



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 16, 2013

File # 023-13

APPLICANT: Sunil Puri for First Perryville Development Corporation

LOCATION: 20XX North Perryville Road, 18XX McFarland Road, and 70XX Rote Road

REQUESTED ACTION: A Zoning Map Amendment from C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District.

EXISTING USE: Agricultural land

PROPOSED USE: C-2, Limited Commercial Zoning District

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 5.852 Acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-2 & C-3	Limited Commercial and General Commercial Zoning Districts
EAST:	R-1,	Single-family Residential Zoning District
SOUTH:	R-1 & C-1	Single-family Residential and Limited Office Zoning Districts
WEST:	R-1 & C-1	Single-family Residential and Limited Office Zoning Districts

YEAR 2020 PLAN: C Retail

SOILS REPORT:

HISTORY: **File #038-11:** A Zoning Map Amendment to allow a Gas Station and associated uses permitted as a performance review and a Variation to permit a reduction in internal landscaping requirement to 5% in a C-2, Limited Commercial District were approved October 27, 2011 for 1869 North Perryville Road. This property is located south and west of the subject property.

File #042-00: A Preannexation Agreement and a Zoning Map Amendment from County Agriculture to City C-1 Limited Office Zoning District and a Preannexation Agreement and a Zoning Map Amendment from Agriculture to City C-2, Commercial Community Zoning District was approved June, 2000 for the subject property and surrounding properties.

REVIEW COMMENTS: The applicant is requesting a Zoning Map Amendment from C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located in the northwest quadrant of North Perryville Road and Rote Road. The subject property is surrounded by residential and commercial uses (Exhibits A & B).

The applicant is Sunil Puri for First Perryville Development Corporation. The subject property is currently agricultural land that was going to be utilized for commercial uses. The preannexation agreement allows a variety of uses as performance uses and the development of the property in accordance with the C-2 District.

The C-2 District provides for a wide range of development options for retail sale of goods and for professional and commercial services. Secondly, the C-2 District limits certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties. Finally, the C-2 District does not permit outdoor storage, and outdoor sales and displays are limited to private sidewalks that abut the principal structure and areas adjacent to the main customer entrance.

Exhibit C is an aerial of the subject property and adjacent lands. The subject property is currently agricultural land and is approximately 5.852 acres in size. The applicant has not submitted a detailed site plan at this time but simply indicated on the zoning application that future uses would be commercial office and retail. Exhibit D is a Subdivision Plat of the property identifying the general parameters of the lot. Additionally, this property has a Development Agreement with the City. As such, any future development would need to comply with the C-2 District, Development Agreement, and the Zoning Ordinance.

After review of the zoning request Staff feels that the applicant's proposed request is consistent with the 2020 Plan, therefore Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District.

See attached findings of fact.

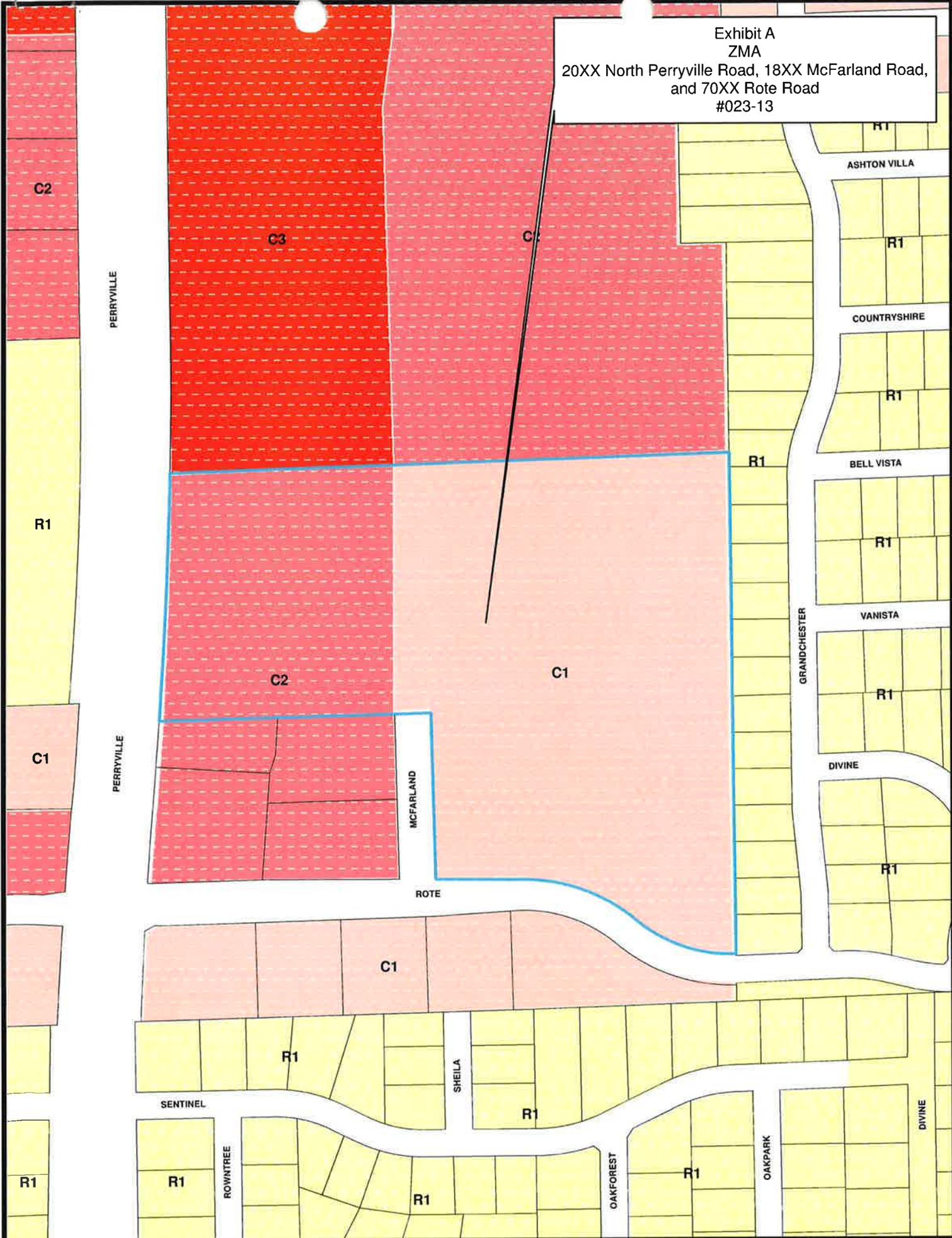
TC: DM 07/2/13

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT
TO C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 20XX NORTH PERRYVILLE ROAD,
18XX MCFARLAND ROAD, AND 70XX ROTE ROAD**

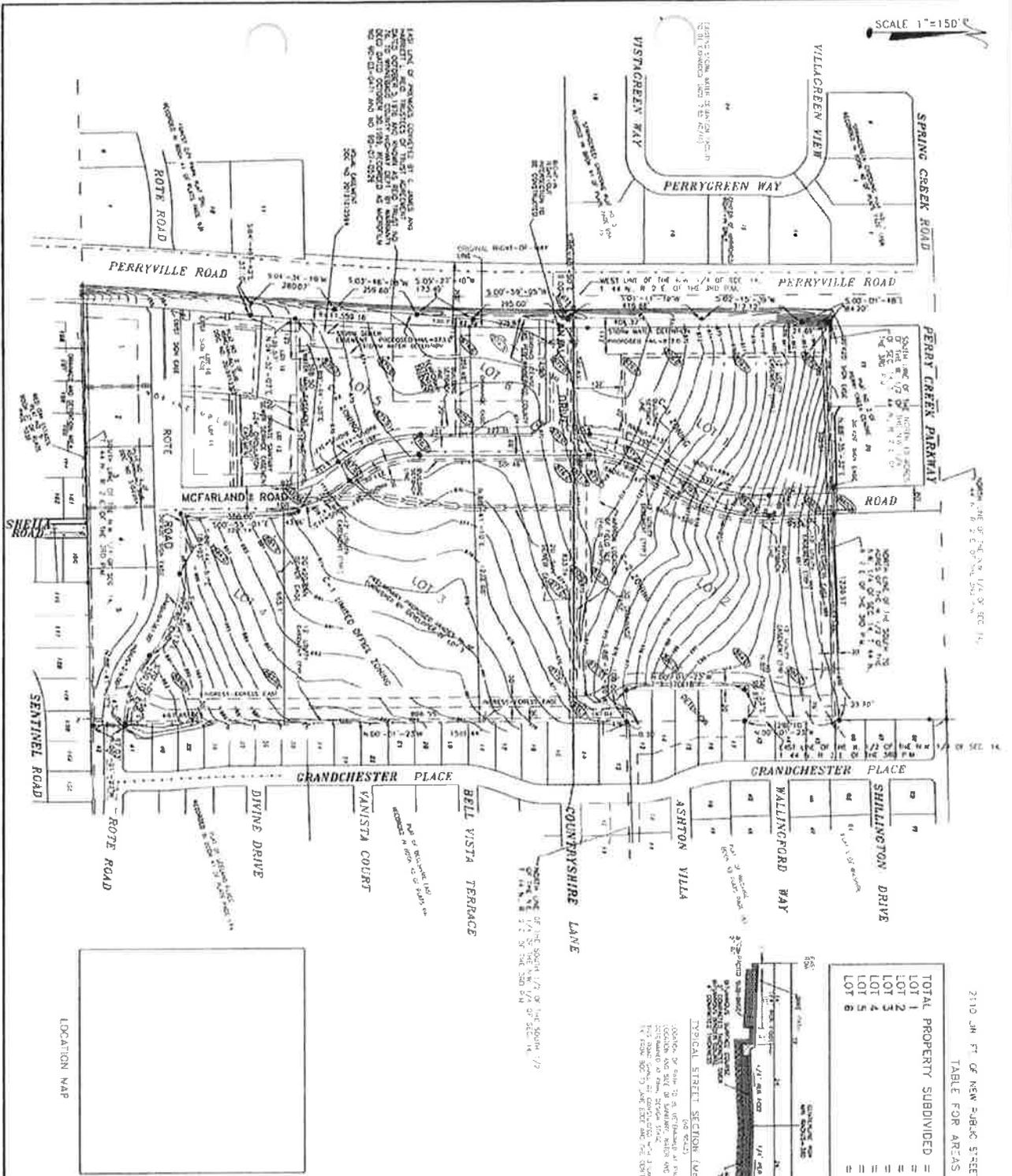
Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as C, Retail.

Exhibit A
ZMA
20XX North Perryville Road, 18XX McFarland Road,
and 70XX Rote Road
#023-13



SCALE 1" = 150'



2110 3/4 FT. OF NEW 5/8" X 5" SHEET - 56X50 20XX North Perryville Road, 18XX McFarland Road, and 70XX Rote Road #023-13

TABLE FOR AREAS

TOTAL PROPERTY SUBDIVIDED	= 54.18 ACRES
LOT 1	= 8.706 ACRES
LOT 2	= 12.552 ACRES
LOT 3	= 18.449 ACRES
LOT 4	= 5.832 ACRES
LOT 5	= 5.082 ACRES
LOT 6	= 2.144 ACRES

NOTES:
 1. THE TOTAL AREA SUBDIVIDED IS 54.18 ACRES.
 2. THE TOTAL RESUBDIVISION STRIPED IS 15.82 ACRES.
 3. THE REMAINING AREA PROVIDED FOR PAVES 1 AND 2 OF ASHCANAL PLAT 1811 IS 38.36 ACRES.
 4. ADDITIONAL STRIPED WILL BE PROVIDED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 5. THE EXISTING ROAD IN THE WEST END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 6. THE EXISTING ROAD IN THE EAST END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 7. THE EXISTING ROAD IN THE SOUTH END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 8. THE EXISTING ROAD IN THE NORTH END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 9. THE EXISTING ROAD IN THE WEST END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 10. THE EXISTING ROAD IN THE EAST END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 11. THE EXISTING ROAD IN THE SOUTH END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.
 12. THE EXISTING ROAD IN THE NORTH END OF THE SUBDIVISION IS 10 FEET WIDE AND 10 FEET DEEP AND WILL BE STRIPED AS TO BE DETERMINED BY THE ENGINEER IN THE FUTURE.

TENTATIVE SUBDIVISION PLAT OF PURI MEIJER'S ROCKFORD
 BEING A RESUBDIVISION OF PART OF PLAT 2 OF ASHCANAL SUBDIVISION AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN WINNEBAGO COUNTY ILLINOIS

HERTZOG ENGINEERING, L.P.
 3745
 3745

EXHIBIT D
 ZMA
 2110 3/4 FT. OF NEW 5/8" X 5" SHEET - 56X50 20XX North Perryville Road, 18XX McFarland Road, and 70XX Rote Road #023-13

Petition: Concerning with Meijer's Development at Rote Rd and Perryville Rd

We are excited to know that we are going to have a new development in our area that will bring growth to the community and city.

Considering the existing neighborhood in the area, and adding a large superstore like "Meijer's, strip center and gas station, will require lot of resources and will change the traffic pattern in the area. I'm sure our city's engineering department will thoroughly study the holistic impact of this development to the surrounding area, and will take the required measure to ensure the development will meet the new LEED sustainability requirements.

We have some concerns and would like to make sure they are addressed:

Water: Now suddenly about 10 acres of land that once acted as farmland will be developed and the water runoff is a major concern. Please consider installing a detention pond away from the neighborhood so our basements don't flood due to high water level. Design should fully consider draining and flowing water away from our neighborhood and flow toward the west side of the development (Perryville Rd).

Noise: The development will be right in our backyards and there will not only be regular customer traffic but also delivery trucks coming and going during odd hours. Please consider an ordinance that delivery is limited to 6 AM to 9 PM, allowing people to sleep during the night in their homes. What provision is the city considering making sure the noise from this development doesn't become a nuisance for the homes adjacent to the development? There should be some sound barrier between the residential development and this kind of large commercial development to limit the noise and light pollution in the neighborhood and backyards.

Traffic: The truck traffic will require a larger road, if 'Rote Rd' is used for truck traffic. The "S" curve in Rote Rd already is a problem, and creates blind spots for people when entering Rote Rd from Grandchester Pl. Consider moving truck traffic either through McFarland or Perryville road, which would avoid backup and future accidents related to slow moving traffic.

CC:

Lawrence J. Morrissey, Mayor City of Rockford 425 E. State St., 8th Flr. Rockford, IL 61104

Timothy Durkee Alderman 6373 Muirfield Lane Rockford, IL 61114

Joe Sosnowski – State Representative 69th district 7431 E State St #114, Rockford IL 61108

Petition for Meijer Strip Center

Name	Address	Phone	E-Mail
David & Heidi DeLoring	1825 Grandchester	815-226-9515	idlp@comcast.net
Ryan & Boonmee Gube	1815 Grandchester Pl	224-622-5191	R-YAN GUBE@GMAIL.COM
Bob & Marilyn Maulala	1865 Grandchester	815-621-4875	Bob.Maulala@Yahoo.com
Liz Sandine	7301 Vanista Ct.	815-222-6441	liz-sandine@yahoo.com
BRYAN CURRIE	7309 VANISTA CT	815 520 4708	bryancurrie@hotmail.com
Tim & Karan Fischer	7294 VANISTA CT	815.229.2305	TFischer338@yahoo.com
Mr. & Mrs. Kukno	7320 VANISTA CT	815 713 6061	meg_9101@yahoo.com
Mr. & Mrs. Kent Buzzell	7338 Vanista Ct	815-871-8143	m.buzzell@comcast.net
MR & MRS MARIE WIERSEMA	7345 VANISTA CT	815-621-8620	m.ribovich@att.net
TOM & CATHY WILCOX	7333 VANISTA CT.	815 227-5121	WILCOXPANMERS@AOL.COM
Erin Groves	7321 Vanista	815-505-1710	erniel02957@yahoo.com
Rich & Linda Fournier	1889 Grandchester	815-229-4327	fourn1993@yahoo.net
Mike & Kathy Todryk	7295 Bell Vista	815-540-4485	miketnyl@yahoo.com
SS ZAVAGLI	7323 BELL VISTA	815 794 0901	
Steve Kass	7339 BELL VISTA	815-229-5154	STEVE KASS@COMCAST.NET
S.S. Schuessler	7351 Bell Vista	815 397 4508	SSS@SCHUESSLER.YAHOO.COM
S. Johnson	7431 Bell Vista Tr.	815-399-1265	Stepjohn89@yahoo.com
G. ZAYED	7414 BELL VISTA	708 848-2825	GAMMALU30@YAHOO.COM
Andrea Wight	7398 Bell Vista	815-385-4940	andrewight@sbcglobal.net
Aleesha Pohl	7362 Bell Vista	815-399-7009	anpohl@comcast.net
Adam Crowley	7350 Bell Vista	815 540 6155	adam.b.crowley@gmail.com
Bahara Satomah	7362 Bell Vista	773-543-6443	rabeha398@yahoo.com
Naimear Darjbara	7302 Bell Vista	773-573-9895	

NAME	ADDRESS	PHONE	EMAIL
Mitesh Bhalavat	1858 grandchester pl	815-331-7454	fbhalavat@hotmail.com
Stephanie Bush	1872 Grandchester	815-207-1124	N/A
Matt Pyeior	1890 Grandchester	815-399-0145	mpyeior@gmail.com
Don George	1970 Grandchester	815 315-8080	
Chris Lewin	2002 Grandchester	815 236-8306	
Jennifer Lundberg	2018 Grandchester	(815) 621-7124	bunchkierron@gmail.com
Paul Lundberg	2018 Grandchester	815-621-3202	Paul.lundberg@gmail.com
Douglas Hausz	2036 Grandchester	815-979-0546	
Nikhil Kapani	2064 Grandchester	815-218-2089	
Kevin Burda	2082 Grandchester	815-299-3972	
Mark Strohman	1941 Divine Close	815-484-3005	mark_strohman@yahoo.com
Diane Bowers	1822 Grandchester	815-397-7794	
Dave Blunt	1920 Grandchester	815-298-0748	d.blunt@comcast.net
JOSEPH SPATARO	1956 GRANDCHESTER	815-985-4900	SPATAROJOSEPH@AHO.COM
Gene Spataro	1956 Grandchester pl.	815-985- -9858	
Khalid Khan	2098 Grandchester pl	815- 229-1485	
Cynthia Strohman	1941 Divine Close	779-423-1367	cstrohman@aol.com
Brian Frisella	1933 DIVINE CLOSE	815-985-3070	bfrisella@gmail.com
Tamara Gaumond	1944 Divine Dr.	815-636-8114	tamara.gaumond@comcast.net
Fahim Bhalavat	1858 Grandchester Pl	815-331-7454	fbhalavat@hotmail.com

Sandra Hawthorne

From: Dave <d.blunt@comcast.net>
Sent: Tuesday, July 09, 2013 9:50 PM
To: Sandra Hawthorne
Subject: Fwd: Opposition to 2313 McFarland Rd. #021-13 and 18XX McFarland Rd. #23-13

To the Zoning Board of Appeals -

Thank you for your time. I want to make it clear that our neighborhood is not opposed to any commercial development in the said property. We new the zoning was C-1 and C-2 when we purchased the property. What we are opposed to is the changing from C-1 and C-2 to a High Intensity C-3.

1.It is in the best interest to the surrounding residences to **NOT** approve the Zoning Map Amendendmnts for 2013 McFarland Rd. File ZBA 021-13 and File # 023-13.

(A) Zoning Map Amendment from C-1, Limited office Zoning District, C-2 Limited Comercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for Parcel A & B.

I am opposed to this amendment. The current C-1 and C-2 zoning that is in place and is directly bordering the residential property was ment as a soft buffer to the C-3 zoning along Perryville. The current zoning of C-1 and C-2 was put in place to 1. Keep in place the residents' quality of life, 2. to protect the charater of our established neighborhood and 3. Maintain orderly and compatible development patterns that promote an appropoate mix of land uses and protect and conserve property values. C-1 and C-2 districts limits certian commercial uses that may cause undue traffic congestion or uses that may have detrmntal impacts on neighboring properties. Removing this C-1 and C-2 zoning and changing it to the high intesity C-3 zoning will remove our buffer and have a direct negative impact on the the residents and neighborhood including but not limited to lighting and noise pollution from the high intensity C-3 zoning of but it also will increase traffic and lower property values.

(B) Special Use Permit for Gas Station

I am not opposed to this if it is placed in the 2013 McFarland Parcel that is located next to Perryville Road (west 1/2 of parcel) in the currenly zoned C-3 zoning. I am opposed to it being in the east half of the parcel due to the fact that it backs up to residential properties. See A.1.

(C) Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District District for Parcel B

I am opposed to this amendment. I would like to keep the current C-3 interior landscape as stated in the Rockford Zoning Ordinances. It will help promote maintaining economically vibrant as well as visually attractive business and commercial areas and attract higher end stores. It will also promote environmentally responsible development practices.

(D) Variation to increase sigh height from 8' to 16'

I am unopposed to this.

(E) Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign.

I am unopposed to this.

(F)Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy.

I am unopposed to this

(G) Variation in the interior landscap[ing] to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%

I am opposed to this amendment. I would like to keep the current C-3 interior landscape as stated in the Rockford Zoning Ordinances. It will help promote maintaining economically vibrant as well as visually attractive business and commercial areas and attract higher end stores. It will also promote environmentally responsible development practices.

(H) Variation to eliminate 4 foot open green spaces along south property line

I am opposed to this amendment. I would like to keep the current C-3 interior landscape as stated in the Rockford Zoning Ordinances. It will help promote maintaining economically vibrant as well as visually attractive business and commercial areas and attract higher end stores. It will also promote environmentally responsible development practices.

(I) Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3 District.

I am unopposed to this.

2. I would also like to mention that with **ANY** commercial development along the residential line of this neighborhood we would like a type D lanscape buffer with a 100 ft set back with a 6 foot site -obscuring fence at the crest of at least an 8 foot landscaped berm. We request this to protect the charater of our established neighborhood, and help us conserve our property values. We do not want any noise or light pollution from any boarding commercial developments to disturb our current quality of life.

3. Another issue that I would like to address is that fact that our neighborhood is a low laying area that has a high water table and already has a lot of drainage issues. I would like special attention paid to all infastructure to make certain that the drainage is properly done and our established neighborhood does not endure additional flooding and drainage issues.

Dave Blunt
1920 Grandchester Place
Rockford, IL 61107

Sandra Hawthorne

From: Mitesh Bhalavat <mbhalavat@gmail.com>
Sent: Tuesday, July 09, 2013 12:39 PM
To: Sandra Hawthorne
Subject: Public Hearing: File number ZBA 021-13 and 021-13

To the Zoning Board of Appeals –

Per: File # ZBA 021-13 AND ZBA 023-13

Thank you for your time. I want to make it clear that our neighborhood is not opposed to any commercial development in the said property. We knew the zoning was C-1 and C-2 when we purchased the property. What we are opposed to is the changing from C-1 and C-2 to a High Intensity C-3.

There are more than 10 Amendment requested by the developer and rather than going into each specifically, I like to lay road map on what is best for neighborhood and city.

The city zoning rules under Article 10(10-005-C, D, I, J, K) clearly states purpose of zoning, which will be compromised by this amendment.

Per Article 21 (21-0010-B2), it clearly states the purpose of having C-1 as buffer between established residential neighborhoods and commercial, which will be compromised by this amendment.

Economic Impact: Are we really adding any jobs or improving tax base of the city. The demographics haven't changed for last 10 years, and Meijer's is another consumer store (not any specialty) which we have plenty in town. Loss of residential property tax value and unhappy residents should also be considered in total impact of this development.

Following needs to happen if the zoning approves these amendments to avoid violating the 'city's zoning rules'.

a). I would also like to mention that with commercial development along the residential line of this neighborhood we would like a type D landscape buffer with a 100 ft set back with a 6 foot site -obscuring fence at the crest of a an forty foot high **landscaped berm** similar to that constructed behind the C-3 development at the south west corner of Mulford and Riverside. We request this to protect the character of our established neighborhood, and help us conserve our property values. We do not want any noise or light pollution from any boarding commercial developments to disturb our current quality of life.

b). Another issue that I would like to address is that fact that our neighborhood is a low laying area that has a high water table and already has a lot of drainage issues. I would like special attention paid to all infrastructure to make certain that the drainage is properly done and our established neighborhood does not endure additional flooding and drainage issues. Does design of retention pond take into account the underground creek that flows through this land?

c). Rote Rd: There should be 3-way stop sign installed at intersection of Rote Rd and Grandchester pl. There should be speed breakers installed on Grandchester pl to discourage any 'short cuts' and drive through traffic.

If you have any questions or anything unclear, feel free to contact me.

Mitesh Bhalavat

1858 Grandchester Pl

Rockford, IL 61107

815 721 0893

Sandra Hawthorne

From: Dawn Miller <dawnil@aol.com>
Sent: Monday, July 08, 2013 6:39 PM
To: Sandra Hawthorne
Subject: Opposition to 2313 McFarland Rd. #021-13 and 18XX McFarland Rd. #23-13

To the Zoning Board of Appeals -

Thank you for your time. I want to make it clear that our neighborhood is not opposed to any commercial development in the said property. We knew the zoning was C-1 and C-2 when we purchased the property. What we are opposed to is the changing from C-1 and C-2 to a High Intensity C-3.

1. It is in the best interest to the surrounding residences to **NOT** approve the Zoning Map Amendments for 2013 McFarland Rd. File ZBA 021-13 and File # 023-13.

(A) Zoning Map Amendment from C-1, Limited office Zoning District, C-2 Limited Commercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for Parcel A & B.

I am opposed to this amendment. The current C-1 and C-2 zoning that is in place and is directly bordering the residential property was meant as a soft buffer to the C-3 zoning along Perryville. The current zoning of C-1 and C-2 was put in place to 1. Keep in place the residents' quality of life, 2. to protect the character of our established neighborhood and 3. Maintain orderly and compatible development patterns that promote an appropriate mix of land uses and protect and conserve property values. C-1 and C-2 districts limit certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties. Removing this C-1 and C-2 zoning and changing it to the high intensity C-3 zoning will remove our buffer and have a direct negative impact on the residents and neighborhood including but not limited to lighting and noise pollution from the high intensity C-3 zoning of but it also will increase traffic and lower property values.

(B) Special Use Permit for Gas Station

I am not opposed to this if it is placed in the 2013 McFarland Parcel that is located next to Perryville Road (west 1/2 of parcel) in the currently zoned C-3 zoning. I am opposed to it being in the east half of the parcel due to the fact that it backs up to residential properties. See A.1.

(C) Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for Parcel B

I am opposed to this amendment. I would like to keep the current C-3 interior landscape as stated in the Rockford Zoning Ordinances. It will help promote maintaining economically vibrant as well as visually attractive business and commercial areas and attract higher end stores. It will also promote environmentally responsible development practices.

(D) Variation to increase sign height from 8' to 16'

I am unopposed to this.

(E) Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign.

I am unopposed to this.

(F) Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy.

I am unopposed to this

(G) Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%

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If you have any questions or any thing is unclear, feel free to contact me.

Thank you for your time in advance.

Dawn Miller
2154 Grandchester Place
Rockford, IL 61107
630-205-9296

Sandra Hawthorne

From: Gile, Raquel E <RGile@rhsnet.org>
Sent: Tuesday, July 09, 2013 9:55 AM
To: Sandra Hawthorne
Subject: Amendendmants for 2013 McFarland Rd. File ZBA 021-13 and File # 023-13

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(I) Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3 District.

I am unopposed to this.

2. I would also like to mention that with ANY commercial development along the residential line of this neighborhood we would like a type D landscape buffer with a 100 ft set back with a 6 foot site-obscuring fence at the crest of a forty foot high landscaped berm similar to that constructed behind the C-3 development at the south west corner of Mulford and Riverside. We request this to protect the character of our established neighborhood, and help us conserve our property values. We do not want any noise or light pollution from any boarding commercial developments to disturb our current quality of life.

3. Another issue that I would like to address is that fact that our neighborhood is a low laying area that has a high water table and already has a lot of drainage issues. I would like special attention paid to all infrastructure to make certain that the drainage is properly done and our established neighborhood does not endure additional flooding and drainage issues.

If you have any questions or any thing is unclear, feel free to contact me.

Thank you for your time in advance.

Raquel Gile
7301 Wallingford Way
Rockford IL 61107

Sandra Hawthorne

From: Gail Pickering <1glp@comcast.net>
Sent: Tuesday, July 09, 2013 4:32 PM
To: Sandra Hawthorne
Subject: Zoning Changes

July 9,

2013

Attention Zoning Board of Appeals:

We as homeowners are well aware that the parcels of land located North of Rote Road, South of Spring Creek between Perryville and Grandchester Place, would someday be developed. We also felt that because the parcels located directly behind the houses on the west side of Grandchester were zoned as C-1 and C-2, that when this property was developed, we would have a buffer or soft zone to protect us from having a "Large Super Store" such as Meijers from being able to back up to our neighborhood.

As the Zoning Ordinance set forth by the City Council on 4-3-2008 states:

10-005 C enhancing the residents quality of life

10-005 D protecting the character of established neighborhoods

10-005 I conserve property values

None of this will be true if you allow the Zoning of these parcels to change to a C-3

It appears that the City and the First Rockford Group entered into a pre-annexation agreement some 10 years ago, giving First Rockford "Carte Blanche" to do anything they wanted to without regard for the residents of the city. It appears that the City officials and First Rockford were willing to sell their souls for the "Almighty Dollar", or this agreement would never have been made!

There are many reasons that the re-zoning of these parcels should not be approved, some of which are the proximity of a Super Store to the homes, drainage, changes to the traffic pattern on Rote Road which was never designed to handle commercial traffic of this kind, noise, and lighting just to name a few.

If this re-zoning is approved, then no neighborhood is safe from the same thing happening in their back yard without regard for the residents quality of life! No one group should be able to call the shots when by doing this will effect everyone in the neighborhood!

Thank you for your time and please think about the effect this will have, not only with our neighborhood, but other neighborhoods by giving First Rockford Group the OK to do whatever they want!

Sincerely,

David and Gail Pickering

1825 Grandchester Place
Rockford, IL 61107
815-226-9575

Sandra Hawthorne

From: mike todryk <miketnyl@yahoo.com>
Sent: Tuesday, July 09, 2013 9:09 AM
To: Sandra Hawthorne
Subject: Rezoning 021-13 & 023-13

I want to go on record as being opposed to changing the zoning on the 2313 McFarland parcel, and 1800 McFarland, from C-1 or C-2 ,to **C-3**.
Otherwise, no problem.

M.T.Todryk 7295 Bell Vista Ter..
Rockford IL. 61107

Mike Todryk