



REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

1 electronic version (PDF) of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

Specify Current Zoning District(s): _____

Specify Requested Zoning District(s): _____

Statement of Justification

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

- a) The existing uses and zoning classifications of properties in the vicinity of the subject property.
- b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
- c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
- d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.
- e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.
- i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- j) The community need for the proposed map amendment and for the uses and development it would allow.

Village of Northbrook
REZONING WORKSHEET

