

# County of Winnebago

## Winnebago County Board

Frank Haney, Chairman

Margie M. Mullins, County Clerk

Date: December 22, 2017

### **PUBLIC NOTICE AND NOTICE TO COMMITTEE MEMBERS**

NOTICE IS HEREBY GIVEN that the following Committee Meetings have been called by the Chairperson and such Meetings will be held as follows:

### **ZONING COMMITTEE AGENDA**

CALLED BY: CHAIRMAN,  
JIM WEBSTER

DATE: WEDNESDAY, DECEMBER 27, 2017  
TIME: 5:30 PM  
LOCATION: WINNEBAGO COUNTY  
ADMINISTRATION BUILDING  
404 ELM STREET, ROOM 303  
ROCKFORD, IL 61101

- A. Call to Order
- B. Roll Call
- C. Approval of November 20, 2017 Minutes
- D. Agenda Items:
  - 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  
Les a Rating: Moderate (196) Consistent w/2030 LRMP – Future Map: NO  
**ZBA RECOMMENDS: APPROVAL (6-0)**

A qualified person with a disability, who needs an interpreter or other special accommodations in order to attend or participate in a public meeting, should contact Margie M. Mullins, Clerk of the County Board by telephone: 815/319-4250, no less than three (3) business days prior to the meeting, or by mail at, Winnebago County Administration Building, c/o Margie M. Mullins, County Clerk, 404 Elm Street, Room 104, Rockford, IL 61101. This Notice is available in Large Print or on Cassette Tape upon request.

Margie M. Mullins, Clerk

**NEWS MEDIA: DO NOT PUBLISH AS A LEGAL NOTICE!**

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)**

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)**

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)**

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

**MOTION TO APPROVE WITH ZBA CONDITIONS**

**ZBA RECOMMENDS: FAILED W/ A VOTE OF (1-5), 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 the 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)**

E. Other Matters

F. Adjournment