



Zoning Board of Appeals Agenda
Tuesday, May 19, 2020
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
via video conference on Cisco Webex
425 East State Street
Rockford, IL 61104
779-348-7163

Since the board will not be physically present but want to hear all comments on each item, the following procedure will be in place:

Interested Parties for ZBA:

- Written public comments can be submitted through 5:00 pm, May 19, 2020.
 - Please submit written comments via email to Lafakeria.Vaughn@rockfordil.gov.
 - Comments can also be hand delivered by using the City's payment drop box located at 425 East State Street, parking lot entrance. Envelopes must be addressed to Scott Capovilla, Planning & Zoning Manager, Dept. of Community & Economic Development.
- Come and listen to the meeting on the television in City Hall Lobby, 425 East State Street, and during the public comment section, present your comments and questions regarding the agenda item in Council Chambers.

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
Laid over from April

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

Laid over from April

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

Laid over from April

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

Laid over from April

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

Laid over from April

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

Laid over from April

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

Laid over from April

ZBA 010-20

Applicant
Ward 5

4227 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

Laid over from April

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

Laid over from April

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.

Laid over from April

ZBA 013-20

Applicant
Ward 13

4321 West State Street

Rockford DG, LLC – Mark Bush

A **Zoning Map Amendment** from R-3, Multi-family Residential Zoning District to a C-2, Limited Commercial Zoning District

ZBA 014-20

Applicant
Ward 10

2622 Charles Street

McDonald's USA, LLC

A **Variation** to increase the maximum permitted business identification wall signs from two (2) to six (6) business identification wall signs in a C-2, Limited Commercial Zoning District

ZBA 015-20

Applicant
Ward 13

603 West State Street

City of Rockford / Rockford Area Arts Council

A **Special Use Permit** for a mural on a building in a C-3, General Commercial 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, May 25th, 2020 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, June 1st, 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 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.