**Batavia Zoning Code**

This document only provides for 5.8, which are the only Chapters of the Zoning Code that apply to this this Post from Edgar County Watchdogs. The complete Batavia Zoning Code can be found at [www.cityofbatavia.net](http://www.cityofbatavia.net)

**Chapter 5.8: Amendments to the Comprehensive Plan Text or Map Sections:**

**5.801 Purpose**

The purpose of this chapter is to provide procedures by which changes may be made to the text or map of the Comprehensive Plan. The Comprehensive Plan is a comprehensive long-range guide for orderly growth, development and redevelopment in the community.

**5.802 Initiation of Amendments**

A. ***City Initiated Amendments.*** The City Council, the Community Development Committee of the City Council, the Plan Commission, or Community Development Director may initiate an amendment to the map or text of the Comprehensive Plan. An amendment shall be initiated by motion, except those initiated by the Community Development Director.

B. ***Property Owner Initiated Amendments*.** A property owner or an agent authorized in writing may apply for an amendment to the map or text of the Comprehensive Plan governing the property.

C. ***Timing.*** Applications for Comprehensive Plan amendments may be filed at any time.

 **5.803 Procedures**

A. ***Pre-Application Review.*** All applications to amend the map or text of the Comprehensive Plan shall be subject to pre-application review pursuant to the procedures set forth in Chapter 5.2: Common Procedures.

B. ***Application.*** Applications shall be filed in accordance with the application procedures set forth in Chapter 5.2: Common Procedures.

C. ***Public Notice.*** Public notification shall be provided in accordance with Section 5.205: Notice of Public Hearings.

D. ***Notice to Other Jurisdictions.*** Notice of amendments to the Comprehensive Plan shall be given to other affected jurisdictions within 1000 feet of any property that is the subject of a Comprehensive Plan amendment application.

E. ***Staff Report.*** The Director of Community Development shall prepare a staff report and transmit it to the Plan Commission. *A copy of the staff report shall be made available to the public and the applicant prior to the public hearing. The report shall include a determination of whether the proposed change conforms to the goals and policies of each Element of the Plan.* A report for an amendment to the Land Use Map shall also include an evaluation of the ability of the City’s infrastructure to serve development of the property if the Official Zoning Map were to be amended as proposed.

F. ***Plan Commission Hearing.*** The Plan Commission shall conduct a public hearing for Comprehensive Plan amendments. The Plan Commission shall conduct the hearing as set forth in Chapter 5.2: Common Procedures.

G. ***Plan Commission Action.*** The Plan Commission may recommend approval, approval with modifications or denial of the proposed amendment to the Community Development Committee.

H. ***Community Development Committee Action.*** The Community Development Committee shall consider the recommendations of the Plan Commission and staff, public testimony, and shall recommend an ordinance approving, approving with modifications or denying the proposed amendment to the City Council.

I. ***Council Action***. The City Council may approve, approve with modifications or deny the application by the adoption of an ordinance.