

Village of Wadsworth, Illinois

Petition for Conditional Use Permit

Application Fee: \$100

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) _____

Title Holder

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Surveyor

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Engineer

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Land Planner

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Landscape Architect

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Legal Consultant

Name: _____

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 Conditional Use: _____

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
Conditional Use Permit. 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

_____	_____	_____
Name of Title Holder (Print Name)	Signature	Date

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 the following required information for Site Plan Review (Section 10-5-4 of the Village Zoning Ordinance). If any required information is not supplied, please justify why it is not applicable.
 - a. Survey of Property
 - b. The location and size (footprint) of all buildings and structures
 - c. Parking, circulation, and access including any required State or County access permits
 - d. Exterior lighting, signage and fencing
 - e. On-site septic layout or plan of alternative system
 - f. Drainage and detention plan including any permit required by the Lake County Stormwater Management Commission
 - g. Natural Resource Opinion from the Lake County Soil and Water Conservation District
 - h. Topographic Survey
 - i. Landscape Plan in accordance with the Village of Wadsworth Landscape Ordinance
 - j. Site capacity calculations and natural resources protection plan
 - k. Elevation drawings, photographs or renderings (Historic Overlay District only)
 - l. Additional information or documentation as may be required of a particular conditional use permit

2. Fees Paid \$_____

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

- A. Conditional Use Permits: Except for specific procedures established in Section 10-5-5 of this Title, the following procedures shall be used in issuing all conditional use permits:
1. Public Hearing: Upon application, the Zoning Board shall schedule a public hearing after giving fifteen (15) days notice as provided by law.

 2. Recommendations: The Zoning Board may recommend approval or disapproval of the petition and may recommend that conditions be imposed consistent with the standards of Section 10-5-5 of this Title.

 3. Issuance of Permit: Upon receipt of the report and recommendation by the Zoning Board, the Village Board shall either approve or disapprove the application, and where approved shall establish the specific conditions under which the application is approved. If the Village Board approves the application, the Zoning Officer shall issue the conditional use permit subject to all applicable rules, regulations and conditions.

 4. Validity Of Plans: All approved plans, conditions, restrictions and rules made a part of the conditional use permit shall constitute certification on the part of the applicant that the proposed use shall conform to such regulations at all times.

 5. Time Limit and Notification: All applications for conditional use permits shall be decided within sixty (60) days of the date of the public hearing and the applicant shall be provided with either a conditional use permit or written notice of the denial.

Standards for Conditional Use (Pursuant to Section 10-5-5 of the Village Zoning Ordinance)

- A. Purpose: In addition to those uses permitted by right in each district, there are certain other uses which may be permitted by conditional use permit, subject to the provisions in this Section. These conditional uses require particular consideration of surrounding uses and zoning districts and their impact upon the planned and orderly development of the neighboring property and the Village.
- B. Location: Particular conditional uses may be permitted in zoning districts as shown in Table 1, Section 10-4-4 of this Title.
- C. Standards for All Conditional Uses: The Village Board may authorize a conditional use as provided herein upon determining and finding as fact, the following:
1. Public Convenience: That the proposed use is necessary or desirable at the location involved to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 2. Not Detrimental To Property: That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 3. Compliance with Regulations: That the proposed use will comply with the regulations of the zoning districts in which it is located and this Title generally, including but not limited to, all lot, yard and bulk regulations, parking and loading regulations, sign control regulations, flood plain regulations and all other applicable ordinances.
 4. Stipulations and Conditions: That the proposed use shall conform to any stipulations or conditions made a part of a conditional use permit issued for such use.
 5. Specific Conditional Uses: That the proposed use shall conform to the regulations established for specific conditional uses as provided in this Section.
 6. Public And Private Utilities, Public Services: Buildings, structures, and transmission lines not designed primarily for local service only, including, but not limited to, water, sewerage, gas, telephone, and/or electric utilities; and police, fire, radio, and television stations, including broadcasting antennas shall be permitted only a conditional use and shall comply with subsections C1 through C5 of this Section and with the following:
 - a. Jurisdictional Approval: Applications for permission to operate water works or sewage treatment plants shall be accompanied by a report and a recommendation from all governmental entities having jurisdiction. Such recommendations as to design and construction, type of treatment, source of water, standards for testing and sampling, and standards for the quality of effluent shall be incorporated in the conditional use permit.
 - b. Lot Area And Location: The required lot area and location shall be specified as part of the conditional use permit and be determined in relation to the proposed use, the intensity of such use, and the effects of such use upon the environment.
 - c. Fencing or Screening: If findings indicate that a hazard may result or that interference with the development or use and enjoyment of surrounding properties may ensue, fencing or screening with a densely planted hedge or other shielding material may be required in a manner consistent with such findings.

d. Performance Standards: The proposed structure or use shall satisfy the performance standards set forth in Section 10-5-1 of this Chapter.

D. Application: Application for a conditional use permit shall be made to the Village Clerk in writing by the owner of the property in question and shall be accompanied by:

1. The information and documentation required for site plan review.
2. Additional information as required in this Section.

Note: Please consult with Section 10-5-5-E for Standards for Specific Conditional Uses (Airports and Heliports; Automobile Wrecking Yard; Camp, Day or Youth; Camp, Commercial Recreational; Child Care Facility; Cemetery; Contractor's Office Include Materials and Equipment Storage; Extraction of Earth Products; Public and Private Utilities and Services; and, Recreation Vehicle and Recreational Trailer Sales)