



10631 MAIN STREET  
PHONE: 815-623-2829 FAX: 815-623-1360

## **ZONING BOARD of APPEALS APPLICATION**

### **GENERAL INFORMATION**

#### Applicant

Name: Attorney Amy L. Silvestri  
Address: 2208 Charles Street, Rockford, Illinois 61104  
Phone: [REDACTED] Email [REDACTED]  
Applicant's Interest in Subject Property: Attorney for the Owners

#### Owner (if different from Applicant)

Name: See Attached Exhibit A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email \_\_\_\_\_

### **SUBJECT PROPERTY**

Address of Property: 12052 and 12126 Joncey Drive, Roscoe, IL 61073  
Current Zoning Classification of Property: CR  
UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P  
Other \_\_\_\_\_

If a Special Use Permit has been previously issued, describe here, including date of issuance:  
Not Applicable

Legal Description of Property (attach copy of deed) or legal.  
See Attached Exhibit B

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Property Identification Number (PIN): 0428477005 and 0428477004

Township: Roscoe

Is title to the subject Property held in a land trust?

☐

Yes

☒

No

Trust No. \_\_\_\_\_

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

☐

Variation

☐

Special Use Permit

☒

Map Amendment

☐

Text Amendment

☐

Zoning Appeal

☒

Other (specify) Replat

Describe and explain reason for requested action: (use separate sheet if necessary)

Owners would like to change the 2 Commercial Retail lots into 6 single family

Residential lots (See Exhibit C, attached)

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Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes ☐ No ☒

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes ☐ No ☒

(If yes, attach a statement of the grounds justifying reconsideration.)

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Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must include detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Amy L. Silvestri

Amy L. Silvestri Attorney in Fact for All Owners

[Redacted Signature]

[Redacted Signature]

Signature of Applicant

Signature of Owner

July 1, 2025

July 1, 2025

Date

Date

FOR OFFICE USE ONLY

Fee \_\_\_\_\_

Date Filed \_\_\_\_\_

Legal Published \_\_\_\_\_

Receipt Number \_\_\_\_\_

Newspaper \_\_\_\_\_


Date Hearing Scheduled \_\_\_\_\_

Date Legal Posted \_\_\_\_\_


\_\_\_\_\_  
Staff Signature / Date

**Exhibit A**  
**Owners**


GERALD L. MCCURDY, Trustee  
The Gerald L. McCurdy Living Trust No. 510, Dated May 10, 2000  
1896 Krupke Road  
Caledonia, Illinois 61011




Barbara J. McCurdy, Trustee  
The Barbara J. McCurdy Living Trust No. 510, dated May 10, 2000  
1896 Krupke Road  
Caledonia, Illinois 61011



David Edward Mccurdy  
3523 Roscoe Road  
Rockton, Illinois 61072



Floyd Laverne Mccurdy  
1912 Krupke Road  
Caledonia, Illinois 61011



Lorraine E. Mccurdy  
1912 Krupke Road  
Caledonia, Illinois 61011

## **Exhibit B**

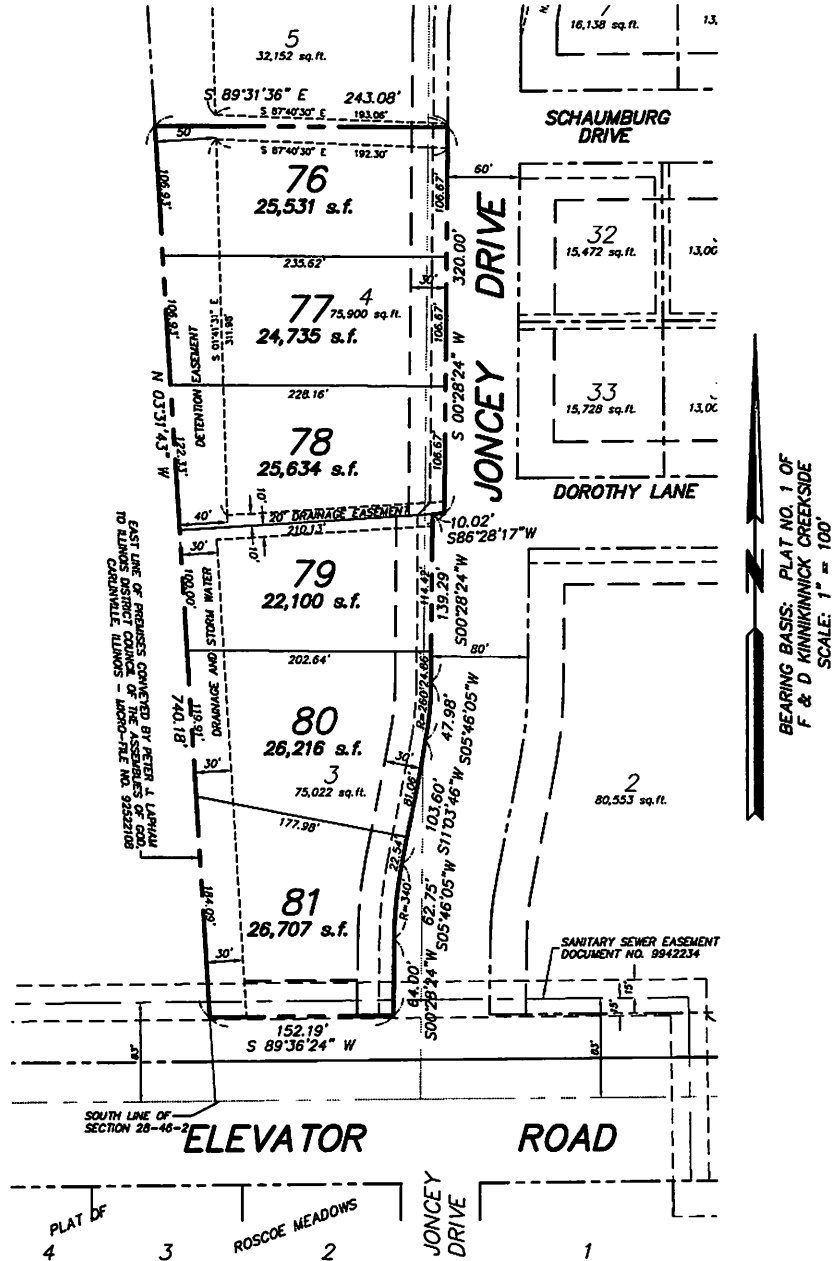
### **Legal Description**

Lots Three (3) and Four (4) as designated upon Final Plat No. 2 of F & D Kinnikinnick Creekside, being a Subdivision of part of the Southwest Quarter (1/4) of Section 27 and part of the Southeast Quarter (1/4) of Section 28, all in Township 46 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 47 of Plats on Page 178 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

## **Exhibit C**

# EXHIBIT FOR

## REPLAT OF LOTS 3 & 4 OF FINAL PLAT NO. 1 OF **F & D KINNIKINNICK CREEKSIDE** VILLAGE OF ROSCOE WINNEBAGO COUNTY, ILLINOIS



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PREPARED BY:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS  
 1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111  
 (815) 633-5097 FAX (815) 633-4593  
 www.rkjohasooassociates.com  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
 OCTOBER 1, 2024 JOB NO. 11559



12126 JONCEY DR

Pin	Alt.Pin	Property Size
0428477004	null	Sq. Feet: 74807   Acres: 1.72
<b>Legal Description</b> F & D KINNIKINNICK CREEKSIDE PT SW1/4 SEC 27 & PT SE1/4 SEC 28-46-2 LOT 4		

Property Use

Use Code	Description
0039	Pref Asd Res(not1/3)10-30

Zoning Info

<b>ZoningClass:</b> CR
<b>ZoningDesc:</b> Retail and Service Commercial District

Township Info

Township	Assessor Name
ROSCOE	Cindy Servant

School District

<b>SCHOOLDIST:</b> Hononegah High School Dist #207
<b>GRADESCHOOL:</b> Kinnikinnick School Dist #131

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2024	\$440.00	\$0.00	189

Exemptions

No exemptions to display.

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out





**12052 JONCEY DR**

Pin	Alt.Pin	Property Size
0428477005	null	Sq. Feet: 75117   Acres: 1.72
<b>Legal Description</b> F & D KINNIKINNICK CREEKSIDE PT SW1/4 SEC 27 & PT SE1/4 SEC 28-46-2 LOT 3		

**Property Use**

Use Code	Description
0059	Pref Asd Com(not1/3)10-30

**Zoning Info**

<b>ZoningClass:</b> CR
<b>ZoningDesc:</b> Retail and Service Commercial District

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Township	Assessor Name
ROSCOE	Cindy Servant

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**Exemptions**

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**Sale History**

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**Flood Hazard Zones**

Flood Zone Type	In/Out
X	Out

## **Consultants**

Thomas Eddie  
R. K. Johnson & Associates, Inc.  
1515 Windsor Road  
Loves Park, Illinois 61111  
815-633-5097