

MAP AMENDMENT APPLICATION



City of Elmhurst

Community Development Department

209 N. York Street • Elmhurst, Illinois 60126 • (630) 530-6019 (p) • (630) 530-3127 (f)

CASE NUMBER: 17 P 05 DATE APPLICATION FILED: 2/14/17

A. APPLICANT INFORMATION

Applicant Name: City of Elmhurst

Applicant Organization: _____

Applicant Address: 209 N. York

Applicant City / State / Zip Code: Elmhurst, IL 60126


Applicant Phone: Work: (630) 530-3000 Home: (____) _____

Mobile / Other: (____) _____

Applicant Fax: Work:(____) _____ Home:(____) _____

Applicant Email: than.werner@elmhurst.org (Zoning Administrator)

Applicant Relationship to Property Owner: City Manager

Applicant Signature: 

B. PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: _____

Owner Address: _____

Owner City / State / Zip Code: _____

Owner Phone: Work: (____) _____ Home: (____) _____

Mobile / Other: (____) _____

Owner Fax: Work:(____) _____ Home:(____) _____

Owner Email: _____

Printed Name and Title (if not individual owner): _____

Owner Signature: _____

C. **PROPERTY INFORMATION**

Common Address of Property: See attached legal notices.

Property Identification Number (PIN): See attached legal notices.

Legal Description (*Attach additional sheets as necessary*):

[Empty box for Legal Description]

D. **APPLICANT'S REQUEST** (*ATTACH ADDITIONAL SHEETS AS NECESSARY*):

1. Applicant is requesting a Map Amendment for the property located at See attached legal notices., which is zoned _____. The applicant is proposing that it be re-zoned to the _____ district, to accommodate (proposed use) _____.
2. Please provide a detailed Project Impact Statement, which addresses detailed reason(s) or need for the Map Amendment, in addition to how the proposed Map Amendment is not detrimental to the public interest:

In 2016, a new Downtown Plan was adopted. Proposed text changes are based on recommendations in the Regulatory Strategies Framework of the Downtown Plan.

[Empty box for Project Impact Statement]

3. Provide responses to the four (4) standards for Map Amendment as listed in Section 22.25 of the City of Elmhurst Zoning Ordinance. The applicant must present this information for the official record of the Zoning & Planning Commission. The four Map Amendment standards are as follows:

a. Existing uses of property within the general area of the property in question;
Existing uses in the general area consist of commercial, residential, and Downtown Central Business.

b. The zoning classification of property within the general area of the property in question;

R1, R2, R3, R4, R5, O1, OIC, C4, C4A.

c. The suitability of the property in question to the uses permitted under the existing zoning classification as well as the proposed zoning classification;

The properties are suitable under both the current zoning classifications and proposed.

d. The current Comprehensive Plan for the City of Elmhurst.

The rezoning is being proposed to adhere to the recently adopted Downtown Plan.

E. CHECKLIST

The applicant must submit a complete application to the Community Development Department to start the Variation process. The application can either be submitted electronically or on paper. Applications should be submitted at least 45 days prior to the expected public hearing date.

- Completed Map Amendment application with authorized signatures
- Responses stating how the Map Amendment standards contained in Section 22.25 of the Elmhurst Zoning Ordinance, have been met
- Project Impact Statement, which addresses detailed reason(s) or need for the Map Amendment, in addition to how the proposed Map Amendment is not detrimental to the public interest
- Existing zoning on the subject property and within 500 feet of the site
- Proposed zoning classification
- Proposed land use, supplemented by a site plan and/or elevations for proposed development, if applicable (*if paper submittal one copy no smaller than 11" x 17"*)
- Satisfactory evidence of ownership by affidavit, contract purchase, or disclosure of beneficial trust, showing all persons or entities having an interest in the property (*if paper submittal one copy no smaller than 11" x 17"*)
- Current plat of survey showing lot lines, any buildings on the property and legal description of the subject property (*if paper submittal one copy no smaller than 11" x 17"*)
- Photographs, traffic study, parking study or other materials as requested by City Staff
- Check for \$6,500 Map Amendment application fee, made payable to the City of Elmhurst.