

Livingston County Regional Planning & Zoning



Livingston County Historic Courthouse
112 W. Madison St.
Pontiac, IL 61764
815-844-7741

Brittney Miller – Administrator
bmiller@livingstoncountyil.gov

Angie Teske - Assistant
ateske@livingstoncountyil.gov

Application for Special Use – Livingston County Zoning Ordinance

For Office Use Only

Filed Date _____ Fee _____ Publication Cost _____
Case SU- _____ Hearing Date _____

Owner Name: _____ Applicant: _____
Address: _____ Address: _____
Phone: _____ Phone: _____

Legal Description of Property: _____

Street Address: _____

Present Use: _____

A special use is requested to allow the property described above to be used as:

- Submit a map drawn to scale of the area included in the application and the abutting area within 200 feet.
- Submit additional attachments as required by the Zoning Administrator.

I (we) certify that all of the information presented above is true to the best of my (our) knowledge and belief.

Applicant(s) Signature(s) _____ Date _____

Statement of Applicant – Owner Status

Indicate correct status by marking the correct box below:

Applicant Owner Individual(s)

Representative of Individual(s)
(List the name(s) and address(es) of the actual and true principal)

Corporation
(List the names and addresses of all officers and directors and identify by title; also list the names and addresses of all stockholders and shareholders owning and interest in excess of 20% of all outstanding stock)

Business of entity doing business under an assumed name
(List the names and addresses of all true and actual owners)

Partnership
(List the names and addresses of all partners)

Joint Venture
(List the names and addresses of all joint venturers)

Syndicate
(List the names and addresses of all syndicate members)

Unincorporated Voluntary Association
(List the names and addresses of all members)

LIST OF NAMES AND ADDRESSES REQUIRED ABOVE

STANDARDS FOR SPECIAL USE

Members of the Board of Appeals must find the proposed Special Use complies with these required standards; however, the criteria for determining the acceptability of a Special Use shall not be limited to the following Standards:

1. Is consistent in all respects with the Livingston County Comprehensive Plan and the Livingston County Zoning Ordinance;
2. Will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
3. Is located in a zoning district where such use is permitted;
4. Complies with the requirements set forth in the zoning district where it is to be located and all requirements specified in Section 24.0, SPECIAL USES, REQUIREMENTS AND PROCEDURES, of the Livingston County Zoning Ordinance, except in each instance as such regulations may be modified by the Board of Appeals;
5. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted, or substantially reduce the value of neighboring property;
6. Will not impede orderly growth, development and improvement of surrounding properties for those uses permitted in the zoning district;
7. Is provided or will be provided with adequate utilities, access roads, drainage and necessary facilities;
8. Is provided with ingress and egress so designed as to minimize traffic congestion in the public streets.

NOTE:

The Board may, at its discretion, qualify any approval for a Special Use subject to certain conditions being imposed upon and agreed to by the applicant prior to requesting the Zoning Administrator issue and Improvement Location Permit.

Livingston County Soil and Water Conservation District

P.O. Box 80 – Rt. 116 West – Pontiac, IL 61764

Phone: (815) 844-6128 – FAX (815) 844-6344

Natural Resource Information Report Application

Livingston County Soil and Water Conservation District

P.O. Box 80 – Rt. 116 West – Pontiac, IL 61764 Phone: (815) 844-6128 Fax: (815) 844-6344

Soil and Water Conservation Districts (SWCD) are mandated by Illinois State Statute 405/22.02a to furnish Natural Resource Information Reports to county municipal agencies considering zoning ordinances or variances. See the last paragraph for further explanation of the statute.

The Livingston County SWCD has thirty (30) days to complete this report after receipt of all the following items:

- Copy of the Livingston County Regional Planning Commission application with the assigned case number, which will include an Application Explanation and a Plat of Survey
- NRI application fee which is payable to the Livingston County SWCD.

Fee Schedule:

Full NRI Report: \$150.00

Letter: \$40.00

The Following guidelines are intended to clarify when a full NRI report will be necessary and when a simple letter of exemption will be sufficient.

Full report format criteria:

1. Land use change involves a change in zoning from agriculture to another classification.
2. Land use change involves activities such as mining, quarrying, regional pollution control facility etc.

Letter format criteria:

1. Land use change in minor.
 2. Parcels with existing residential or industrial zoning requesting other non-agricultural zoning.
- As other circumstances arise it will be the decision of the SWCD AG. Resource Coordinator in consultation with the County Zoning Administrator when a full NRI report will be necessary and when a simple letter of exemption will be sufficient.

22.02a states: The Soil and Water Conservation District (SWCD) shall make all natural resources information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The SWCD shall be given not more than 30 days from the receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action.

The District does not discriminate against any person on the basis of race, religion, color, gender, sexual orientation, national origin, ancestry, age, marital status, veteran status or disability. The policy covers all programs, services and procedures of the District, including employment.

EXAMPLE OF FEES FOR SPECIAL USE

Application Filing Fee: \$175.00

Publication Fee: Usually between \$40 and \$70. (The exact amount varies according to the length of the notice.)

Livingston county Soil and Water Conservation District Fee: \$40.00 (\$150.00 if a full NRI Report is required.)

Location Improvement Permit Fee: \$20.00 - \$150.00+ (The exact amount varies according to the type and size of the improvement.)

Other fees *may* be applicable, such as fees to the Livingston County Health Department.