

ZONING BOARD OF APPEALS
Rezoning and Conditional Use Process
(Revised 06/2020)

Applications shall be submitted at least 30 calendar days prior to the requested Public Hearing date. Applications will not be accepted and/or processed until ALL of the requirements listed in item 1 (below) are submitted.

1. The Applicant must file the following with the Community Development Director:

- a. Development Review Application: 1 signed copy;
- b. Site Plan (FOR CONDITIONAL USE ONLY): 1 digital (PDF) copy & 12 full sized (FOLDED to 9" x 12") copies depicting and drawn to scale any existing structures, proposed structures, additions, parking areas, signs, and/or fences, and the setbacks from lot lines to such improvements;
- c. Plat of Survey and/or Subdivision: 1 digital (PDF) copy & 12 full sized (Folded to (FOLDED to 9" x 12") copies depicting legal description, dimensions, and existing conditions of the subject property;
- d. Public Notice Mailing Labels: 1 digital (PDF/MS Exel) and 1 paper-copy of the List of Parcel Numbers, Names, and Addresses of the owners of record (as determined by the Downers Grove Township Assessors Office) of all parcels within 250 feet of the subject property; and
- e. Filing Fee and Deposit:

Rezoning	R-1 Single Family Residential District.....	\$400.00 fee plus \$800.00 deposit
	All other zoning districts	\$800.00 fee plus \$1,600.00 deposit
Conditional Use:	R-1 zoning	\$500.00 fee plus \$1,000.00 deposit
	All other zoning	\$1,000.00 fee plus \$2,000.00 deposit

- 2. The Village publishes a Public Hearing Notice in a local newspaper not more than 30 days nor less than 15 days before the Public Hearing.
- 3. The Village sends a Public Hearing Notice by certified mail to all owners of record within 250 feet of the subject property not more than 30 days nor less than 15 days before the public hearing.
- 4. The Applicant posts a Notice of a Public Hearing sign (provided by the Village) on the property not more than 30 days nor less than 15 days before the Public Hearing.
- 5. The Village posts the application, supporting documentation, Public Hearing Notice, and staff report for consideration by the Zoning Board of Appeals/Plan Commission (ZBA/PC).
- 6. ZBA/PC typically meets at 7:30 pm on the 3rd Thursday of each month in the Board Room of the Village Hall, 1 N. Prospect Avenue. **THE APPLICANT OR A REPRESENTATIVE IS REQUIRED TO MAKE A PRESENTATION REGARDING THE REZONING AND/OR CONDITIONAL USE REQUEST TO THE ZBA/PC AT THE PUBLIC HEARING.**

The order of business for a Public Hearing is as follows:

- a. Reading of the Public Hearing Notice
- b. Applicant's presentation
- c. Public testimony
- d. Rebuttal and summary by applicant
- e. ZBA/PC questions
- f. Closing of Public Hearing
- g. Opening of decision meeting
- h. Staff report presentation
- i. ZBA/PC discussion
- j. Motion
- k. Closing of decision meeting

- 7. The ZBA/PC will review and decide a conditional use request based upon a findings of fact that the standards for conditional uses in Section 20.14.3.E of the Zoning Ordinance have been met.
- 8. The motion by the ZBA/PC can be to approve the rezoning and/or conditional use, approve with conditions, deny the rezoning and/or conditional use, or continue the case to a future meeting. In Clarendon Hills, the ZBA/PC is a recommending body to the Village Board on rezonings and conditional uses.
- 9. In order for the request to be transmitted to the Village Board, the Applicant must provide a digital (PDF) copy of the most recently revised site plan (for conditioanl use) must be submitted to staff a minimum of 7 calendar days before the scheduled Board meeting.
- 10. The ZBA/PC recommendation is transmitted to the Village Board who can either approve the rezoning and/or conditional use, approve with conditions, deny the rezoning and/or conditiao use, or refer the case back to the ZBA/PC for further review.
- 11. If the rezoning and/or conditional use is approved, an Ordinance will be adopted and recorded at the DuPage County Recorder's Office, as appropriate.
- 12. During and/or after the zoning process the Applicant will receive invoices for costs (public hearing notice fees, transcripts, etc.) incurred by the Village. **The Applicant must pay the invoices prior to the Village releasing the deposit.**

It is recommended that the Applicant meet with the Community Development Director Prior to submitting an application. If you have questions regarding the rezoning and/or conditional use process or would like to schedule a meeting, contact the Community Development Director at (630) 286-5412.