



REQUEST FOR ZONING AMENDMENT PLAN COMMISSION (three or more lots) EDWARDSVILLE, IL

(Do not write in this space - for office use only)

Date set for hearing _____
Notice published on _____
Newspaper _____

AMEND. REQUEST NO _____
DATE _____
Parcel ID No _____
Fee Amount _____ Date Pd _____
FEMA/FIRM Zone _____
Soil Survey Sheet No _____
Undermined _____
Madison County SWCD Report Received _____
Endangered Species Report Required _____ Received _____

Recommendation of Plan Commission:
() Denied _____
() Approved _____
() Approved with modification _____
Date _____

Action by City Council:
() Denied _____
() Approved _____
() Approved with modification _____
Ordinance No. _____
Date _____

Instructions to applicants: To request a change in the zoning map:

- 1) This application for a zoning amendment must be complete.
- 2) You must secure a written report from the Madison County Soil and Water Conservation District, with a copy to be sent to Department of Public Works office of the City of Edwardsville at 118 Hillsboro Avenue, P. O. Box 407, Edwardsville, Illinois 62025 (see attached fee schedule).
- 3) All requests for property to be rezoned **must** include a site plan with the application showing the information listed in item 6 paragraphs a), b), c), d) (an "Air Photo Overlay" from Madison County Maps and Plats for the subject property), & e).
- 4) You **must** secure a written Endangered Species Consultation Agency Action report for All vacant properties, with a copy to be sent to the Department of Public Works office of the City of Edwardsville at 118 Hillsboro Avenue, P. O. Box 407, Edwardsville, Illinois 62025 (see attached form).
- 5) Names and Addresses of all property owners within 250 feet of subject property boundaries, excluding all right-of-ways **must** be provided.

All information requested on this application **must** be provided and reports received from the Madison County Soil and Water Conservation District and the Endangered Species Report **before** a hearing will be scheduled for the next regularly scheduled Plan Commission meeting.

A notice of the hearing will be published in a newspaper of general circulation in the local area at least 15 days before the hearing and the applicant/owner will be notified by certified mail of the time and place of the hearing at least 15 days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present this case to the Plan Commission or the case will not be heard and fees forfeited. Normally there are only two primary reasons for a change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant. Applicants are encouraged to contact the Office of Planning & Zoning should they have any questions concerning the application.

1. Name of Applicant(s) _____
Address: _____ Phone _____
City: _____ State: _____ Zip _____

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City of Edwardsville
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2. Property interest of applicant:
() Owner () Contract Purchaser () Lessee () Other _____

3. Name of Property Owner(s) _____
Address: _____ Phone _____
City: _____ State: _____ Zip _____

4. Amendment to Map:
It is requested that Parcel ID # _____, of the property described below and shown on the attached site plan be rezoned from _____ to _____. The address of property as assigned by the 911 coordinator is _____.

Legal description of property (lot, block and subdivision - Additional sheets may be attached if necessary): _____

Present use of property _____

Proposed use of property _____

Reason for Amendment _____

5. Names of adjacent property owners:
Following are the names of owners of all property immediately adjacent* to the subject property, including those directly across the street, and present use of their property:

(Northerly) (present use)

(Southerly) (present use)

(Easterly) (present use)

(Westerly) (present use)

*A comprehensive list of property owners surrounding the subject site is requested in item #7.

6. Site plan attached shall be drawn in a scale large enough for clarity to reflect all of the following (Drawing sizes that exceed 11" X 17" require the applicant to furnish 20 copies folded to fit a 9" x 15" mailing envelope.):
- a) Location and dimensions of:
 - 1) Lot (Corner Lot shall be identified)
 - 2) Buildings
 - 3) Driveways
 - 4) All off-street parking spaces
 - b) Distance between:
 - 1) Buildings and front, side and rear property lines
 - 2) Principal building and accessory buildings
 - c) Location of:
 - 1) Signs
 - 2) Easements
 - 3) Underground utilities
 - 4) Septic tanks/tile fields
 - 5) Water wells
 - 6) Etc.
 - d) An "Air Photo Overlay" available at Madison County Maps and Plats for the subject property shall be furnished by the petitioner.
 - e) Any additional information as may reasonably be required by the Zoning Administrator and applicable sections of the Zoning ordinance.
7. Based on the most recent tax records available from Madison County Maps and Plats office, **attached** are the computer listing of:
- Name and Address of the property owner for the subject property, and
 - Names and Addresses of all property owners within 250 feet of subject property boundaries, excluding adjacent right-of-ways. (Please note this list will be a more comprehensive listing than property owners listed in item #5.)
8. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Edwardsville, Illinois for the purpose of inspecting or of posting, maintaining and removing such notices as may be required by law.

Applicant(s)

Property Owner(s)

Date

Date

MADISON COUNTY SOIL AND WATER CONSERVATION DISTRICT

7205 Marine Road
Edwardsville, IL 62025

Phone: (618) 656-7300 ext 3
Fax: (618) 656-5187

Madison County Soil and Water Conservation District.

Applications for Zoning Changes:

By authority of the *Illinois Soil and Water Conservation District's Law*, the Madison County Soil and Water Conservation District is required to furnish the appropriate agencies a written report of the natural resource information regarding proposed changes in land use within a district boundary.

The fee for this service will be:

0 to 10 acres	\$50
10 to 15 acres	\$75
15 acres and higher	\$100

Payments should be made to the:
Madison County Soil and Water Conservation District
7205 Marine Road
Edwardsville, IL 62025

If a letter of minimal or no effect to the natural resource base is issued, the fee will be waived and no charge will be due.

NOTICE

A Consultation Report from the Illinois Department of Natural Resources is required to accompany your application.

To comply with the Illinois Endangered Species Act [520 ILCS 10/11(b)], Illinois Natural Areas Preservation Act [525 ILCS 30/17] and Interagency Wetland Policy Act of 1989 [20 ILCS 830] state agencies and units of local governments are required to consider the potential adverse effects of proposed actions on Illinois endangered and threatened species and sites listed on the Illinois Natural Areas Inventory.

Title 17 of the Illinois State Administrative Code Part 1075 establishes procedures for assessing impacts of agency actions on endangered and threatened species and natural areas. Per Section 1075.30 consultation is required when any construction, land management or other activity authorized by a local unit of government that will result in a change to the existing environmental conditions/and or may have a cumulative, direct or indirect adverse impact on a listed endangered species or its essential habitat or that otherwise jeopardizes the survival of that species and/or may have a cumulative, direct or indirect adverse impact on a Natural Area shall be evaluated through the "ECOCAT" consultation process.

An evaluation of direct or indirect impacts on the Natural Area is required through the ECOCAT consultation process. This includes but is not limited to the following:

- Changing existing drainage characteristics or sedimentation patterns;
- Grading or alterations to existing topography;
- Preliminary Plats;
- An application for rezoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification.

Access to the ECOCAT (Ecological Compliance Assessment Tool) is available through this link: <http://dnr.illinois.gov/EcoPublic/>. Frequently asked questions are addressed and access to the consultation process is available through this introductory page. If you have questions or comments pertaining to the process and reports please send an email to: DNR.EcoCAT@illinois.gov

The fees for the consultation process are the applicant's responsibility. Please note the process may take 30 days or longer. Please allow adequate time for conclusion of the consultation process for your project. A copy of the consultation report for your project shall accompany your application to the City of Edwardsville for your project to allow it to be scheduled on the appropriate Board/Commission agenda for further action.