



REPORT TO VILLAGE BOARD

ITEM NAME:	Zoning Change Cywinski 1904 Lea Road
MEETING DATE:	9/14/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Request for zoning change from AR – Agricultural and Residential to RR5 – Rural Residential.

BACKGROUND:

On September 10th, the Plan Commission convened a Public Hearing for the requested zoning change, recommended the requested zoning change to the Village Board for final approval, and approved a concurrent Certified Survey Map (CSM) application contingent upon enactment of this zoning change which is needed for uniformity among parcels included in the CSM.

PROPOSAL:

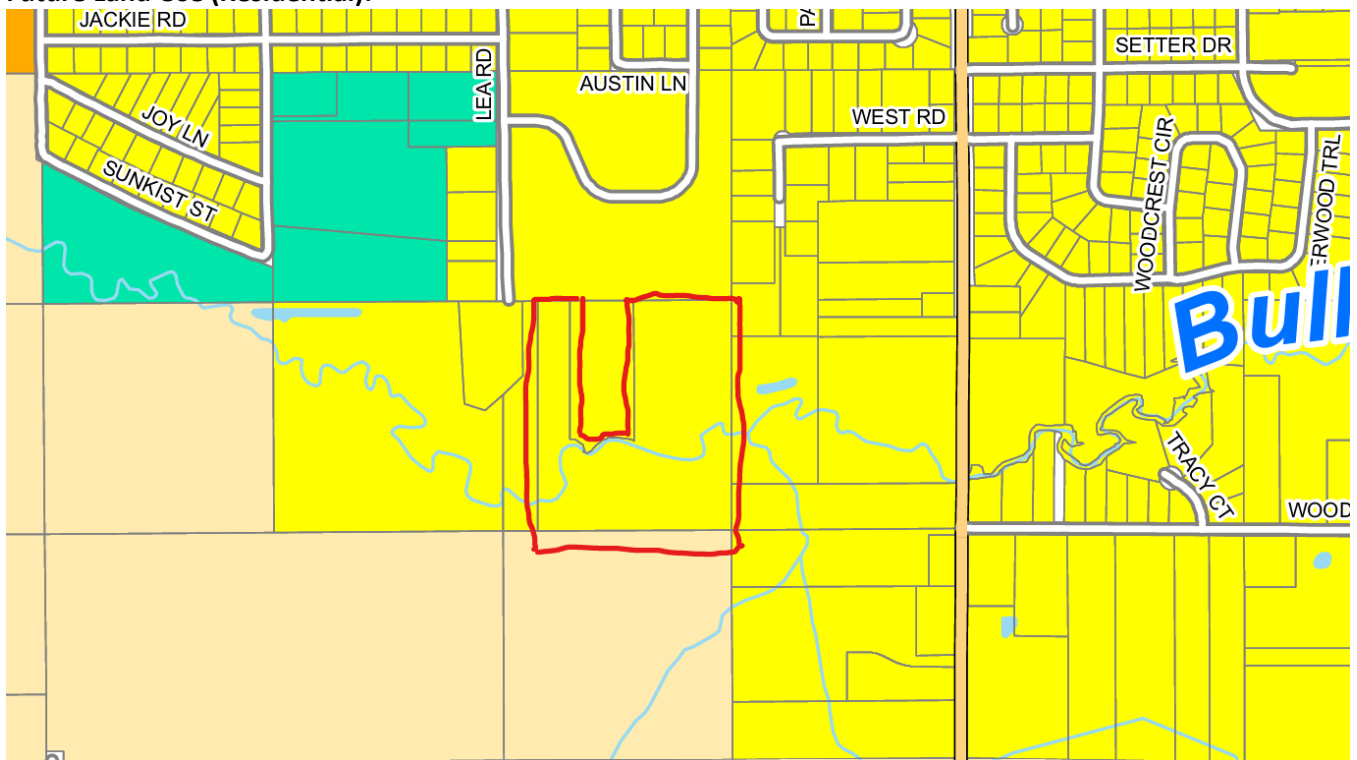
Applicants request a zoning change from AR – Agricultural and Residential to RR5 – Rural Residential. The site to be rezoned (PIN: 145-2707-124-0977) is a U-shaped parcel (zoned AR) that surrounds the applicant's residence (zoned RR5) on 3 sides. The requested zoning change is consistent with the Future Land use map that indicates this area residential. Approved contingent upon enactment of the zoning change is a Certified Survey Map (CSM) that would result in two residential lots (~14.432 acres and ~8.359 acres) each with an existing home north of Bull Junior Creek, and an outlot (~10.746 acres) to the south of Bull Junior Creek. The CSM identifies a new easement that more accurately indicates the existing private drive that provides access to each lot.

Summary of findings with respect to criteria (1-6) outlined in § 520-118(G):

- (1) The proposed rezoning is consistent with the comprehensive plan including the future land use map that indicates residential future land use in this area.
- (2) This zoning change preserves property values by enabling the applicant to reconfigure lot lines in a way that makes existing lots salable, prevents overcrowding, and clarifies as-is the access to the two existing homes.
- (3) The stated reason for this zoning change and concurrent CSM is to prepare an inherited lot for sale and widen the lot on which the applicant resides (not to address a current zoning issue, emerging trend, or growth pattern).
- (4) The proposed rezoning maintains desired consistency of land uses of adjacent parcels zoned AR, SF, RR2 and RR5. This parcel nearly surrounds the applicant's other parcel which is already zoned RR5.
- (5) The application is concurrent with a Certified Survey Map approved by the Plan Commission (9/10/2026) contingent upon this zoning change to RR5. The resulting parcels each meet the RR5 minimum lot size of 5 acres as follows. The surveyor's map properly notes that "Outlot 1" is a substandard lot and cannot be built upon without prior approval of the Village without the prior approval of the appropriate governing bodies.
- (6) This change would not rezone any land to a multifamily, commercial or industrial zoning district.

RECOMMENDED ACTION(s): Approve the Zoning Change from AR to RR5.

Future Land Use (Residential):



Current Zoning (AR):

