



REZONING APPLICATION

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

Zoning Change Request from Zoning Classification: _____ To: _____

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 fully 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 Compiled Statutes, Chapter 70 Paragraph 405/1 Et Seq. and III Revised Statutes, 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. Compiled Statutes, 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 municipalities 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.