the Findings of Fact and recommendation from the Plan Commission, the Village Board shall act upon the proposed amendment within sixty (60) days. The decision reached by the Village Board shall take into account the submitted Findings of Fact and recommendations. If a map amendment is adopted by the Village Board, said amendment shall be included in an ordinance passed by said Village Board.

Signature of Applicant

Date