



**Zoning Board of Appeals Agenda**  
**Tuesday, June 16, 2020**  
**5:30 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**

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, June 16, 2020.
  - Please submit written comments via email to [Lafakeria.Vaughn@rockfordil.gov](mailto: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 in City Council Chambers, 425 East State Street, and during the public comment section, present your comments and questions regarding the agenda item in Council Chambers.

**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 & May**

**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 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 & May**

**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 & May**

**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 & May****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 & May****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**Laid over from May****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**Laid over from May****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 22, 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, July 6, 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.