



City of Galva
 311 N. W. 4th Avenue
 Galva, IL 61434
 Phone: (309) 932-2555
 Fax: (309) 932-3306
 www.galvail.gov

Change of Zoning Application

Page 1 of 2

Date:

Fee Received:

Plan Copies:

Currently Zoned:

Proposed Zoning:

Applicant:

Name:

Company Name:

Address:

City/State/Zip:

Phone:

Fax:

*Signature:

Owner (if not applicant):

Name:

Address:

City/State/Zip:

Phone:

Fax:

E-Mail Address:

*Signature:

Surveyor

License Number:

Name:

Address:

City/State/Zip:

License Type:

Phone:

Fax:

*Signature:

Land Planner/Engineer

License Number:

Company Name:

Address:

City/State/Zip:

License Type:

Phone:

Fax:

*Signature:

Legal Description of Property

Lot:

Block:

Addition:

Tract:

Abstract:

Survey:

An application of fee of \$175.00 must be submitted with the application before the application is considered to be complete. This fee is NOT Refundable. Ten (10) copies of your plan must be submitted with this application.

***Signatures affixed hereto certify that all information provided is true and correct.**

An additional fee of \$900.00 shall be deposited by the applicant prior to the City Council taking action on the proposed amendment. If the City Council agrees to alter the Zoning Ordinance, this fee WILL NOT be refunded. If the City Council should decide to deny the change of zoning, this fee will be refunded to the applicant within forty-five (45) days.

For City Use Only

Date Petition Submitted to Newspaper:

Next Available Plan Commission Date:

General Information

You must submit ten (10) copies of your plan with this application.

The Plan Commission meets the first Monday of each month at 6:00 p.m. in the City Council Chambers. Prior to the meeting, please check with the City Clerk's office (309 - 932 - 2555) for the date, time and meeting 's agenda information to ensure no changes have been made in the schedule.

The Plan Commission will cause notice of a public hearing of your application to be given by publishing notice of such hearing at least fifteen (15) days prior to the hearing in the Galva News. Because the Galva News is a weekly paper, notice must be submitted to the Galva News by noon on the Friday prior to publishing. The notice will contain the particular location for which the amendment is requested, as well as a brief statement describing the proposed amendment.

In addition, the Plan commission will notify such property owners, groups or organizations as it deems necessary of the time and place of hearing along with the particulars of the proposed amendment it deems necessary or desirable.

Unless withdrawn by the applicant, the Plan Commission will hold the public hearing and forward their recommendations to the City Council within forty-five (45) days of the date the completed application was submitted to the Plan Commission. For purposes of the Plan Commission, an application is NOT complete until proper notice of said application has been published in the Galva News.

Written Protest: In the event of a written protest against against the proposed amendment to the Zoning Ordinance signed and acknowledged by the owners of twenty percent (20%) of the frontage proposed to be altered or by the owners of twenty percent (20%) of the frontage immediately adjoining or across the alley or rear line therefrom or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered as to such regulations or zoning district, filed with the City Clerk, such amendment shall not be passed except by the favorable vote of three-fourths (3/4) of all of the members of the City Council.

Final Decision: The City Council, without further public hearing, may adopt or deny the report of the Plan Commission for a proposed amendment or may refer the petition back to the Plan Commission for further consideration. Any proposed amendment which fails to receive the approval of a majority of the Plan Commission members and is so reported, shall not be passed by the City Council except by the favorable vote of three-fourths (3/4) of all the elected members of said Council.

Boundary Lines: Whenever any uncertainty exists as to the boundary of any use district as shown on the Zoning Map, the following rules apply:

A. Where district boundary lines are indicated as following streets, alleys or similar rights-of-way, they shall be construed as following the center lines thereof.

B. Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

C. Where a lot held in one ownership and of record at the effective date hereof is divided by a district boundary line, the entire lot shall be construed to be within the less restricted district; provided, that this construction shall not apply if it increases the area of the less restricted portion of the lot by more than twenty percent (20%).