



Village of Cherry Valley

806 E. State Street, Cherry Valley, IL 61016
Phone: 815-332-3441 Fax: 815-332-3414

APPLICATION FOR SPECIAL USE PERMIT

1. Owner of Property: _____
Address: _____
Phone number: _____ Business Phone: _____ Fax Number: _____

2. Authorized agent of applicant (if different): _____
Address: _____
Phone number: _____ Business Phone: _____ Fax Number: _____

3. Address of property for which the application is being filed: _____

4. Attach legal description for property: _____

5. List all existing uses currently on the property: _____

6. List proposed use(s) on the property if application is approved: _____

7. List the owners of record for all properties adjacent to and across the street or alley from the property for which this application is being filed. (This information may be obtained at the Winnebago or Boone County Assessor's Office.)

8. Applicant must provide an accurate scale drawing of the site and surrounding area for a distance of at least three hundred (300) feet from each boundary of the site showing the existing locations of streets and property lines. Also include an accurate scale drawing of the site showing the contours at intervals of no more than five (5) feet, and existing and proposed locations of streets, property lines, uses, structures, driveways, sidewalks, parking, loading facilities, and landscaped areas.

9. 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.

Non-refundable fees for special use permit (Checks made payable to Village of Cherry Valley):

Less than 2 acres:	\$100.00
2 acres to 5 acres:.....	\$175.00
Over 2 acres:	\$175.00

Plus \$10.00 for each acre or part thereof in excess of five acres, with a total maximum of \$300.00

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

NOTICE

The Village of Cherry Valley is not responsible for delays in processing this application due to incomplete or inaccurate information provided by the application.

Special use permits expire one (1) year from date of issuance unless active construction or use has begun. You may apply for a one-year renewal prior to this original permit lapsing.

The applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his / her knowledge:

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 Ill 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.

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>Fee:</p> <ul style="list-style-type: none"> • Zoning Letter - \$75.00 • N.R.I. Reports (zoning request involving AG Zoned land or vacant land) - \$400.00 (0-5 acres) +\$20.00/acre over 5 <p><i>Winnebago County SWCD fee determinations are final. Reports will not be completed without payment.</i></p>	<p>Payment:</p> <ul style="list-style-type: none"> • Cash • check (made payable to): <i>Winnebago County SWCD</i> • Credit card (Illinois E-Pay through the SWCD website at www.winnebagoswcd.org). <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.