

# REZONING

## Why would I rezone my property?

Many times, a person who owns the property may examine different uses in consideration of redevelopment opportunities. By rezoning a property, uses may be permitted that previously were not allowed, and it can assist the village by reducing on nonconforming uses while implementing the master plan. When a property owner wants to use land in a way that is not permitted by the existing zoning of the property, the owner must request to rezone the property to a classification that permits the desired use.

## Who can initiate a rezoning?

Any property owner or resident with the permission of said owner may request the property to be rezoned. Additionally, either the Plan Commission or Village Council may request a rezoning of property.

## What is needed to initiate a rezoning?

A rezoning petition is initiated by receiving all necessary documentation including:

- A completed petition
- Proof of ownership or the property owner's permission
- Fees paid
- Escrow received
- No civil fees
- Legal description of land to be rezoned
- Site Plan (When applicable)

## What is the review process?

Contacting the zoning administrator is the first part as the use may not be permitted on the zoned lot(s). The petitioner submits a petition to rezone land along with supporting documentation, fees and escrow. The zoning administrator has a checklist detailing the review process where he or she keeps track of the petition's status. The site plan committee meets to prepare recommendations for technical feedback to the plan commission if necessary. The Plan commission may approve minor changes or make recommendations to the Village Council. The Village Council will decide on this petition to approve or deny except when they request an amendment to be made that will be heard at a later meeting.

## What does the Site Plan Committee have to do with Zone Map Changes?

Zone map changes may occur to allow for a change of use. This may not include a site plan requiring technical feedback; however, the site plan committee assists in providing technical corrections when needed. As the need to rezone the property may require the approval of a site plan, having the site plan committee review, the site plan committee reviewing the petition prior to the public hearing aids in reducing time while covering all aspects of the approval process, so the petitioner knows the outcome sooner.

## What if the Proposed Development Experiences Delays?

Keep in contact with the Zoning Administrator throughout the development process. The plan commission may initiate action to rezone the land back to its previous designation [Sec 78-39](#). Keeping in contact with the Zoning Administrator, so he or she can give the plan commission regular updates to limit hurdles resulting from delays.

Rezoning: 45 to 120 days

