

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
February 12, 2018

A. PLANNING AND/OR ZONING REQUESTS:

TO BE LAID OVER: NONE

TO BE VOTED ON:

1. Z-19-17 A Map Amendment to rezone +/- 129.423 acres from the AG, Agricultural Priority District to the IG, General Industrial District, requested by Commonwealth Edison, property owner, represented by Tom Kracun, Consultant with David Mason & Associates, for property commonly known as 4498 S. Perryville Road, Cherry Valley, IL 61016 in Cherry Valley Township.
PINs: Part of PINs: 16-11-300-001 & 16-11-176-001 C.B. District: 11
Lesa Rating: Moderate (196) Consistent w/2030 LRMP – Future Map: NO
ZBA RECOMMENDS: APPROVAL (6-0)
ZC RECOMMENDS: APPROVAL (3-2)

2. SU-11-17 A Special Use Permit to allow an outdoor/contractor storage yard in the IG, General Industrial District, requested by Commonwealth Edison, property owner, represented by Tom Kracun, Consultant with David Mason & Associates, for property commonly known as 4498 S. Perryville Road, Cherry Valley, IL 61016 in Cherry Valley Township.
PINs: Part of PINs: 16-11-300-001 & 16-11-176-001 C.B. District: 11
Lesa Rating: N/A Consistent w/2030 LRMP – Future Map: N/A
ZBA RECOMMENDS: APPROVAL WITH CONDITIONS (6-0)
ZC RECOMMENDS: APPROVAL WITH CONDITIONS (3-2)

3. V-03-17 A Variation to reduce the minimum height of a solid fence from 6 feet (per Sections 15.3.29 A. 1. and 20.9 C.) to 0 feet which will effectively waive the solid fencing (screening) requirement for an outdoor/contractor storage yard, requested by Commonwealth Edison, property owner, represented by Tom Kracun, Consultant with David Mason & Associates, for property commonly known as 4498 S. Perryville Road, Cherry Valley, IL 61016 in Cherry Valley Township.
PINs: Part of PINs: 16-11-300-001 & 16-11-176-001 C.B. District: 11
Lesa Rating: N/A Consistent w/2030 LRMP – Future Map: N/A
ZBA RECOMMENDS: APPROVAL WITH CONDITIONS (6-0)
ZC RECOMMENDS: APPROVAL WITH CONDITIONS (3-2)

4. V-04-17 A Variation to waive the hard surface, all weather dustless surface requirement (per Section 23.8.4), to allow gravel off-street parking areas inclusive of gravel accessory drives, requested by Commonwealth Edison, property owner, represented by Tom Kracun, Consultant with David Mason & Associates, for property commonly known as 4498 S. Perryville Road, Cherry Valley, IL 61016 in Cherry Valley Township.
PINs: Part of PINs: 16-11-300-001 & 16-11-176-001 C.B. District: 11
Lesa Rating: N/A Consistent w/2030 LRMP – Future Map: N/A
ZBA RECOMMENDS: APPROVAL WITH CONDITIONS (6-0)
ZC RECOMMENDS: APPROVAL WITH CONDITIONS (3-2)

5. V-05-17 A Variation to increase the maximum height requirement (of Section 18.3.5 B. 2.)

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February 12, 2018

for light pole(s) accessory to a single family dwelling on private property, as measured from grade at the base to the bottom of the luminaire, to 14 feet (16.50 feet from top of pole) instead of 8 feet, requested by Nicole M. Murphy, property owner, for property commonly known as 7244 Warblers Way, Roscoe, IL 61073 in Roscoe Township.

PIN: 04-26-303-021 C.B. District: 4
Lesa Rating: N/A Consistent w/2030 LRMP – Future Map: N/A

ZBA RECOMMENDS: * ***MOTION TO APPROVE WITH ZBA CONDITIONS FAILED W/ A VOTE OF (1-5), THEREFORE, DENIAL IS RECOMMENDED***

ZC RECOMMENDS: ***MOTION TO APPROVE WITH ZBA CONDITIONS FAILED W/ A VOTE OF (0-5), THEREFORE, DENIAL IS RECOMMENDED***

6. Z-20-17 A Map Amendment to rezone +/- .71 acres from the AG, Agricultural Priority District to the R2, Single-Family and Two-Family Residential District, requested by Janet R. Joyes, Applicant, on behalf of Milo and Blanche Faulkner (deceased), property owners, for property commonly known as 8980 Cunningham Road, Winnebago, IL 61088 in Winnebago Township.

PIN: 14-15-200-001 C.B. District: 1
Lesa Rating: High (210) Consistent w/2030 LRMP – Future Map: NO

ZBA RECOMMENDS: ***APPROVAL (4-2)***

ZC RECOMMENDS: ***DENIAL (2-3)***

B. COMMITTEE REPORT (ANNOUNCEMENTS) - for informational purposes only; not intended as a public notice):

- Chairman, Brian Erickson, hereby announces that the next *Zoning Board of Appeals (ZBA)* meeting is scheduled for Wednesday, **February 14, 2018**, at 5:30 p.m. in Room 303 of the County Administration Building. The cases currently on the agenda are as follows:
 1. Z-15-17 A Map Amendment to rezone +/- 25.0 acres from the AG, Agricultural Priority District to the A2, Agriculture-Related Business District for property commonly known as 10076 Fish Hatchery Road, Burritt Township, District 1.
 2. SU-08-17 A Special Use Permit for a Retreat Center in the A2, Agriculture-Related Business District for property commonly known as 10076 Fish Hatchery Road, Burritt Township, District 1.
 3. Z-01-18 A Map Amendment to rezone +/- 63.86 acres from the IL, Light Industrial District to the IG, General Industrial District for property commonly known as 13750 Metric Road, Roscoe Township, District 4.
 4. V-01-18 A Variation to reduce the minimum height of a solid fence from 6 feet to 0 feet for property commonly known as 13750 Metric Road, Roscoe Township, District 4.
 5. Z-02-18 A Map Amendment to rezone +/- 2.389 acres from the RA, Rural Agricultural Residential District (a sub-district of the RA District) to the RE, Rural Estate District (a sub-district of the RA District) for property commonly known as 10065 Yale Bridge Road, Shirland Township, District 2.
 6. SU-01-18 A Special Use Permit to allow a Campground in the AG, Agricultural Priority District for property commonly known as 7625 & 7696 Kishwaukee Road, Rockford Township, District 9.
- Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is tentatively scheduled for Wednesday, **February 28, 2018**, at 5:30 p.m. in Room 303 of the County Administration Building.

* Pursuant to Sec. 4.2.3.6 of UDO, a Variation which fails to receive the approval of the Board of Appeals shall not be passed except by

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the favorable vote of three-fourth (15 out of 20) of all the members of the County Board.