



# REZONING APPLICATION

Village of Cherry Valley  
806 E. State Street  
Cherry Valley, IL 61016

Name of applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

If applicant is not the owner of the property; attached a signed statement from the owner that the applicant is the authorized agent of the owner of the property for which the change in zoning is requested.

Address of property: \_\_\_\_\_

Property tax code number: \_\_\_\_\_

Township: \_\_\_\_\_

On separate sheet; provide the name and address of all adjoining property owners.

### FEES:

Property of less than 1/2 acres:.....	\$200.00
Property 1/2 acre to 2 acres:.....	\$275.00
Over 2 acres to 5 acres:.....	\$350.00
Above 5 acres: .....	\$350.00

Plus \$25.00 for each acre or part thereof in excess of five acres, with a total maximum of \$600.00

Enclose a copy of full and complete legal description for the property.

According to State Law, it is the responsibility of the applicant to **provide the Village Zoning office with a soils report for the property in question.** Soil reports can be obtained from the Winnebago County Soils and Water Conservation District. **Applicants must furnish the soil and water district with a copy of the attached application.** The District has up to thirty days from receipt of this application to issue its written opinion concerning this petition.

In addition to the above noted fees, applicants are also responsible for all publication costs and certified mailings (postage) associated with this application. Fees will be invoiced upon receipt of the bill from the local newspaper.

All information provided is accurate. I full understand that failure to provide all information may result in delays in processing the request:

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Date



WINNEBAGO COUNTY  
**SOIL AND WATER  
CONSERVATION DISTRICT**

4833 OWEN CENTER ROAD • ROCKFORD, IL 61101-6007 • (815) 965-2392  
www.winnebagoswcd.org FAX • (815) 965-2447

### **Natural Resource Information (NRI) Reports**

The purpose and intent of the Natural Resource Information (NRI) report is to provide natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments, or relief of local zoning ordinances may reference the reports. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands and the development of these lands because of these decisions may reference this report. This report is required under 94 Act III Complied Statues, Chapter 70 Paragraph 405/1 Et Seq. and III Revised Statues, Chapter 5 Paragraph 106 Et Seq.

The NRI report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. The report comes from the following: standardized data, on-site investigations, and information furnished by the petitioner. The report should be used in its entirety to coordinate and inter-relate all natural resource considerations. The report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county. The conclusions of the NRI in no way indicate the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored.

The report contains the following information:

- The percentage of the parcel that has prime farmland soils as indicated by the Natural Resource Conservation Service (NRCS) soil survey.
- What the percentage of the parcel is composed of soils with severe or very severe limitations for certain building related uses: dwellings with basements, dwellings without basements, small commercial building, local roads/streets, lawns/landscaping, shallow excavations and septic systems as indicated by the NRCS soil survey.
- Where the parcel is located at on the Flood Insurance Rate Map. This would indicate if the parcel is located in a flood plain.
- Information on the percentage or location of potential wetlands on the parcel.
- Storm water management issues and concerns with the site as well as significant drainage features.
- Best Management Practices for soil erosion and sediment control and areas subject to impact by erosion.

### **Illinois Soil and Water Conservation Districts Act (Ill. Complied Statues, Ch. 70, Par 405/1 et seq) 405/22.02a**

Sec. 22.02a. NATURAL RESOURCE INFORMATION –  
FURNISHING TO COUNTY OR MUNICIPAL AGENCIES CONSIDERING ZONING ORDINANCES OR VARIANCES.

The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for a variation, amendment or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action.

The Winnebago County Soil and Water Conservation Districts is an equal opportunity employer.  
All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

WINNEBAGO COUNTY SOIL AND WATER  
CONSERVATION DISTRICT

4833 Owen Center Road  
Rockford, IL 61101-6007

(815) 965-2392, Ext. 3  
Fax – (815) 965-2447

*Required information for Natural Resource Inventory Reports and Zoning Letters.  
Incomplete applications will not be processed.*

Date: \_\_\_\_\_

(Office use) REPORT# \_\_\_\_\_

**Zoning application filed with:**

County  Rockford  Loves Park  Machesney Park  Other (specify: \_\_\_\_\_)

Location of subject property: \_\_\_\_\_  
(Street address)

Pin#: \_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_

Township: \_\_\_\_\_ Section(s) \_\_\_\_\_

Total Acres: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Project or Subdivision Names: \_\_\_\_\_

Surrounding Land Use: \_\_\_\_\_

Name and address of owner:

Name and address of applicant:

*(the report will be mailed to listed applicant)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name & phone# of contact person: \_\_\_\_\_

( ) \_\_\_\_\_ - \_\_\_\_\_

Type of Request:

(Check the one that applies and describe the request in detail)

Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_

Variance: \_\_\_\_\_

Special Use Permit: \_\_\_\_\_

Other: \_\_\_\_\_

**Existing Land Use:** (vacant, agriculture, etc.) \_\_\_\_\_

**Proposed Land Use:** \_\_\_\_\_

**Date of Public Hearing:** \_\_\_\_\_

**Water Supply:**

**Wastewater Treatment:**

Well  Community Water

Septic  Sanitary Sewer

**Proposed Land Use Will Include:**

Septic Tank Filter Fields  Dwellings without Basement  Small Commercial Buildings

Dwelling with Basements  Change (in Zoning from) \_\_\_\_\_

*I (we) understand the filing of this application allows an authorized representative of the Winnebago County Soil and Water Conservation District to visit and conduct any necessary on-site investigations on the site which is described above. It is also understood that through this request I am giving the Soil and Water Conservation District permission to provide NRCS Wetland Inventory Information on my land in regards to the Natural Resource Information Report. I understand that this report becomes public knowledge once accepted by the District Board of Directors. Completions of this report may require 30 days as allowed under State Law.*

\_\_\_\_\_  
(Petitioner)

\_\_\_\_\_  
(Date)

*This report is used as a guide in making land use decisions and does not preclude future refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resource Conservation Service) and are subject to change by this office and appropriate county agencies.*

<p><b>Fee:</b></p> <ul style="list-style-type: none"> <li>• Zoning Letter     - \$75.00</li> <li>• N.R.I. Reports (zoning request involving AG Zoned land or vacant land)     - \$400.00 (0-5 acres) +\$20.00/acre over 5</li> </ul> <p><i>Winnebago County SWCD fee determinations are final. Reports will not be completed without payment.</i></p>	<p><b>Payment:</b></p> <ul style="list-style-type: none"> <li>• Cash</li> <li>• check (made payable to):     <i>Winnebago County SWCD</i></li> <li>• Credit card (Illinois E-Pay through the SWCD website at <a href="http://www.winnebagoswcd.org">www.winnebagoswcd.org</a>).</li> </ul> <p><i>A returned check fee of \$25.00 will be charged for each returned check.</i></p>
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If you have any questions regarding this form please call (815) 965-2392, extension 3.

**FILING DEADLINE**

Any person who petitions any municipality or county agency in the District for variation or amendment from that Municipalities or county's zoning ordinance or who proposed to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the District no less than 10 days prior to the regularly scheduled meeting of the District.

The Winnebago County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.