

Land Use Department

Grundy County Subdivision Application

In order to better implement the provisions of the subdivision requirements listed within the Unified Development Ordinance, the following information will be necessary to process your petition for subdivision.

This petition may be used for either a major or minor subdivision. Five initial copies of the plat should be provided for the staff or Development Team to complete their review and analysis.

All major subdivisions must have an ECOCat delineation completed by the IDNR prior to applying to the Land Use Department.

Processing for the petition will be as follows:

Development Team Review

Engineering Approval

Zoning Board of Appeals Public Hearing

Land Use Committee

County Board Approval

Date:		
Proposed name of subdivision:		
Number of lots:	_Total Acreage:	PIN#
Attach Legal Description		
Name of Petitioner:		
Address:		
		Date:
Signature of Owner:		Date:
Office Use:		Copies Distributed to Development Team
Case #		ZBA Date:
Date Filed:		Land Use Committee Date:
Fees:Receipt:	#	County Board Date:

Process for Preliminary and Final Plats

Third Monday of the month

- Application is made to the Land Use Department,
- Development Team reviews petition.
- When approved by team, petition is added to Zoning Board of Appeals agenda.

Zoning Board of Appeals

 Preliminary and final plats are reviewed by the Zoning Board of Appeals for compliance to the code, comprehensive plan, and good planning. The public is able to provide input during this public hearing.

Land Use Committee

- Reviews the preliminary and final plats.
- Reviews the recommendation made by the Zoning Board of Appeals.
- Recommends to the County Board for final consideration.

County Board

- County Board considers the preliminary and final plats.
- Hears the recommendations by both the Zoning Board of Appeals and the Land Use Committee
- Makes final determination.