

# APPLICATION FOR ZONING CHANGE

## Zoning Change Process

- Return the completed application for the zoning change along with the \$300.00 non-refundable fee.
- A date for a public hearing before the Planning Commission will be set. Planning Commission Meetings are held at the Municipal Building, 210 N. Hamilton Street, Monticello, IL 61856.
- Notice of the hearing will be published in the local paper and at [www.monticelloenews.com](http://www.monticelloenews.com) at least 15 days prior, but no more than 30 days, before the hearing.
- Notices will be sent by certified mail to adjacent property owners.
- The City will place an informational sign on the property. This sign will be removed by City personnel promptly after all meetings pertaining to the requested zoning change.
- The recommendation of the Planning Commission will go in front of the Monticello City Council. The City Council has the final authority to approve or deny the request for a zoning change.

**The City of Monticello requests the presence of the applicant, or their representative, at all city meetings pertaining to the requested zoning change.**

**Name of Applicant:** \_\_\_\_\_

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

**Mailing Address (if different from above):** \_\_\_\_\_

\_\_\_\_\_

**Phone Number:** \_\_\_\_\_



**What practical difficulty or particular hardship would result if requirements of these regulations were applied to the subject property? \_\_\_\_\_**

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**Please describe the proposed plans for the property: \_\_\_\_\_**

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**I agree with the following:**

Yes    No    N/A    Special circumstances or conditions apply to the land for which the zoning change is sought, and that those conditions do not apply generally in the district.

Yes    No    N/A    The special circumstances or conditions have not resulted from any act of the applicant subsequent to the adoption of these ordinance.

Yes    No    N/A    For reasons fully set forth in the application above, the aforesaid circumstances or conditions are such that the strict application of the provisions of these regulations would deprive me of any reasonable use of this land.

Yes    No    N/A    The zoning change requested is the minimum adjustment necessary for the reasonable use of the land.

Yes    No    N/A    The request for a zoning change is in harmony with the general purposes and intent of the Monticello City Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare or in conflict with other City regulations.

**\*\*\*PLEASE SUBMIT \*\*\*** A set of site plans showing all property lines, all existing structures, as well as the location of the proposed structure/addition, and the location of any easements. The plan should also show the distances between any buildings and the property lines, the distance between proposed and existing structures, and the dimensions of the proposed structures.

If applicable, other documents to be submitted include: a building plan, information regarding surface water drainage, parking and traffic flow, or screening.

Verification

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, \_\_\_\_\_, hereby swear (or affirm) that the statements contained in this application are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Applicant

Signed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(notary seal)