



**ZONING BOARD OF APPEALS**  
**Tuesday, April 21, 2020**  
**6:00 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**Via video conference on Cisco Webex**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7163**

**Present:**

**ZBA Members:**

Dan Roszkowski  
Craig Sockwell  
Jennifer Smith  
Kim Johnsen  
Maurice Redd

**Absent:**

Tom Fabiano

**Staff:**

Lafakeria Vaughn – Assistant City Attorney  
Chad Baker – Assistant City Attorney  
Scott Capovilla – Planning and Zoning Manager  
Jeremy Carter – Traffic Engineer  
Glenn Trommels - Information Technology Director

**Others:**

None

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Scott Capovilla and Lafakeria Vaughn explained to the Board that due to the COVID-19 health emergency, and the current limitations for public hearings, City staff would be recommending the board lay over all applications. The date of the next Zoning Board of Appeals meeting was given as Tuesday, May 19, 2020, at 5:30 PM in City Council Chambers in City Hall. The goal is to have a regular "in-person" meeting next month, but City staff will keep everyone updated.

The meeting was called to order at 5:35 PM. A **MOTION** was made by Jennifer Smith to **APPROVE** the January 22, 2020 meeting minutes. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 4-0 with Maurice Redd abstaining and Tom Fabiano absent.

A **MOTION** was made by Kim Johnsen to **APPROVE** the February 19, 2020 meeting minutes with an amendment to amend the minutes under "absent" to correct the spelling of Alicia Neubauer's name. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 4-0 with Jennifer Smith abstaining and Tom Fabiano absent.

**ZBA 003-20**

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

Applicant  
Ward 01

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

A **MOTION** was made by Craig Sockwell to **LAY OVER** the **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. The Motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 4-0 with Dan Roszkowski abstaining.

**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

A **MOTION** was made by Kim Johnsen to **LAY OVER** a **Special Use Permit** to construct an 80-foot high wireless communication facility in an R-1, Single Family Residential Zoning District. The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 5-0.

**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

A **MOTION** was made by Jennifer Smith to **LAY OVER** a **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. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

**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

A **MOTION** was made by Kim Johnsen to **LAY OVER** a **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. The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 4-0 with Dan Roszkowski abstaining.

**ZBA 007-20**

Applicant  
Ward 7

**1121 Kilburn Avenue**

Attorney Christian Solares for Mayra Yesenia Perez and Gregoria Solis  
A **Special Use Permit** for business use to allow tire shop, outside storage for incidental use and three (3), 8' by 40' storage containers in an I-1, Light Industrial Zoning District

A **MOTION** was made by Maurice Redd to **LAY OVER** a **Special Use Permit** for business use to allow tire shop, outside storage for incidental use and three (3), 8' by 40' storage containers in an I-1, Light Industrial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

**ZBA 008-20**

Applicant  
Ward 1

**8445 Chandon Drive**

Dyn Commercial Holdings, LLC  
A **Zoning Map Amendment** from C-2, Limited Commercial Zoning District to an I-1, Light Industrial Zoning District

A **MOTION** was made by Craig Sockwell to **LAY OVER** a **Zoning Map Amendment** from C-2, Limited Commercial Zoning District to an I-1, Light Industrial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

**ZBA 009-20**

Applicant  
Ward 13

**326 North Avon Street**

Pastor William Turner / Victory Outreach Church  
A **Zoning Map Amendment** from R-2, Two-family Residential Zoning District to R-3, Multi-family Residential Zoning District and a **Special Use Permit** for a group home for adjustment in an R-3, Multi-family Residential Zoning District

A **MOTION** was made by Kim Johnsen to **LAY OVER** a **Zoning Map Amendment** from R-2, Two-family Residential Zoning District to R-3, Multi-family Residential Zoning District and a **Special Use Permit** for a group home for adjustment in an R-3, Multi-family Residential Zoning District. The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 5-0.

**ZBA 010-20**

Applicant  
Ward 5

**4277 Pelley Road, 39XX Pelley Road and 47XX South Main Street**

TJ Laz Farm, LLC  
A **Zoning Map Amendment** from I-1, Light Industrial Zoning District to an I-3, Airport Industrial Zoning District

A **MOTION** was made by Jennifer Smith to **LAY OVER** a **Zoning Map Amendment** from I-1, Light Industrial Zoning District to an I-3, Airport Industrial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

**ZBA 011-20**

Applicant  
Ward 5

**4711 Pelley Road**

Ma Laz Farm III, LLC  
A **Zoning Map Amendment** from Winnebago County AG, Agriculture to I-3, Airport Industrial Zoning District

A **MOTION** was made by Kim Johnsen to **LAY OVER** a **Zoning Map Amendment** from Winnebago County AG, Agriculture to I-3, Airport Industrial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

**ZBA 012-20**  
Applicant

**Text Amendment**  
City of Rockford

A **Zoning Text Amendment** to the City of Rockford Zoning Ordinance to amend Article 22-003, Article 22-004, Article 40-002-F, Article 40-002-M, Article 50-010, Article 71-003 and Appendix A.

A **MOTION** was made by Maurice Redd to **LAY OVER** a **Zoning Text Amendment** to the City of Rockford Zoning Ordinance to amend Article 22-003, Article 22-004, Article 40-002-F, Article 40-002-M, Article 50-010, Article 71-003 and Appendix A. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

With no further business to come before the Board, the meeting was adjourned at 5:52 PM.

Respectfully submitted,  
Scott Capovilla, Planning & Zoning Manager  
Lafakeria Vaughn, Assistant City Attorney  
Zoning Board of Appeals