

Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-018

Applicant: Amy L. Silvestri

Location: 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004)

Requested Action: Replat of two existing commercial lots to create six residential lots

Existing Use: Vacant Land

Proposed Use: Single Family Residential

Existing Zoning: CR (Retail and Service Commercial)

Adjacent Zoning:

North: R1

East: CR (contiguous) and R1

South: RR (Roscoe Township)

West: UT

Description: The applicant is requesting to divide the lots at 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004). This would be a division of the two lots into six lots in the Kinnikinnick Creekside plat. This would redesignate the two parcels as available for further residential development, based on the R-1 Single Family Residential Zoning District standards, as shown in the table below:

	District Standard	Proposed
Lot Size	9,500 square feet	22,100 to 26,707 square feet
Lot Width	75 feet	106 to 152 feet
Lot Depth	125 feet	152 to 243 feet
Development Setback Standards		
Front Setback	30 feet	Able to accommodate
Side Setback	10 feet	Able to accommodate
Rear Setback	30 feet	Able to accommodate

As seen above, the proposed land division would conform to the Single Family Residential Zoning District requirements.

Staff Review: The land division would allow for six smaller lots that would allow single family residences to occupy the land, following a rezoning to R-1, if approved by the Village. Single family residential lots of this size would match the existing pattern of larger lot single family homes that are

adjacent to the two lots. They would also match the mostly residential character of the rest of the Kinnikinnick Creekside Subdivision.

Staff notes that at the time of development, the driveway for Lot 81 (on Joney Drive) should be located as far north as possible in order to provide adequate spacing from Elevator Road.

Staff Recommendation: Staff recommends **approval** of the requested land division, subject to the following conditions:

1. The future driveway for Lot 81 on Joney Drive should be placed as far north from Elevator Road as possible.
2. Applicant shall submit an official plat drawing (i.e., recordable by the County) for review by the Village Engineer.
3. The proposed land division is subject to approval by the Village Engineer.
4. Applicant shall modify the proposed land division drawing to include an easement for the existing “Kinnikinnick Creekside” subdivision sign abutting the public right-of-way to ensure access from the road to the sign for future maintenance.