Logan County Zoning Office

529 S McLean Street
Lincoln, Illinois 62656

Phone: 217-732-4773
Email: zoning@logancountyil.gov

APPLICATION FOR REZONING PROPERTY

Case No._____

Owner Name: _____ Applicant Name: _____

Address: _____ Address: _____

_____ _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Location of Property: _____

_____

Legal Description: _____

_____

Parcel Identification Number: ____-____-____-____ Zoning District:_____

A rezoning of property is requested under Section 13 of the Zoning Ordinance to allow: _____

_____

_____

_____

Facts provided in support of the request for rezoning

While the Logan County Zoning Ordinance does not provide for specific criteria in reviewing a request to rezone property, the Illinois Supreme Court has provided some guidance and among the facts which may be taken into consideration are the following:

1) The existing uses and zoning of nearby property:

2) The extent to which property values are diminished by the particular zoning restrictions:

3) The extent to which the destruction of property values of plaintiff promotes the health, safety, morals, or general welfare of the public:

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner:

5) The suitability of the subject property for the zoned purposes:

6) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

APPLICATION PROCEDURE FOR A REZONING OF PROPERTY

APPLICATION FORM: The attached application must be completed in its entirety. The application should address the reasons and/or purpose for requesting the change in zoning.

APPLICATION FEE: The application fee is to be paid at the time of filing the application. Checks should be made payable to the "Logan County Clerk". This fee is not refundable.

SITE PLAN: The applicant shall provide a plan, drawn to scale, which shows the location and dimensions of all property lines, existing structures, setbacks, location of existing wells and septic systems, and proposed buildings or uses.

PROPERTY OWNER NOTIFICATION: The applicant shall provide a list of all property owners within two hundred (200) feet in areas zoned residential, three hundred (300) feet in areas zoned business or manufacturing, and one-quarter (1/4) mile in areas zoned agricultural or special district. The applicant shall submit the notification information on the attached notification form. Notice will be given at least twenty-five (25) days prior to the hearing.

APPLICATION PROCESS: The review process for a Rezoning request requires three (3) hearings. The application will first be reviewed by the Planning Commission. The Planning Commission will make a recommendation to the Zoning Board of Appeals. A public hearing will then be held by the Zoning Board of Appeals. The Zoning Board of Appeals will make a recommendation to the County Board. The County Board will make the decision to either approve or deny the requested Rezoning of property.

HEARING SCHEDULE: The Planning Commission generally meets the first Wednesday of the month. The Zoning Board of Appeals generally meets the first Thursday of the month. The County Board's Board of the Whole meeting is held on the Thursday before the Board's Adjourned Meeting held on the third Tuesday of the month.

APPLICATION SUBMITTAL: All applications must be submitted to the Zoning Office at least THIRTY (30) DAYS prior to the Zoning Board meeting at which it will formally be reviewed. This allows time for the required legal notice and property owner notification.

HEARING: The applicant must be present at all public hearings to present the Rezoning request and answer any questions the Boards may have.

ZONING BOARD OF APPEALS
NOTIFICATION FORM