



**Zoning Board of Appeals Agenda**

**Tuesday, March 17, 2020**

**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 003-20**

Applicant  
Ward 01

**18XX, 1850, 1972 McFarland Road, 1965 North Perryville Road**

Sunil Puri, LLC and Perryville Development Corp.

**Special Use Permit for a Planned Unit Development** consisting of five (5) commercial/ retail use buildings, a quick lube oil change service building and a drive-through pick-up window for one of the commercial buildings including freestanding signs with deviations from the regulations, site plan with deviations from the regulations and perimeter landscaping, foundation landscaping, interior landscaping and open green space requirements with deviations from the regulations in a C-2, Limited Commercial Zoning District

**Referred back to ZBA by Code & Regulation Committee**

**ZBA 004-20**

Applicant  
Ward 14

**1760 Meadowlark Lane**

Josh Watson of Wireless Group Consultants

**Special Use Permit** to construct an 80-foot high wireless communication facility in an R-1, Single Family Residential Zoning District

**ZBA 005-20**

Applicant  
Ward 10

**3515 East State Street**

Via Sofia's Italian Kitchen

**Variation** for deviations from the regulations for the site, parking, and landscaping plans for construction of a new restaurant building in a C-3, General Commercial Zoning District

**ZBA 006-20**

Applicant  
Ward 12

**707 Fulton Avenue**

Ingersoll Machine Tool, Inc.

**Variation** to increase the maximum allowed height for the west building addition from 45 feet to 65 feet and a **Variation** to increase the maximum allowed height for the east building addition from 45 feet to 80 feet in an 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, March 23<sup>rd</sup>, 2020 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, April 6<sup>th</sup>, 2020**. 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.