

**Village of Wadsworth, Illinois**  
**Petition for Zoning Map/Text Amendment**  
*Application Fee: \$250    Escrow Fee: \$1,500*

*To be completed by applicant; please type or print legibly*

Full Name of Petitioner: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_

Status of Petitioner:

- Title Holder
- Contract Purchaser
- Agent or Attorney
- Lessee
- Other (Please Specify) \_\_\_\_\_

Full Name of Title Holder: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_

Street Address or General Location of Property: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Legal Description of Subject Property (use additional pages, if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Existing Use of Property: \_\_\_\_\_

\_\_\_\_\_

Property Data:	Site Area	_____	_____
		(Square Feet)	(Acres)
	Site Width	_____	
	Site Depth	_____	

Proposed Zoning Map/Text Amendment (Use a Separate Page, If Necessary): \_\_\_\_\_

\_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

\_\_\_\_\_

Reason for Request: \_\_\_\_\_

\_\_\_\_\_

I (we) \_\_\_\_\_ certify that I (we) have read the relevant sections of the  
(Print Name)

Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Zoning Ordinance Amendment*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

Name of Applicant (Print Name)	Signature	Date
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Name of Title Holder (Print Name)	Signature	Date
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*Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.*

Subscribed and sworn to before \_\_\_\_\_, a Notary Public in and for  
\_\_\_\_\_ County, State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

**This application, application fees, professional fees escrow account and any other required submittals must be submitted complete thirty (30) days prior to the public hearing.**

Submittal Requirements

1. Twenty (20) copies of a scaled site plan (1" = 100' or larger scale) showing:
  - a. Property boundaries and dimensions
  - b. Existing building and proposed buildings with dimensions and yard setbacks
  - c. Existing and proposed driveways and off-street parking areas
2. Lake County Soil and Water Conservation District Natural Resource Opinion
3. Site Capacity Calculations (If applicable)
4. Fees Paid \$ \_\_\_\_\_

Note: Other sections of the Zoning, Subdivision and Landscape Ordinances may apply to properties being requested for a rezoning. Please check the other ordinances to see if they apply to your project.

Procedures (Pursuant to Section 10-7-4-C of the Village Zoning Ordinance)

C. Amendments: This Title may be amended from time to time as conditions warrant, subject to the following conditions:

1. Application: An application for a proposed amendment shall be filed with the Zoning Board, using forms available from the Zoning Officer. Amendments to rezone any property may be instituted by the owner of the property, an appropriate governmental agency or the Village Board.
2. Public Hearing: Upon application, the Zoning Board, after giving fifteen (15) days' notice as provided by law, shall schedule a public hearing. The Zoning Board shall consider and make recommendation on all proposed amendments, taking into account:
  - a. The testimony at the hearing;
  - b. A site inspection of the property in question;
  - c. The recommendations from interested official bodies; and
  - d. The standards provided below.
3. Report to Village Board and Voting Requirements: The Zoning Board shall make a report to the Village Board. No amendment shall be passed except by a majority vote of all members of the Village Board or as otherwise provided by statute.
4. Standards for Amendments: A proposed amendment shall be considered on its own merits using the following criteria as a guide:
  - a. Text or Map Amendment: The following conditions shall be met for all amendments:
    - (1) The proposed amendment shall correct an error or meet the challenge of changing conditions in the area and the zones affected;
    - (2) The proposed amendment shall be consistent with the intent of this Title and with its various provisions;

(3) The proposed amendment shall not be detrimental to the development of the Village.

b. Map Amendments: In addition to the above conditions, the following shall be met for all map changes:

(1) Every use permitted under the new classifications must be a suitable use for the further development of the area in the vicinity of the rezoning and must be compatible with uses already developed in the vicinity; and

(2) Adequate public facilities, sewer and water lines, other needed services of facilities must exist or must be capable of being provided prior to the development of the uses which would be permitted on the property if it were reclassified.