

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
February 22, 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)

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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, **March 7, 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-03-18 A Map Amendment to rezone +/- 75 acres from the AG, Agricultural Priority District to the A2, Agriculture-Related Business District for property commonly known as PIN: 07-18-400-002, Tate Road, in Owen Township, District 1.
 2. V-02-18 A Variation to waive the hard surface, all weather dustless surface, requirement, to allow a gravel off-street parking area inclusive of gravel accessory drives for property commonly known as PIN: 07-18-400-002, Tate Road, in Owen Township, District 1.
- 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.