

Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-017

Applicant: Amy L. Silvestri

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

Requested Action: A zoning map amendment to change the zoning of the subject properties from CR to R1

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)

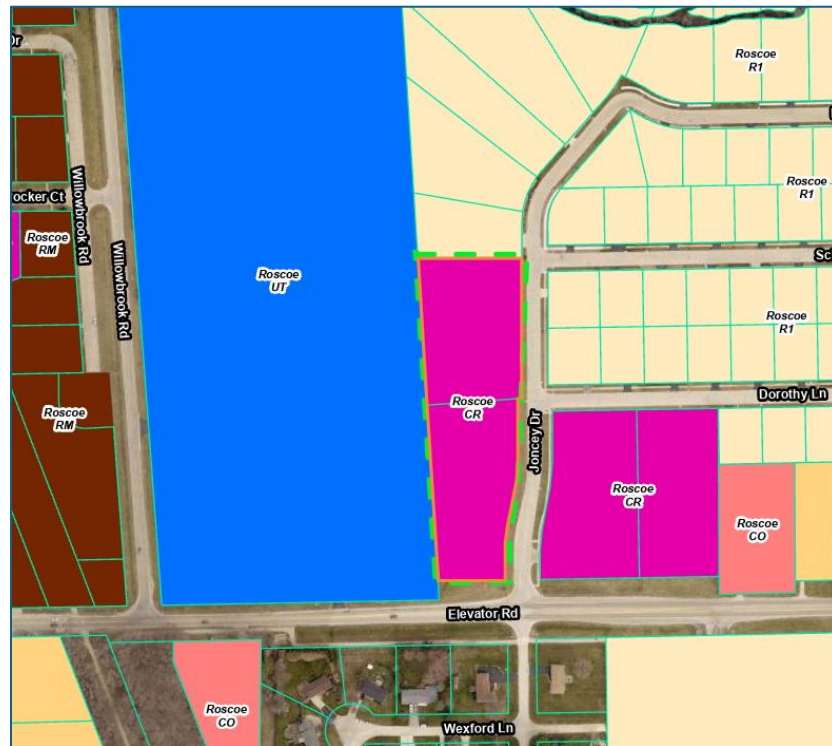
West: UT

Description: The applicant is requesting a zoning map amendment for the lots at 12052 Joncey Dr (04-28-477-005) and 12126 Joncey Dr (04-28-477-004). This would change two lots in the Kinnikinnick Creekside plat from CR (Retail and Service Commercial) zoning to R-1 (Single Family Residential) zoning. The two existing lots are currently vacant.. The rezoning would redesignate the two parcels for residential development, based on the R-1 (Single Family Residential) Zoning District standards, as shown below in the table below:

	District Standards
Lot Size	9,500 square feet
Lot Width	75 linear feet
Lot Depth	125 linear feet
Front Setback	30 feet
Side Setback	10 feet
Rear Setback	30 feet

Immediately following the rezoning, the ZBA will consider a proposed land division in conformance with the Single Family Residential Zoning District for the subject property.

Zoning Map Excerpt - Subject property is outlined in green



Staff Review: The proposed Zoning Map Amendment would allow for the future division of the two larger lots into six smaller lots accommodating single family residences. R-1 Single Family Residential zoning would match the existing pattern of R-1 zoned lots that are adjacent to the two lots. They would also match the residential character of the rest of the Kinnikinnick Creekside Subdivision.

Zoning Map Amendment Procedure: A zoning map amendment (rezoning) is a change to the zoning district on the zoning map. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning map amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the map amendment to the Village Board.

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning map amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, because the proposed R-1 Single Family Residential zoning would match the existing pattern of R-1 zoning on adjacent properties. The proposed R-1 zoning would also match the residential character of the rest of the Kinnikinnick Creekside Subdivision.

Staff Recommendation: Staff recommends **approval** of the requested zoning map amendment, including the recommended findings of fact.