



Case. No. _____

AMENDMENT/REZONING APPLICATION

City of Morrison, Illinois

TO THE ENFORCING OFFICER OF THE CITY OF MORRISON ZONING ORDINANCE
200 W Main Street, Morrison, Illinois 61270-2400 (815) 772-7657 Fax: (815) 772-4291

Address or location of property: _____

Property Tax ID (PIN) number _____ - _____ - _____ - _____ - _____

Name of Applicant: _____

Address of Applicant: _____

Phone Number of Applicant: _____ Fax Number of Applicant: _____

Owner of Property: _____

Address of Owner: _____

Existing Zoning: _____ Proposed Zoning: _____

- Attach a legal description of the property (if necessary).
- The name and address of all owners of the site as well as the names and addresses of all professional site planners, architects, engineers, surveyors, or other consultants (if necessary).
- Attach any photos or conceptual drawings of the property (if necessary).
- Your rezoning application must show also indicate (show on page 3 or own drawing at a scale of not less than 1 inch = 20 feet, including north arrow):
 - Show adjacent property owners, including across rights-of-way
 - An indication of the area surrounding the site showing land use, peculiar physical features, public facilities, and existing zoning
 - Show streets, railroads, waterways, and other physical features

Public Hearing: After your application has been submitted and reviewed by the Zoning Administrator it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall at 200 W. Main. At the Planning and Zoning Commission meeting, you will present your request. A rezoning or amendment cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- a. The proposed rezoning or amendment is necessary or desirable to provide a service which is in the interest of public convenience; (circle one) Yes / No
- b. The rezoning or amendment not cause additional threat to public health, safety, or welfare or creation of a nuisance; (circle one) Yes / No
- c. The property is suitable for the proposed rezoning; (circle one) Yes / No
- d. The essential character of the locality of the property in question will not be altered; (circle one) Yes / No
- e. The greater good of the general public will be served rather than the hardship imposed on the property owner(s) and will not amount to spot zoning; (circle one) Yes / No
- f. The rezoning or amendment constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses; (circle one) Yes / No
- g. The rezoning or amendment will not have a significant long-rang effect on the development of surrounding land uses; (circle one) Yes / No
- h. The rezoning or amendment will not have a detrimental effect on surrounding property values; (circle one) Yes / No
- i. The rezoning or amendment is compatible with the Morrison Comprehensive Plan. (circle one) Yes / No

Certification: *To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed rezoning application.*

Signature of Applicant

Date

Signature of Owner

Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact the Zoning Administrator at (815) 772-7657.

FOR OFFICE USE ONLY Case No. _____

Fee Paid? Y / N Date: _____

Drawing submitted? Y / N Date: _____

Documentation of Authority Submitted: _____

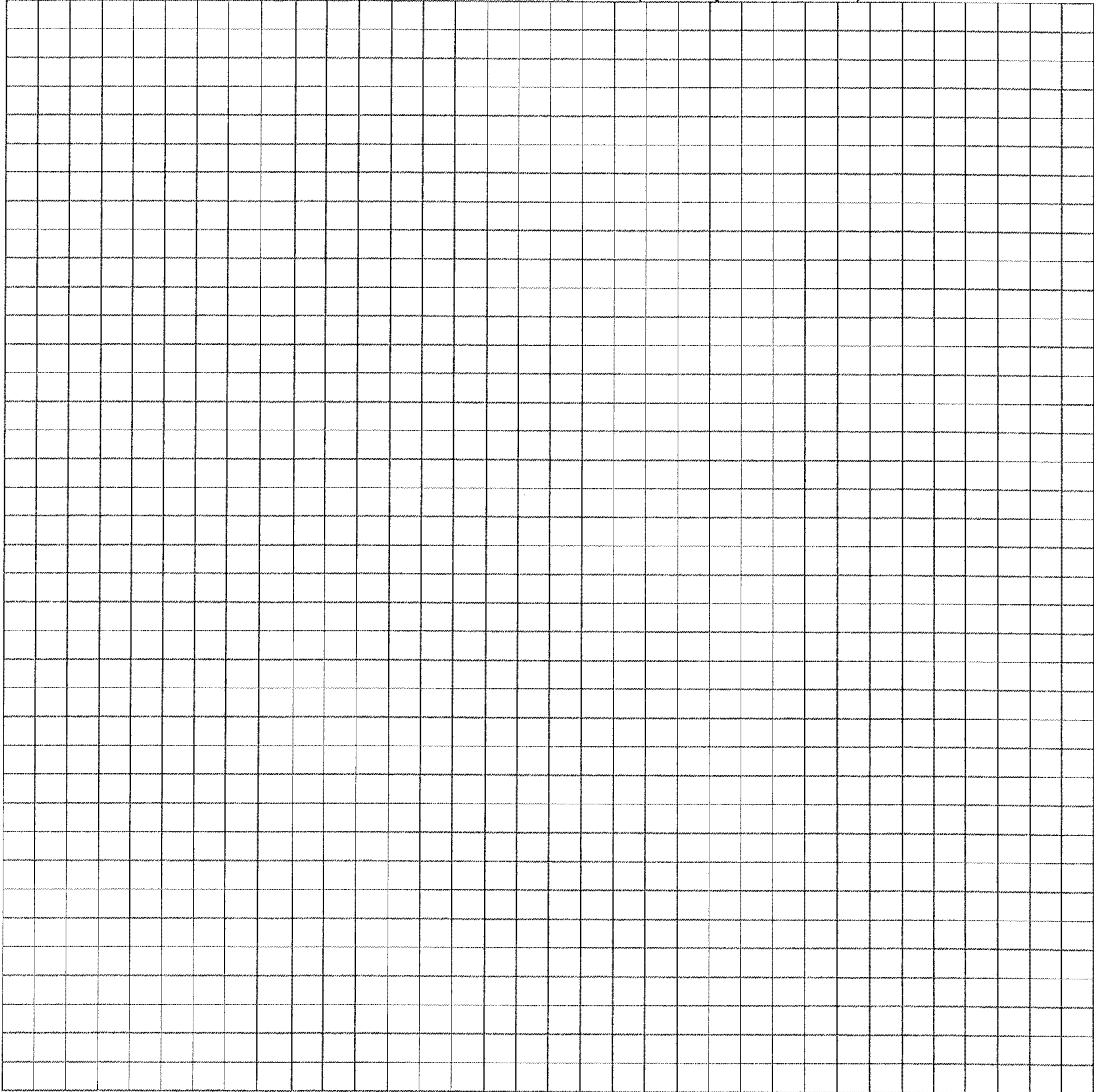
Date to go before the Planning Commission: _____

Commission Action: _____

DRAWING "A"

The dimensions of the lot or tract of land, the exact location of all existing buildings and structures, and distances to property or tract lines are shown on the drawing below. (Existing buildings and structures are marked X. Proposed buildings and structures are marked P. Include north arrow and indicate scale.)

(Make all measurements carefully)
(Please make sketch to scale, example 1 square = 4 feet)



NOTICE TO APPLICANT: Location of buildings or structures must be staked out on the property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting the Administrative Office.



CITY OF MORRISON, ILLINOIS

Procedure for Requesting a Rezoning or Amendment

1. A preapplication conference between the developer and the Planning Administrator shall be held for the purpose of establishing guidelines and general information before entering into building commitments or incurring substantial expense in the preparation of plans.
2. The Petitioner must submit a **completed** application to the City along with the \$250.00 fee for providing Legal Notice and conducting the Public Hearing.
3. The completed application must include a full legal description of the property from the warranty deed, a copy of the deed or lease showing control of the property, and a site plan.
4. Application must be made prior to the publication date of the legal notice. The legal notice must be published in a local newspaper at least fifteen (15), but not more than thirty (30), days prior to the Planning and Zoning Commission meeting, which is typically held on the last Wednesday of each month.
5. Attendance is required at the public hearing. Once your case is opened for discussion, the chairperson will ask you to briefly state the nature of your request. You may have a representative make this statement on your behalf if you wish.
6. Following the public hearing, the Planning and Zoning Commission will make a recommendation to the City Council to either approve or deny the rezoning or amendment request based on the findings of facts during the public participation portion of the public hearing and recommendations from City staff. You must be present at the City Council meeting.
7. The City Council will consider the rezoning request at their next meeting following the Commission meeting in which a recommendation was made.

Please contact the Zoning Administrator at 772-7657 with questions.