



Zoning Board of Appeals Agenda
Wednesday, February 21, 2018
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 001-18

Applicant
Ward 12

2640 North Main Street

Jessica Salisbury / Village Green Nursery of Rockford

Variation to reduce the required setback for a freestanding sign from 5 feet to 1 foot in a C-3, General Commercial Zoning District.

ZBA 002-18

Applicant
Ward 10

637 N. Calvin Park Boulevard

Sue A. Christensen

Variation to increase the maximum height from 18' to 24' for a detached accessory structure in an R-1, Single family Residential Zoning District.

ZBA 003-18

Applicant
Ward 01

626 Shiloh Road

Terra Creek Townhomes LLC / Attorney Jeff Orduno

Modification of Special Use Permit #011-06 for a Planned Unit Development to add fifteen (15) duplexes (30 total units) in an R-3, Multi-family Residential Zoning District

ZBA 004-18

Applicant
Ward 10

4760, 4701, 4707, 4709, 4713 Murphy Woods Drive

Marvin Keys for Peace Capital Investments, Inc.

Zoning Map Amendment from R-1, Single-family Residential Zoning District to R-2, Two-family Residential Zoning Districts for Lots 7-11.

Modification of Special Use Permit #015-07 for a Planned Unit Development consisting of 18, two-family residential units in an R-2, Two-family Residential Zoning District

Meeting Format Attached

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Codes & Regulations Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Codes & Regulations meeting will be **Monday, February 26, 2018 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, March 5, 2018**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7163.