



**TEXT AMENDMENT
APPLICATION**

Please return completed application to:

Community Development Department
Village of Beach Park
11270 W Wadsworth Rd
Beach Park, IL 60099
(847) 746-1770



PROCEDURES FOR TEXT AMENDMENT

The regular meetings of the Plan Commission / Zoning Board of Appeals (PC/ZBA) are held on the first Thursday of the month, except for public holidays. Public hearings are scheduled for the same date or as needed.

A completed application must be submitted a minimum of 30 calendar days prior to public hearing, to provide enough time for review and analysis.

Notice of public hearing will be processed by Village Staff not more than thirty (30) and not less than fifteen (15) days before the hearing date.

Applicant is required to:

1. Complete the appropriate application. Depending on the nature of the application, Village Staff may require additional documentation to support the petition.
2. Applicants are required to appear before the PC/ZBA to present their application or petition on the day of the public hearing. Applicants are also advised to appear at the Village Board meeting when the PC/ZBA recommendation on the petition is to be considered.

Village Staff will do the following:

1. Provide notice of public hearing to the newspaper for publishing.
2. Prepare the official record of the public hearing (called the Findings of Fact) and the recommendation of the PC/ZBA as approved at the time of the public hearing. The Findings of Fact and Recommendation will be submitted to the Village Board of Trustees for consideration at a regularly scheduled Board meeting.



**PETITION FOR
TEXT AMENDMENT**

I. APPLICANT INFORMATION

NAME(S): _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

II. PROPOSED AMENDMENT (Please attach additional sheets if necessary.)

A. SECTION(S) OF ZONING ORDINANCE TO BE AMENDED:

B. DESCRIPTION OF PROPOSED TEXT AMENDMENT:



C. JUSTIFICATION FOR PROPOSED TEXT AMENDMENT:

Please include responses to the following items.

In its findings of fact, the Plan Commission shall consider the following:

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Beach Park's planning objectives.

2. The extent to which the text amendment will ameliorate a condition in the Zoning Ordinance which is not conducive to proper community planning.

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

4. The extent to which any formal, written protest pertaining to the proposed amendment, in accordance with Section 12.11 herein, can be substantiated on a factual basis.



In its finding of fact, the Zoning Board of Appeals shall consider:

1. The consistency of the proposed text amendment with other provisions in this Ordinance.

2. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

3. The need for the zoning text amendment.

4. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.



5. The extent to which any formal, written protest pertaining to the proposed amendment, in accordance with Section 12.11 herein, can be substantiated on a factual basis.

III. APPLICANT ACKNOWLEDGEMENT

By my signature below, I hereby attest that the information provided in this application is true, accurate and complete to the best of my knowledge.

Signature

Date

Title