



**Zoning Board of Appeals Agenda**  
**Tuesday, April 17, 2018**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7163**

**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

**Laid Over from February and March meetings**

**ZBA 005-18**

Applicant  
Ward 10

**828 21<sup>st</sup> Street and 8XX 22<sup>nd</sup> Street**

Ray Eissens

**Special Use Permit for a Planned Unit Development** consisting of a contractor office building with a single-family apartment in the lower level and a new 1,200 square feet attached garage, warehouse for the storage of trucks, small construction equipment, plumbing and irrigation components and contractor storage yard for the storage of company trucks in an I-1, Light-Industrial Zoning District.

**ZBA 006-18**

Applicant  
Ward 11

**1138 Harrison Avenue**

A & T Lawncare & Landscaping

**Special Use Permit** for outside storage of mulch, landscape materials and trucks for a landscaping shop in an I-1, Light Industrial Zoning District

**ZBA 007-18**

Applicant  
Ward 03

**1103 and 1105 North Church Street**

Susan Ward

**Variation** to increase the maximum allowed fence height in the front yard along John Street from 4 feet to 6 feet in an R-2, Two-family Residential Zoning District

**ZBA 008-18**

Applicant  
Ward 14

**6002 Phaeton Drive**

Khalid Siddiqui

**Special Use Permit** for a cemetery in an R-3, Multi-family Residential Zoning District.

**ZBA 009-18**

Applicant  
Ward 05

**4628 S. Main Street, 33XX US 20 ByPass Highway**

Love's Travel Stops & County Stores

**Special Use Permit for a Planned Unit Development** to allow a truck stop, convenience store and fast food restaurant;

**Variation** to landscaping and design standards to permit development according to the submitted site plan;

**Variation** to increase the sign height from 8 feet to 125 feet;

**Variation** to increase the maximum square footage for a free-standing sign from 64 square feet to 1,050 square feet;

**Variation** to allow a pylon sign instead of a landmark style sign and a

**Variation** to increase the maximum permitted square footage per wall sign from 240 square feet to 500 square feet in a C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District

## **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, April 23, 2018 at 5:30** PM in City Council Chambers (2<sup>nd</sup> 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, May 7, 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 meeting are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> 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.