



**Zoning Board of Appeals Agenda**  
**Tuesday, June 19, 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, March, April & May meetings**

**ZBA 014-18**

Applicant  
Ward TBD

**6969 South Main Street and 6969 Main Road**

Timothy Ford / Addie Ford

**Preannexation Agreement, a Zoning Map Amendment** from County AG to RE, Rural Estate Zoning District, and a **Special Use Permit for a Planned Unit Development** consisting of a single-family residence, a distillery, a tasting room and retail shop, a barrel aging house, a high tunnel building, event pavilion for special events, the facility tours, orchards, fruit vineyard, other accessory structures per the submitted plan and site, parking, and fencing plans with deviations from the regulations

**Laid Over from May meeting**

**ZBA 016-18**

Applicant  
Ward 04

**3711 Thyme Drive**

M. Shawn Way for Milestone, Inc.

**Special Use Permit** for community-based housing consisting of seven (7) residents in an R-1, Single-family 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, June 25, 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, July 2, 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 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.