

PLEASE READ ALL OF THE FOLLOWING INFORMATION

VILLAGE OF SHOREWOOD PLANNING & ZONING COMMISSION

APPLICATION PROCEDURE

1. Complete the Planning & Zoning Commission Application in full.
2. Draw a plot plan or obtain a plat of survey showing all lot lines, lot dimensions, all buildings and other structures such as, but not limited to, fences, decks, satellite dishes, sheds and swimming pools. The principal building must be shown in its position on the lot and its distance from all lot lines. The plot plan or plat of survey must show the location of all other structures along with their distance from all property lines and the distance of each structure from the principal building.
3. You must give written notice to the owner of record of all lots lying within one hundred fifty (150) feet (exclusive of public rights-of-way) of the subject property. To determine this, refer to your tax bill to find your Property Index Number (PIN). Take this number to the Will County Mapping and Platting Office, 302 N. Chicago Street (2nd floor), Joliet. Ask to see an aerial so you can determine the Property Index Number for lots within 150 feet of your PIN number. Once you have determined the PIN numbers involved, ask to see a printout of the latest real estate list in Property Index Number order. The owner of record will be listed next to the PIN number. The written notices can be delivered personally or may be sent by certified or registered mail.
4. Complete the attached affidavit and have it notarized. This affidavit shall be a presumption of the giving of said notices.
5. Submit the following to the Zoning Officer:
 - a) The original plus 25 copies of application
 - b) The original plus 50 copies of plot plan or plat of survey of your lot and detailed description of the requested action and/or business operations (only 25 copies for variance requests concerning fences and setbacks of existing lots of record)
 - c) The original plus 25 copies of affidavit
 - d) A check payable to Village of Shorewood in payment of the fee in accordance with the established application fee schedule for the expense of processing your application (fee schedule is listed on the application).
 - e) The Planning & Zoning Commission chairperson may ask you to submit other information he feels necessary to assist the members of the Commission with the characteristics of the subject real estate and the nature of your request.

6. You will be billed for and are responsible for payment of publication of the legal notice of your hearing. Your application fee does not cover this charge.
7. You may also be required to pay an additional deposit to assure payment of expenses incurred by the Village in connection with your application including, but not limited to, court reporter, planning and other legal consulting fees.
8. You or your representative should be prepared to make a thorough presentation at the scheduled hearing before the Planning & Zoning Commission.
9. You or your representative are urged to attend the Village Board meeting when a recommendation for a zoning change, amendment, or a conditional use is made on your behalf by the chairperson of the Planning & Zoning Commission. If you have applied for a variance for a fence or for a variance on a setback requirement for a single-family residence (and accessory structures such as storage sheds), the Planning & Zoning Commission will make the final determination.

GENERAL INFORMATION

1. When the Zoning Officer is satisfied that the application is properly executed, that all material has been submitted and all required fees have been paid, she will notify the Deputy Clerk that the Petition is ready for publication of a legal notice.
2. The Zoning Officer and/or Deputy Clerk shall consult with the chairperson of the Planning & Zoning Commission before the publication.
3. The Deputy Clerk shall prepare the proper legal notice for publication in a local newspaper. This notice must appear at least 15 days but not more than 30 days before the date of the hearing. The Finance Department will mail an invoice to the applicant for the cost of the publication. Said invoice must be paid prior to the hearing date.
4. The Deputy Clerk shall distribute copies of the application and other pertinent information to members of the Planning & Zoning Commission for review.
5. The Planning & Zoning Commission shall hold a public hearing within sixty (60) days after the filing of the application.
6. The Planning & Zoning Commission shall make written findings of fact on decisions within one hundred twenty (120) days of the filing of the application.
7. A record of all meetings of the Planning & Zoning Commission shall be preserved in such manner as the Planning & Zoning Commission, by rule, prescribes from time to time.
8. The Planning & Zoning Commission meets in the Village Board room at the Shorewood Village Hall,

One Towne Center Boulevard., Shorewood, IL on the 1st Wednesday of the month at 7:00 P.M. only when a hearing is scheduled.

9. Any person requesting to present any matter to and meet with the Shorewood Planning & Zoning Commission at a hearing date other than the regularly scheduled hearing date shall first deposit with the Zoning Officer the sum of one hundred sixty dollars (\$160.00) as a fee for the holding of such special hearing of the Planning & Zoning Commission.
10. Any fee collected throughout the application process shall not be returned to the applicant (through no fault of the Planning & Zoning Commission).
11. The Planning & Zoning Commission shall make the final decision on a variances concerning fences and setbacks for single-family residential structures and structures accessory thereto (such as storage sheds), when such variance request concerns a then existing lot of record.
12. All decisions and findings of the Village Board related to Shorewood Code of Ordinances, Title 10, shall, in all instances, be the final administrative decision and shall be subject to judicial review as may be provided by law. In the case of zoning amendments, conditional uses, planned unit developments and other actions which require that approval or granting thereof be by ordinance, the enactment of an approving or grating ordinance shall be the final Administrative decision and shall be subject to judicial review as may be provided by law.
13. After reading the above in full, if you have any questions please call the Zoning Officer, at (815) 725-2150, Ext. 25.

PLANNING & ZONING COMMISSION APPLICATION

The undersigned does hereby apply for:

___ VARIATION ___ CONDITIONAL USE ___ ZONING CHANGE ___ AMENDMENT

This application pertains to: Shorewood Village Code, Title 10, Chapter ____, Section ____, Paragraph ____, Sub-paragraph ____.

Reason for request: _____

On the following described real estate (give the full exact legal description):

Common address: _____

Property Index Number: _____ Current zoning _____

Below list all owners and their addresses. If a land trust, list the name and address of each beneficiary of the trust.

Date _____

(Name of applicant - please print)

Fee paid: Check one:
___ Variance (Single Lot Res) \$125*
___ Variance (Non-Res & Multi-Lot Res) \$500*
___ Zoning change \$500*
___ Conditional Use \$300*
___ CUP/PUD \$1000*

___ owner
___ contract purchaser
___ lessee
___ attorney for owner

*does not include publication cost

(Signature of applicant)

(Applicant's name-please print)

OFFICE USE ONLY:
Petition No. _____

Address: _____

_____ Zip _____

Telephone:(_____) _____

A F F I D A V I T

Subject property: _____

I, _____, hereby certify that the following is a true and correct list of the names and addresses of persons owning property within 150 feet in all directions of the subject property as such names are recorded in the office of the Will County Supervisor of Assessments. I also certify that the number of feet occupied by all public roads, streets, alleys and other public ways has been excluded in computing the 150-foot requirement. I also certify that a written notice has been sent to each person on the following list by: (check one)

____ personal delivery ____ delivery by certified mail ____ delivery by registered mail

and that said notices included my name, the address of the subject property, how the property would be used if my request were granted, and the date of the hearing.

OWNER MAILING ADDRESS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I further certify that I have a free-hold interest, a possessory interest entitled to exclusive possession, a contractual interest which may become a free-hold interest, an option to purchase, or some other exclusive possessory interest in the subject property. I have attached a copy of the following document to show the nature of my interest:

- ____ Copy of deed
- ____ Copy of contract to purchase, option or lease
- ____ Copy of land trust agreement and all amendments certified by land trustee, and copies of any assignments of beneficial interest in the trust.

Subscribed and sworn to before Date: _____
me this ____ day of _____,
20____ _____

Applicant's Signature

Notary Public

NOTICE TO NEIGHBORING PROPERTY OWNER

Date: _____

To: _____

Dear Property Owner:

I have applied to the Village of Shorewood Planning & Zoning Commission for a:

____ Variation ____ Conditional Use
____ Zoning Change ____ Amendment

The property involved is located at:

_____.

The request, if granted, would permit the following:

The Planning & Zoning Commission will hold a public hearing on my application on _____ 20____ at 7:00 P.M. at the Village Hall, at which time you may express your views on the matter in person, if you so desire. You may also write to the Shorewood Planning & Zoning Commission at One Towne Center Boulevard, Shorewood, IL 60404. Thirdly, you may express your views by legal counsel at your own expense.

Sincerely,

Applicant