

City of Wood River  
111 North Wood River Avenue  
Wood River, Illinois 62095  
(618) 251-3100 Phone  
(618) 251-3102 Fax  
www.woodriver.org

# Planning Commission Request for Hearing

**DO NOT WRITE BELOW THIS SPACE: FOR OFFICE USE ONLY**

Application #

PC

Date set for hearing

Date application was received

Date Notice Published

Fee Paid

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Publishing Newspaper

The Telegraph

Date letter sent to applicant

Hearing type:

- General Amendment
- Permitted Use Amendment
- Special Use Amendment
- Planned Unit Development
- Annexation
- Subdivision Review
- Kennel

Action by the Planning Commission:

- Denied
- Approved
- Approved with modification

Comments:

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## Applicant Information

Application must include a site plan as described on the following page. Documentary evidence shall be accepted as evidence in applicant's behalf, to include, engineering reports, topographical maps, photographs, etc.

A public hearing will be scheduled within a reasonable time as established by the Planning Commission. A notice of this hearing must be published in a newspaper of general circulation in the local area at a minimum of 15 days prior to the hearing. The

Applicant will be notified, by mail, of the time and place of the hearing at a minimum of 10 days prior to the hearing date. The applicant, or a duly authorized agent, must appear at the hearing to present the information as so stated in this application.

**Each application for an amendment may only contain (1) parcel/property. If you're project consists of more than (1) parcel/property, you may submit an OVERALL PROJECT PLAN detailing your intent. However, the Zoning Administrator and the Planning Commission will review each parcel/property on its own merit, with the understanding of the impact any decision will have on the remaining parcels/properties included in the project plan. Each request will be assessed the appropriate fee per application.**

What are you applying for? (definitions listed below):

- |   |          |
|---|----------|
| <input type="checkbox"/> General Amendment        | \$300.00 |
| <input type="checkbox"/> Permitted Use Amendment  | \$300.00 |
| <input type="checkbox"/> Special Use Amendment    | \$300.00 |
| <input type="checkbox"/> Planned Unit Development | \$500.00 |
| <input type="checkbox"/> Annexation               | \$300.00 |
| <input type="checkbox"/> Subdivision Review       | \$500.00 |
| <input type="checkbox"/> Kennel                   | \$250.00 |

**AMENDMENT (2 Types):**

A change in the provisions of the City of Wood River's Zoning Ordinance.

**A) PERMITTED USE**

Any use, which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to that district(s).

**B) SPECIAL USE**

A use that has unusual operation, physical, or other characteristics which distinguish it from the Permitted uses of a district. By complying with certain restrictions, the special use can be made compatible with the intended overall development of the district in which it is intending to locate.

Name of Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

Property interest of applicant:

- Owner  
 Contract purchaser  
 Lessee  
 Other \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_  
(if different than applicant)  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

Description of Property:  
Address \_\_\_\_\_  
Parcel ID# \_\_\_\_\_  
Lot \_\_\_\_\_  
Block \_\_\_\_\_  
Subdivision \_\_\_\_\_

Present Zoning Classification (circle one):

A R-1 R-2 MR-3 MR-4 MR-5 MH BD B-1 B-2 B-3 BPE I CR FP

Present use of the property (if any uses or building on the property are non-conforming, so state):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present deed and/or tract restrictions, and date of expiration, (if any) which apply to the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State exactly what is intended to be done with the property which does not conform with the existing zoning regulations, along with relevant paragraphs of the Ordinance, by section number, if known:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List the hardship(s) you feel you are faced with concerning your particular lot/request:

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**Attach a site plan to this application, large enough for clarity, and legible enough to show the following information:**

1. Location and dimensions of (when applicable):
  - A) Lot size and lot lines
  - B) Buildings
  - C) Driveways
  - D) Parking spaces
  - E) Labeled streets and alleys
  - F) Signs
  - G) Easements-existing and proposed, showing locations, widths and purposes
  - H) Underground utilities
  - I) Fences
  - J) Water well
  - K) Septic tanks
  - L) Right of ways
  - M) North arrow indicator
  
2. Distance between:
  - A) Buildings and front, side, and rear lot lines
  - B) Principal building and accessory buildings
  - C) Principal building and principal buildings on adjacent lots
  
3. Any additional information as may be reasonably requested by the Zoning Administrator.

If the information submitted to the Zoning Administrator is vague, unreasonably illegible, or misleading the application will be returned as unacceptable.

**The applicant is hereby obligated to follow the plans as submitted to the Zoning Administrator and the Planning Commission. If at any time, after a request for an amendment has been authorized, the applicant does not follow the plans as submitted, the applicant will be subject to prosecution as authorized under Section 1-4.4 of the City of Wood River's Zoning Ordinance.**

Attach to this application the appropriate fee, in accordance with Ordinance No. 96-14, to cover the cost of the advertising and processing of this application.

I certify that all the statements in this application, and any statements contained in any additional material submitted, are true and accurate to the best of my knowledge.

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

Signature of  
Owner(s) \_\_\_\_\_  
(if different than applicant)

Return application and fee to:

Zoning Administrator  
City of Wood River  
111 North Wood River Avenue  
Wood River, IL 62095