



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 16, 2013

File # 021-13

APPLICANT: Jim Ostrowski, Meijer Stores Limited Partnership

LOCATION: 2013 McFarland Rd.

REQUESTED ACTION: 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 and B and Special Use Permit for Gas Station and Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, Variation to increase sign height from 8' to 16', Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, Variation to eliminate 4 foot open green spaces along south property line, and Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District.

EXISTING USE: Farmland

PROPOSED USE: Gas station and grocery store

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2, C-1;	Vacant land, Blackhawk Bank, Medical office
EAST:	C-1, R-1;	Vacant land, Single family homes
SOUTH:	C-2, C-1;	Vacant land, Medical offices, general offices
WEST:	C-3, C-2, R-1;	Aldeen Golf Course. Various offices

YEAR 2020 PLAN: C Commercial Retail

SOILS REPORT: Report # No soils report on file.

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.

File #143-00: A Zoning Map Amendment from County AG to City C-3, Commercial General Zoning District for Parcel 1 to City C-2, Commercial Community Zoning District for Parcel 2 and to C-1, Limited Office Zoning District for Parcels 3 and 4 and to R-1, Single Family Residential for the south 320 feet of Parcels 3 and 4 for 21XX-24XX N. Perryville Rd. was approved for on February 19, 2001 for the subject property.

REVIEW COMMENTS: The applicant is requesting 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 and B and Special Use Permit for Gas Station and Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, Variation to increase sign height from 8' to 16', Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, Variation to eliminate 4 foot open green spaces along south property line, and Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District. The subject property is located on the east side of N. Perryville Rd., north of Rote Rd., and west and east of McFarland Rd.

The subject property consists of 18.35 acres of land that will be split in two (2) separate lots with McFarland Rd. separating the two (2) lots. The subject property is part of a larger 54 acres that will be split into six (6) lots. The property will be going through the subdivision platting process. The applicant would like to construct a gas station on lot 6 and a grocery store on lot 3. See Exhibit D.

The property is regulated by two pre-annexation agreements approved by City Council in 2000 and 2001. The pre-annexation agreements allow a number of retail uses including grocery/retail store. The pre-annexation agreement also states the City will not unreasonably deny a special use permit for a drive thru pharmacy pick up window or outside garden center. The applicant's requests are consistent with the designated uses anticipated with the pre-annexation agreements.

The uses of a gas station, drive-thru pharmacy and outdoor garden require a Special Use Permit per the pre-annexation agreement and the C-3 District as proposed. Even though the (2) parcels have C-1 and C-2 zoning classifications and would be allowed without the proposed change in zoning to C-3, the applicant has requested the zoning map amendments to C-3 to be consistent with the zoning. Staff is of the opinion that C-2 zoning with the proposed special use permit for the grocery store parcel is sufficient to make the property conforming upon the lapse of the pre-annexation agreement

while ensuring some predictability of future uses for the adjacent neighboring properties.

Exhibit E is the site plan showing the proposed grocery store and gas station. The grocery store lot will consist of 16.44 acres and the gas station lot is 1.91 acres in size. The Meijer store will be approximately 192,940 square feet with 777 parking spaces. Anytime a business has over 300 parking spaces there should be a pedestrian protected walkway from the parking lot to the store sidewalk. The plan does not indicate if a walkway will be provided. The plan indicates that there will be cart corrals throughout the parking lot. The gas station building will be 2,509 square feet with 15 parking spaces. Setbacks will be met for both buildings.

As part of the overall development, McFarland Rd will be extended to Springcreek. Staff is of the opinion that the street design needs to include a landscape median, a bike path along the east side of McFarland Rd and sidewalk along the West side of McFarland Road from Rote Road to Springcreek Road. The pedestrian system will be for the 54 acre development in lieu of the internal pedestrian circulation.

Exhibit F is the landscape plan. The landscape plans shows plantings (units) for both the grocery store and gas station. The applicant requested Variations in landscaping, mostly related to interior plantings. The street frontage landscape and perimeter landscaping as proposed generally satisfies the ordinance requirements. However, there are some additional landscape units and landscape planting locations that need some minor adjustments. Staff is comfortable these areas of the landscaping requirements will be satisfied. The store will have interior landscape islands but will not meet the required 10% interior landscape that is required by Ordinance. The 50% building foundation will not be met. Provided the development includes the proposed landscape median, landscape plantings and landscape maintenance within McFarland Road staff supports the variations in landscaping. The property also has several existing trees along the east property line. A tree inventory was submitted and shown as Exhibit G. Staff met with the City's Certified Arborist which agreed with the report findings. The trees along the east side are in pretty good condition, will act as a good buffer and are being proposed as preserved in accordance with the pre-annexation agreement. Group Exhibit H are pictures showing the trees that are existing. The pre-annexation agreement required that portions of the property be developed with a 50' wide landscape buffer and berm, six (6) foot wood fence and preservation of the existing trees. Where the buffering is required is dependent on where the loading docks are positioned and constructed on the property. Because of these requirements the applicant has proposed a 50 foot buffer with 6 foot fence the entire length of the property. The fencing will be outside of the existing trees. The fence height towards the front yard Rote Rd will need to reduce down to 4' in height to conform to the ordinance. Staff believes the proposal satisfies the requirements of the pre-annexation agreement. However, we believe there are some strategic areas along the east boundary line additional landscaping and berming would be beneficial and are recommending this be completed with staff participation.

Exhibit I is the grocery store building elevation. The plan shows the locations of the drive up pharmacy and the outdoor garden area. The outdoor garden will have a chain link fence.

Exhibit J is the interior floor to the store. The grocery store will have a deli/bakery area. The setup is similar to a typical grocery store.

Exhibit K is the gas station building elevation. The colors will be similar to the grocery store. The gas station will have a canopy over the gas pumps.

Exhibit L is the interior floor for the gas station. The setup is similar to a gas station. The building will have 14 coolers, restrooms, and a counter.

Exhibit M shows the proposed signage that is being proposed. The applicant has requested a Variation for height and square footage of the landmark style sign proposed for the gas station. Since the sign ordinance allows the maximum height of 8' and the sign is proposed at 16'. The gas prices displayed makes the height and square footage exceed from 64 to 96. The other landmark style sign will be located off premise on the northwest corner of Rote Rd. and McFarland Rd. This will require approval of a Special Use Permit for off premise advertising.

Staff has been working with the land developer on getting the tentative plat in compliance with the Zoning Ordinance, Subdivision Ordinance and the Engineering Standards. The street design and drainage have been a priority for staff to ensure that the development is constructed to code and satisfies all proposed lots. Additionally and as previously stated, Staff feels that because of the proposed variations in landscaping, the development should include a landscape median within McFarland Road to be maintained by the development. This would replace some of the required landscape areas where the applicant is requesting Variations.

The size of the overall development is large and a traffic analysis will need to be done as part of the tentative platting process to determine appropriate traffic control for the development.

At the time this staff report was prepared, staff had not revised plans on the construction of the road and its design. Additionally, the plans were discussed on providing 1/3 of drainage off site to be located on the west property across the street. If this occurs, staff needs to ensure that the property will be platted to show easements for the subject property and proposed lots. The other portion of drainage would occur on the lots proposed. Provided these issues are addressed by the land developer to the satisfaction of the City Engineer prior to the zoning board of appeals meeting, staff supports the project moving forward. If not, staff is not comfortable and recommends the item lay over for additional time to work with the applicant and developer.

RECOMMENDATION: Staff recommends **Approval** of 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 B and **Denial** of 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 and **Approval** of a Zoning Map Amendment from C-1, Limited office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-2, Limited Commercial Zoning District for parcel A and **Approval** of a Special Use Permit for Gas Station and **Approval** of a Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, **Approval** of a Variation to increase sign height from 8' to 16', **Approval** of a Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, **Approval** of a Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, **Approval** Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, **Approval** Variation to eliminate 4 foot open green spaces along south property line, and **Approval** of a Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District, subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. That the signage is in accordance with Exhibit L.
3. Submittal of a revised landscape plan for staff review and approval including additional landscape units for lot 3 along proposed Anjali Drive and to include additional buffering along the East property line.
4. That the property develop in accordance with the tree preservation plan and tree inventory.
5. That a revised street design inclusive of a landscape median in conformance with City Engineer requirements is submitted for staff review and approval.
6. That detention is provided in accordance with the requirements of the City Engineer.
7. That the installation and maintenance of the landscape within the McFarland Road median shall be the responsibility of the development.
8. That McFarland Road is constructed from Rote Road to Spring Road in accordance with the requirements of the City Engineer including a bike path on the east side of the road and a sidewalk on the west side of the road.
9. That a Final Plat is approved and recorded for the property.

See attached findings of fact.

TC:BM 07/08/2013

Rev. 07/10/2013

Rev. 07/11/2013

**FINDINGS OF FACT FOR DENIAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL A
LOCATED AT 2013 MCFARLAND RD.**

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

- 1). The proposed Zoning Map change is not consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal does not promote the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is not consistent with the comprehensive plan and surrounding uses;
 - b. This proposal does not protect 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 not consistent with the Preannexation agreement.

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-2, LIMITED
COMMERCIAL ZONING DISTRICT FOR PARCEL A
LOCATED AT 2013 MCFARLAND RD.**

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.

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL B
LOCATED AT 2013 MCFARLAND RD.**

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.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR GAS STATION IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR GROCERY/RETAIL STORE WITH OUTDOOR GARDEN CENTER AND DRIVE THRU
PHARMACY IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO ELIMINATE INTERIOR LANDSCAPING REQUIREMENTS IN THE C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL B
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO INCREASE SIGN HEIGHT FROM 8' TO 16'
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO INCREASE THE MAXIMUM SQUARE FOOTAGE OF 64 TO 96 SQUARE FEET FOR A
LANDMARK STYLE SIGN IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
FOR INTERIOR LANDSCAPING TO ELIMINATE BUILDING FOUNDATION
LANDSCAPING AND REDUCE INTERIOR LANDSCAPING FROM 10% TO 4%
IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO ELIMINATE 4 FOOT OPEN GREEN SPACE ALONG SOUTH PROPERTY LINE
IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR OFF PREMISE BUSINESS SIGN AT MCFARLAND AND ROTE ROAD
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

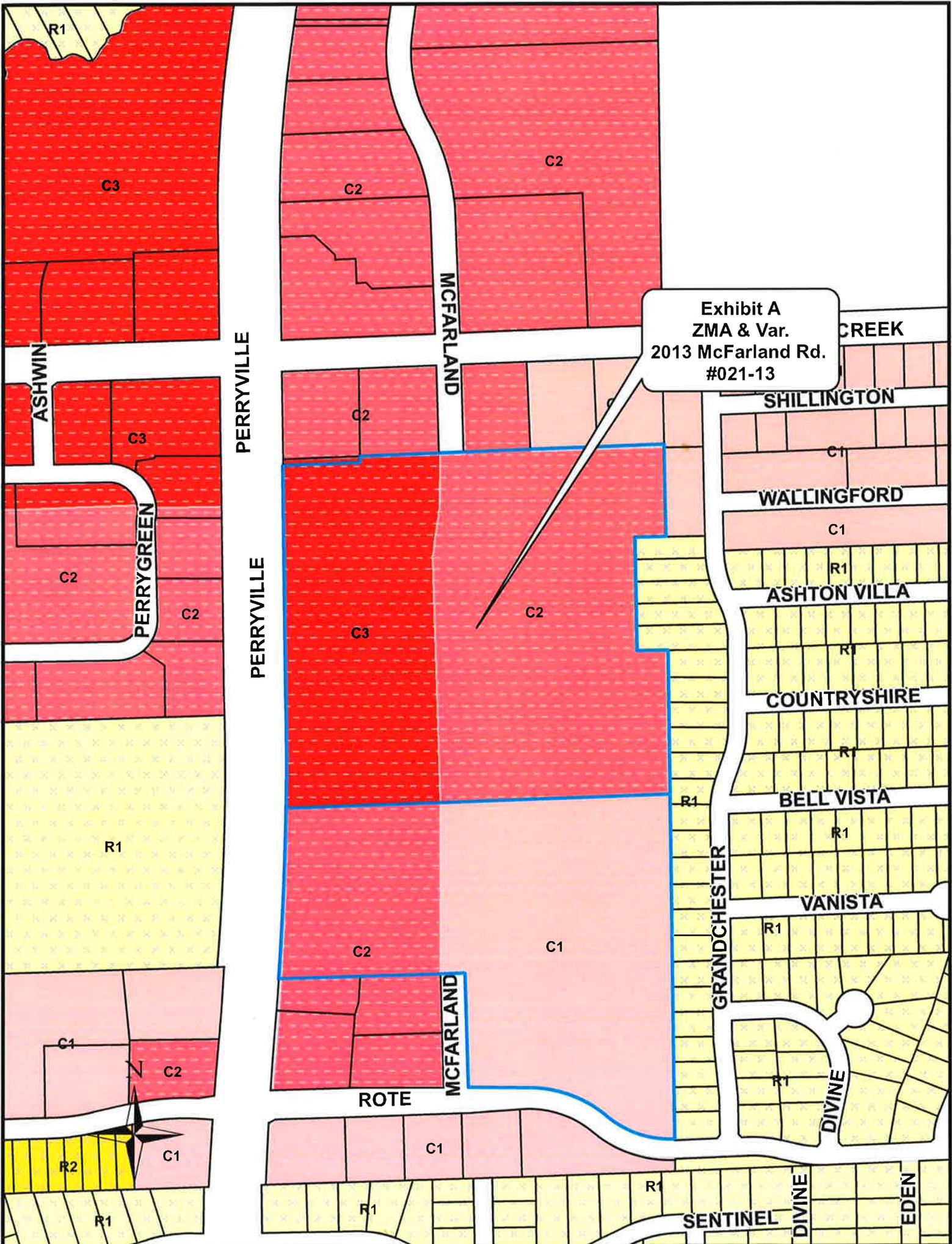


Exhibit A
ZMA & Var.
2013 McFarland Rd.
#021-13

R1

C3

ASHWIN

C3

C2

PERRYGREEN

C2

R1

C1

C2

R2

C1

R1

PERRYVILLE

PERRYVILLE

C2

C2

MCFARLAND

C2

C3

C2

C2

C1

MCFARLAND

ROTE

C1

R1

Exhibit A
ZMA & Var.
2013 McFarland Rd.
#021-13

CREEK

SHILLINGTON

C1

WALLINGFORD

C1

R1

ASHTON VILLA

R1

COUNTRYSHIRE

R1

BELL VISTA

R1

VANISTA

R1

R1

DIVINE

SENTINEL

DIVINE

EDEN

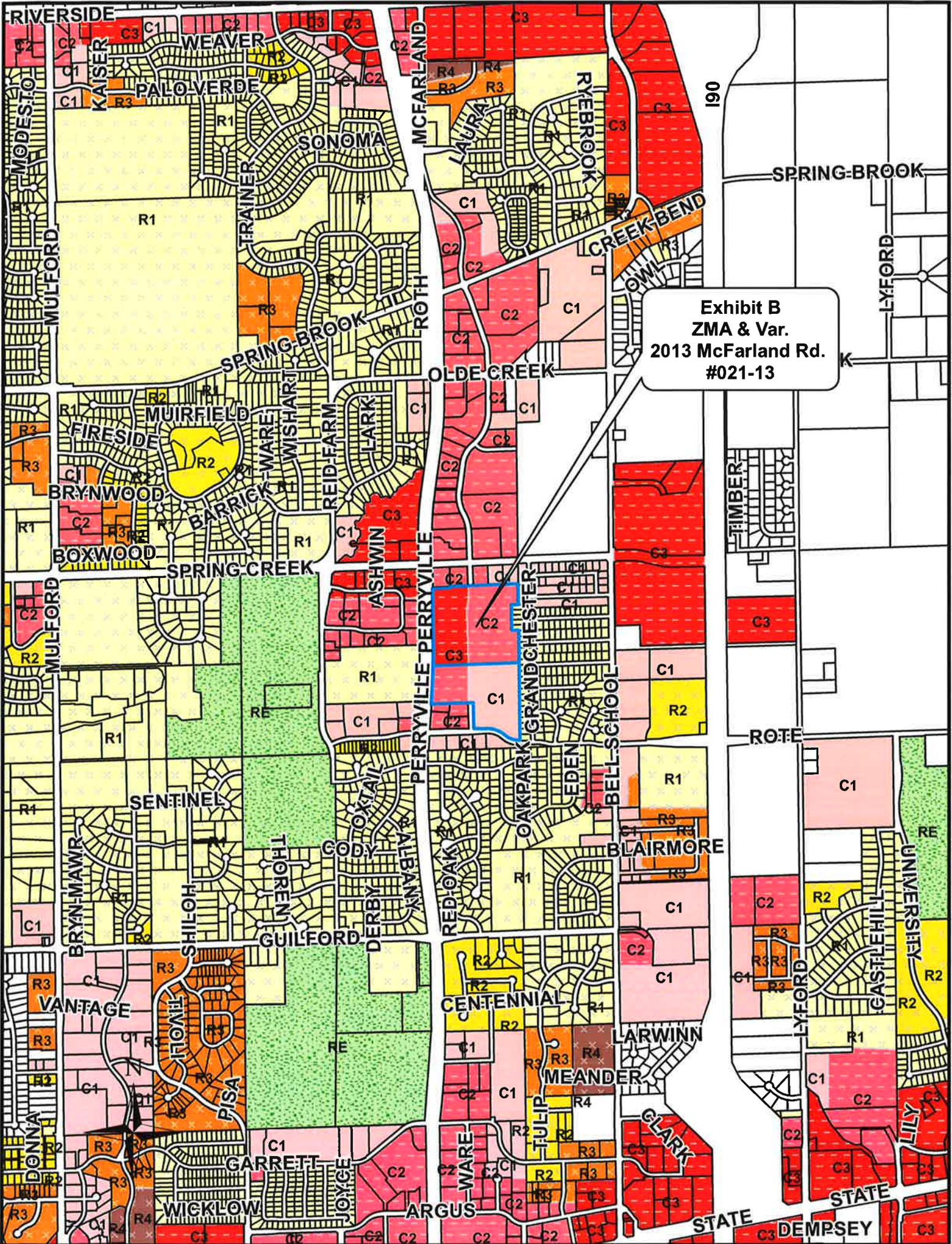


Exhibit B
ZMA & Var.
2013 McFarland Rd.
#021-13



Exhibit C
ZMA & Var.
2013 McFarland Rd.
#021-13

ASHWIN

PERRYGREEN

PERRYVILLE

PERRYVILLE

MCFARLAND

MCFARLAND

ROTE

CREEK

SHILLINGTON

WALLINGFORD

ASHTON VILLA

COUNTRYSHIRE

BELL VISTA

VANISTA

GRANDCHESTER

DIVINE

SENTINEL

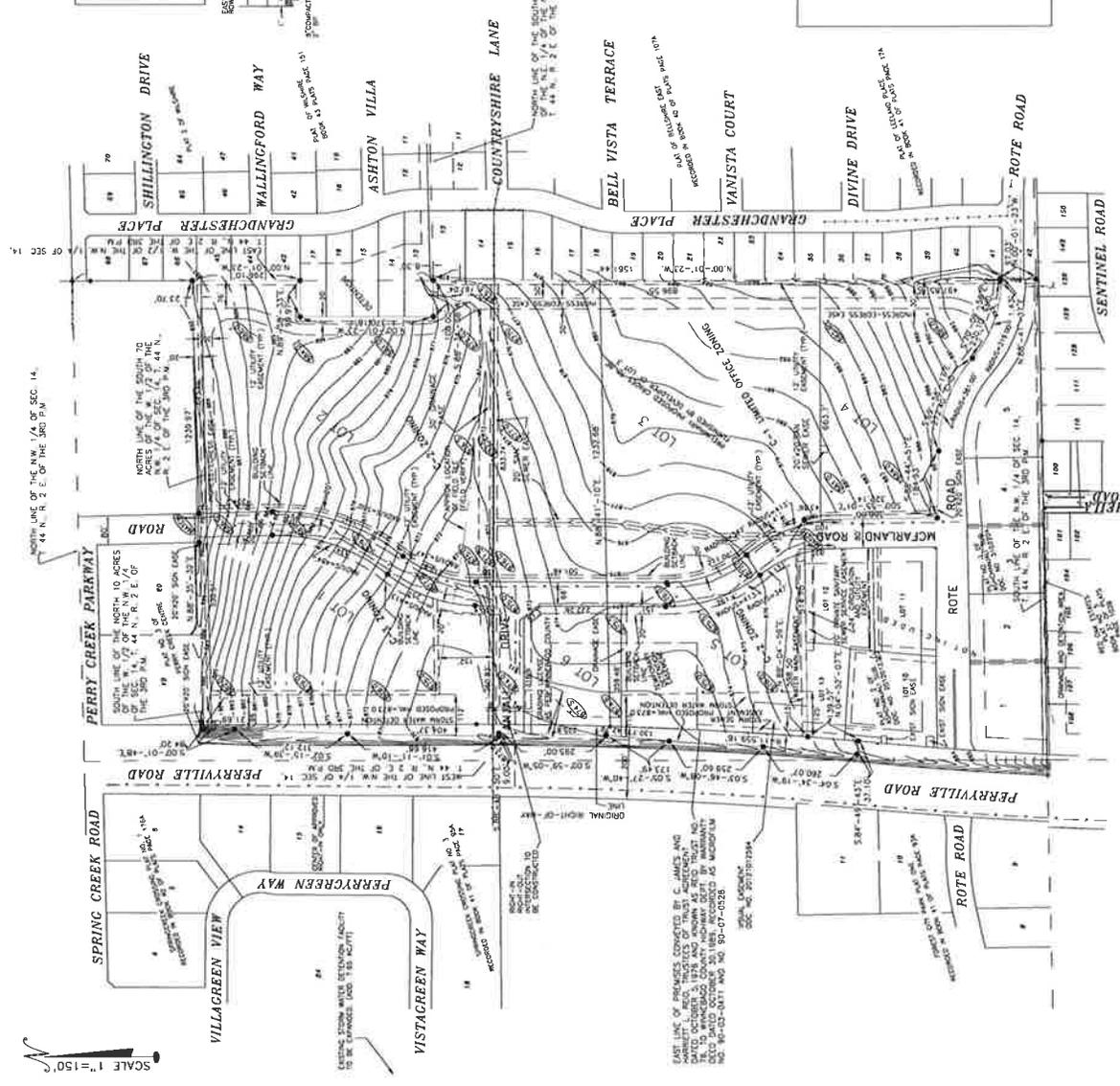
DIVINE

EDEN

SCALE 1"=150'

2110 LIN. FT. OF NEW PUBLIC STREET PROPOSED.
TABLE FOR AREAS

TOTAL PROPERTY SUBDIVIDED	=	54,168 ACRES
LOT 1	=	8,706 ACRES
LOT 2	=	12,552 ACRES
LOT 3	=	16,445 ACRES
LOT 4	=	5,852 ACRES
LOT 5	=	5,082 ACRES
LOT 6	=	2,144 ACRES



KEY

- EXISTING CURB
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- FENCE LINE
- GUS LINE
- OVERHEAD UTILITY
- SET
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- ELEVATIONS BASED ON N.A.S. DATUM (SUBTRACT 60.39 FOR CITY)
- EXISTING CONTOUR LINES
- PRELIMINARY PROPOSED GRADE

TYPICAL STREET SECTION (McFARLAND ROAD)



NOTE: SANITARY SEWER AND STORM SEWERS LOCATED ON LOTS SHALL BE LOCATED AT FINAL DESIGN STAGE. LOCATION AND SIZE OF SANITARY SEWER AND STORM SEWERS SHALL BE DETERMINED AT FINAL DESIGN STAGE. 1' FROM SEC. TO LANE EDGE AND THE CENTER LANE SHALL BE 20'.

A BIKE PATH WILL BE CONSTRUCTED ALONG THE EAST SIDE OF McFARLAND ROAD.

THE STORM WATER RETENTION PROVIDED ON THE SITE TOTALS 12.00 ACRES/FEET. THE TOTAL REQUIRED STORAGE IS 19.85 ACRES/FEET.

THE TEMPORARY ROAD PROPOSED FOR PLOTS 1 AND 2 OF ASHCANJALI WILL BE REMOVED AND REPLACED BY THE NEW FACILITY.

ADDITIONAL STORAGE WILL BE PROVIDED WEST OF PERRYVILLE ROAD (0.65 AC/FT) THE EXISTING PAD TO THE WEST WILL BE EXPANDED IN THE AREA SHOWN.

THE COUNTY OF WINNEBAGO HAS REVIEWED AND APPROVED THIS DRAINAGE CONCEPT.

CHIEF OF PROPERTY
6807 PERRYVILLE ROAD, UNIT 100
PERRYVILLE, ILLINOIS 61111

USGS, INC.
2105 WALTON ROAD, NW
CUMMINGS, ILLINOIS 61114

NEWTRAC ENGINEERING, LTD.
1100 N. 11TH ST.
WINNEBAGO, ILLINOIS 61101

3745 1 1 3745ENTR

Exhibit D
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

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

LOCATION MAP

Exhibit G
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

Existing Tree Inventory
For
Meijer – Perryville Road Property
Rockford, Illinois

June 2013

Prepared by
Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 500
Rosemont, Illinois 60018
Project No. 13-0054

TREE INVENTORY LISTING

MEIJER-PERRYVILLE ROAD PROPERTY, ROCKFORD, ILLINOIS
(CBBEL PROJECT NUMBER:130054)

VALUES ASSIGNED FOR CONDITION AND FORM OF TREES ARE SHOWN
IN RIGHT COLUMN BELOW. RATINGS ARE BASED ON GENERAL OBSERVATIONS
AND ON A SCALE OF 1 (EXCELLENT) TO 5 (POOR).

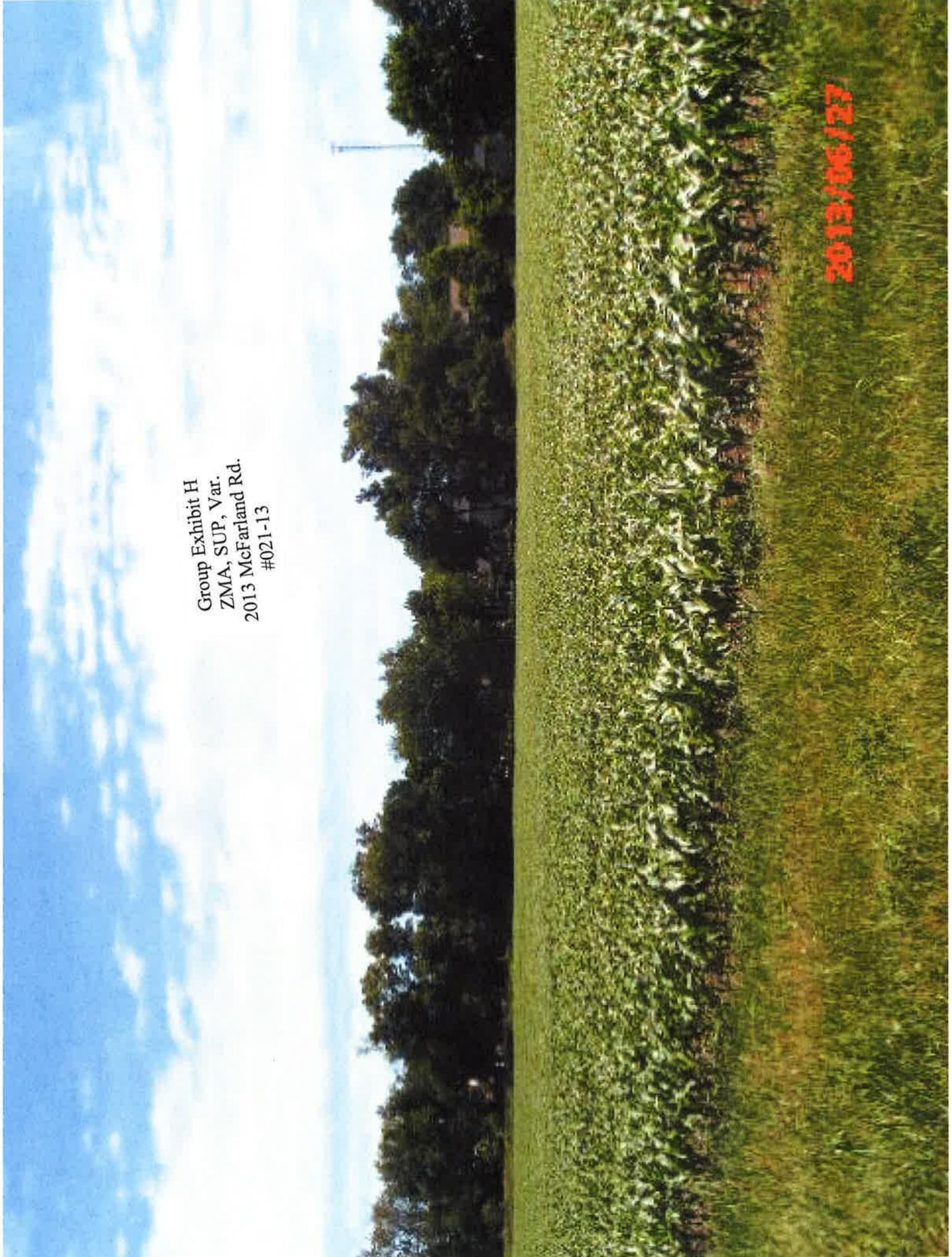
TAG NO.	BOTANICAL CODE	COMMON NAME	SIZE (inches)	CONDITION/FORM	COMMENTS
1	PRSE	BLACK CHERRY	24	3/3	
2	ACNE	BOXELDER	10	2/4	SWEEP
3	PRSE	BLACK CHERRY	36	3/4	FORK
4	ULAM	AMERICAN ELM	15	3/3	
5	ULAM	AMERICAN ELM	42	3/3	
6	RHCA	BUCKTHORN	8	3/4	
7	SYVU	LILAC	12	3/4	
8	PRSE	BLACK CHERRY	8	3/4	CROOKED STEM
9	QUMA	BUR OAK	50	1/1	
10	CAGL	PIGNUT HICKORY	15	1/1	
11	ULAM	AMERICAN ELM	15	3/3	
12	PIPU	BLUE SPRUCE	6	1/1	
13	CACO	BITTERNUT HICKORY	6	1/2	
14	ULAM	AMERICAN ELM	10	4/4	DEADWOOD
15	CRMO	DOWNY HAWTHORN	6	3/3	
16	ACNE	BOXELDER	10	3/5	LEAN/CROOK
17	ULAM	AMERICAN ELM	12	2/3	
18	PRSE	BLACK CHERRY	6	3/3	
19	ACNE	BOXELDER	12	3/5	LEAN/CROOK
20	ULPU	SIBERIAN ELM	8	3/3	
21	PRSE	BLACK CHERRY	10	3/4	
22	ACNE	BOXELDER	8	3/4	
23	FRAM	WHITE ASH	10	3/3	
24	FRAM	WHITE ASH	24	3/3	
25	PRSE	BLACK CHERRY	10	3/3	
26	ULAM	AMERICAN ELM	20	2/2	
27	PRSE	BLACK CHERRY	12	3/4	LEAN/CROOK
28	ACNE	BOXELDER	12	3/5	LEAN/CROOK
29	QUMA	BUR OAK	42	2/2	
30	ACNE	BOXELDER	10	3/4	LEAN
31	ACNE	BOXELDER	12	3/5	LEAN
32	QURU	RED OAK	12	3/4	SUPPRESSED
33	QURU	RED OAK	36	1/1	
34	ULAM	AMERICAN ELM	6	3/3	
35	CAOV	SHAGBARK HICKORY	18	2/2	
36	CAOV	SHAGBARK HICKORY	8	3/3	
37	CAOV	SHAGBARK HICKORY	15	2/2	
38	ULAM	AMERICAN ELM	8	3/3	
39	ACNE	BOXELDER	24	3/4	LEAN
40	QUMA	BUR OAK	6	2/2	
41	FRAM	WHITE ASH	15	3/4	DEADWOOD
42	CAOV	SHAGBARK HICKORY	10	2/2	
43	ACNE	BOXELDER	12	3/4	LEAN
44	PIPU	BLUE SPRUCE	6	2/2	
45	PIPU	BLUE SPRUCE	6	3/4	SUPPRESSED
46	CRCR	COCKSPUR HAWTHORN	8	3/3	

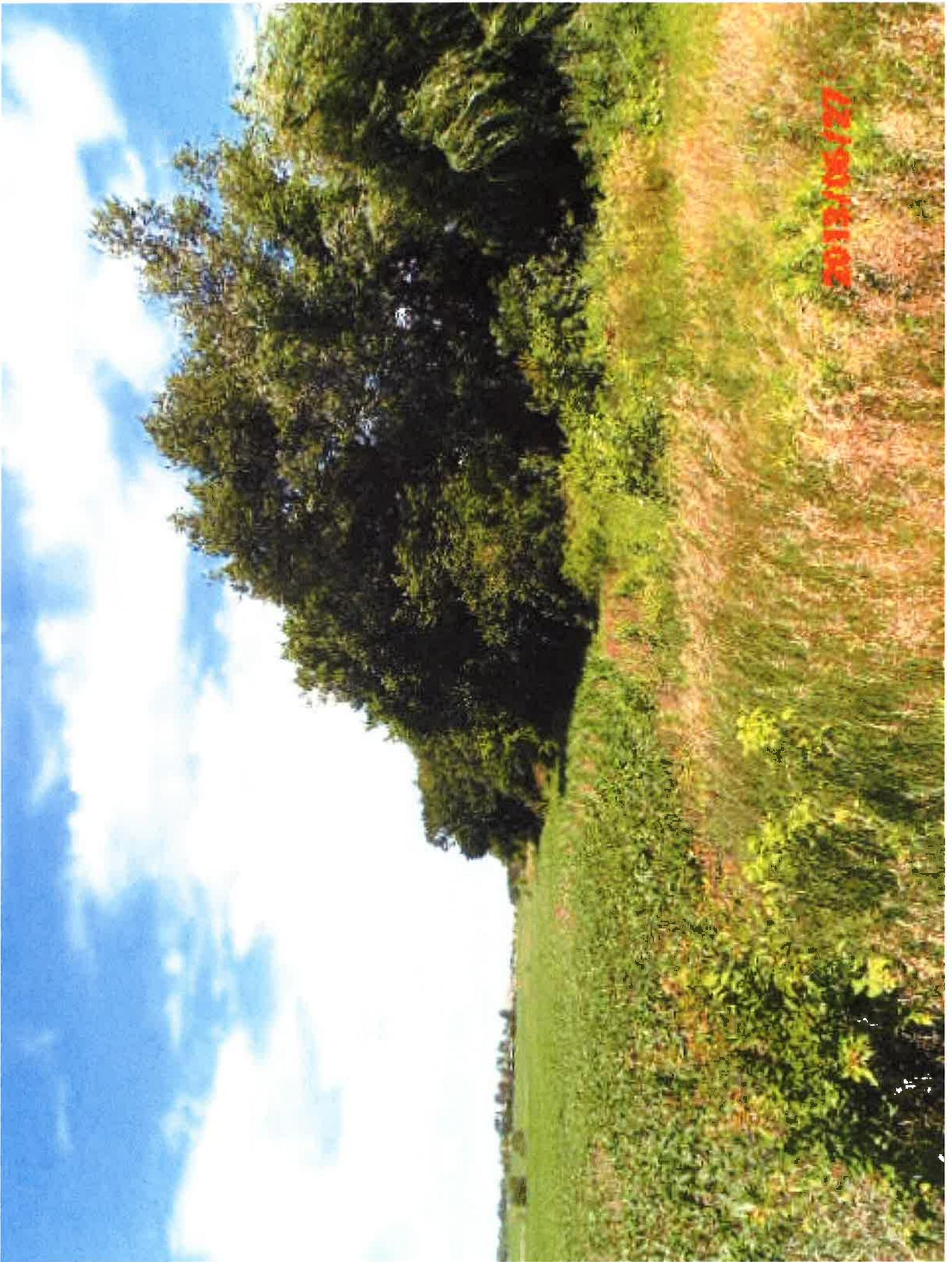
47	FRAM	WHITE ASH	10	4/4	DEADWOOD
48	FRAM	WHITE ASH	12	3/3	
49	PIPU	BLUE SPRUCE	6	3/3	
50	PIPU	BLUE SPRUCE	6	3/3	
51	CACO	BITTERNUT HICKORY	8	3/3	
52	CACO	BITTERNUT HICKORY	6	3/3	
53	CACO	BITTERNUT HICKORY	16	2/2	
54	CACO	BITTERNUT HICKORY	15	2/2	
55	CRMO	DOWNY HAWTHORN	10	3/3	
56	PRVI	CHOKE CHERRY	10	3/3	
57	CACO	BITTERNUT HICKORY	8	2/2	
58	ULAM	AMERICAN ELM	18	2/2	
59	CAOV	SHAGBARK HICKORY	16	2/2	
60	FRAM	WHITE ASH	12	3/4	LEAN
61	FRAM	WHITE ASH	10	3/3	
62	CEOC	HACKBERRY	18	2/2	
63	CACO	BITTERNUT HICKORY	20	2/3	
64	CAOV	SHAGBARK HICKORY	10	3/3	
65	CAOV	SHAGBARK HICKORY	12	2/2	
66	ULAM	AMERICAN ELM	12	3/3	
67	CAOV	SHAGBARK HICKORY	10	3/3	
68	PRSE	BLACK CHERRY	10	3/4	CROOK
69	FRAM	WHITE ASH	8	3/3	
70	PRSE	BLACK CHERRY	18	3/3	
71	CAOV	SHAGBARK HICKORY	12	3/3	
72	ULAM	AMERICAN ELM	12	3/3	
73	CACO	BITTERNUT HICKORY	18	1/1	
74	CEOC	HACKBERRY	12	3/4	
75	ULAM	AMERICAN ELM	18	3/3	
76	ULAM	AMERICAN ELM	8	3/3	
77	ULAM	AMERICAN ELM	15	3/3	
78	CAOV	SHAGBARK HICKORY	10	2/2	
79	ULAM	AMERICAN ELM	8	3/4	LEAN
80	ULAM	AMERICAN ELM	6	3/3	
81	ULAM	AMERICAN ELM	36	2/3	
82	CEOC	HACKBERRY	16	3/3	
83	PRSE	BLACK CHERRY	18	3/3	
84	CACO	BITTERNUT HICKORY	8	2/2	
85	FRAM	WHITE ASH	24	3/3	
86	ULAM	AMERICAN ELM	12	3/3	
87	CEOC	HACKBERRY	12	3/3	
88	ULAM	AMERICAN ELM	12	3/3	
89	ULAM	AMERICAN ELM	18	3/3	
90	ULAM	AMERICAN ELM	10	3/3	
91	CACO	BITTERNUT HICKORY	20	2/2	
92	ULAM	AMERICAN ELM	8	3/3	
93	CAOV	SHAGBARK HICKORY	10	3/3	
94	CACO	BITTERNUT HICKORY	8	2/2	
95	ULAM	AMERICAN ELM	8	3/3	
96	ULAM	AMERICAN ELM	8	3/3	
97	PRSE	BLACK CHERRY	6	3/3	
98	CRMO	DOWNY HAWTHORN	12	3/3	
99	ACNE	BOXELDER	6	3/3	
100	ULAM	AMERICAN ELM	30	2/2	
101	PRSE	BLACK CHERRY	34	2/2	

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Group Exhibit H
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

2013/06/27

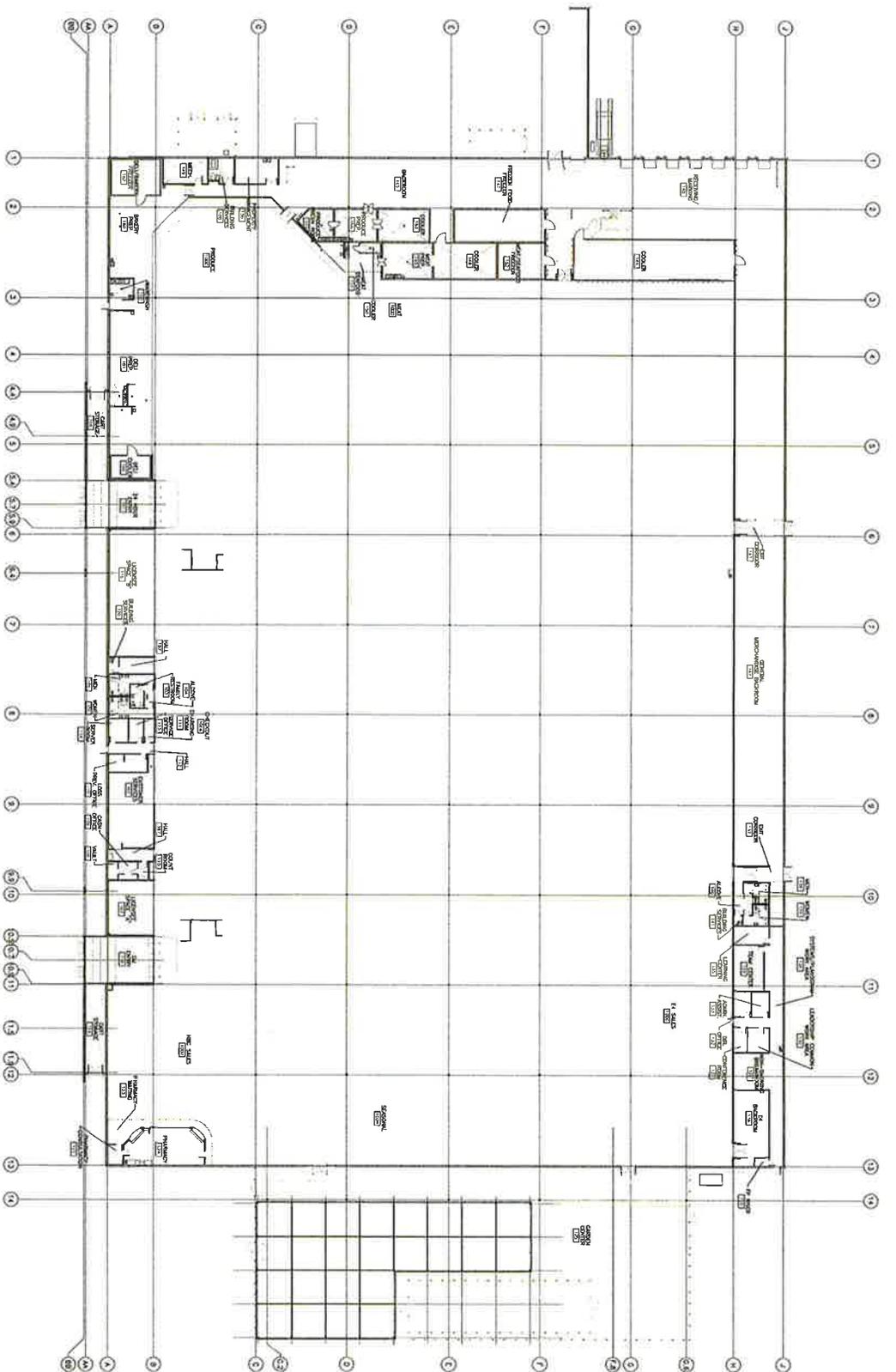




LEARNING

2013/06/27





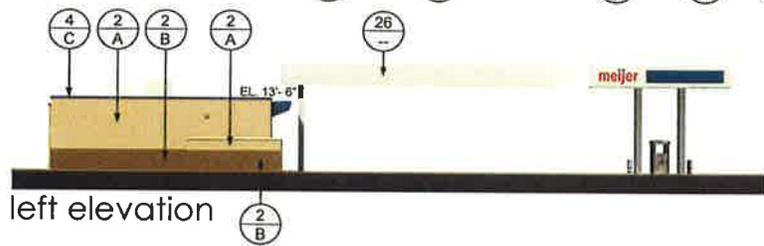
building plan  north
 scale: 1/4" = 1'-0"

Rockford, Illinois

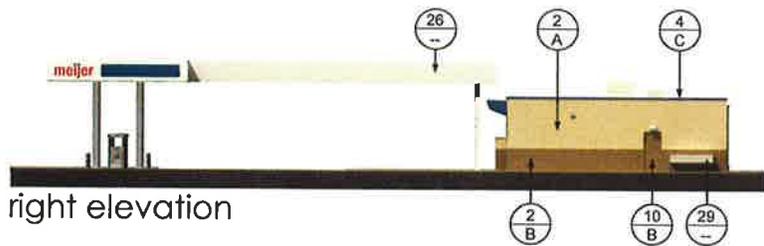
Exhibit J
 ZMA, SUP, Var.
 2013 McFarland Rd.
 #021-13



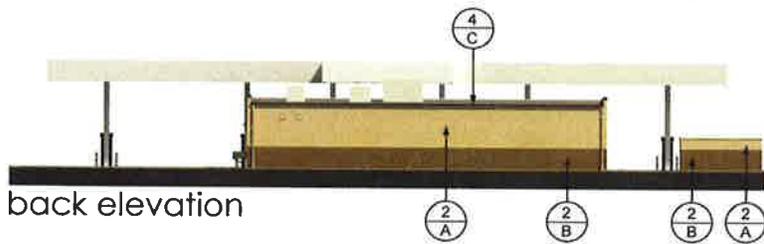
front elevation



left elevation



right elevation

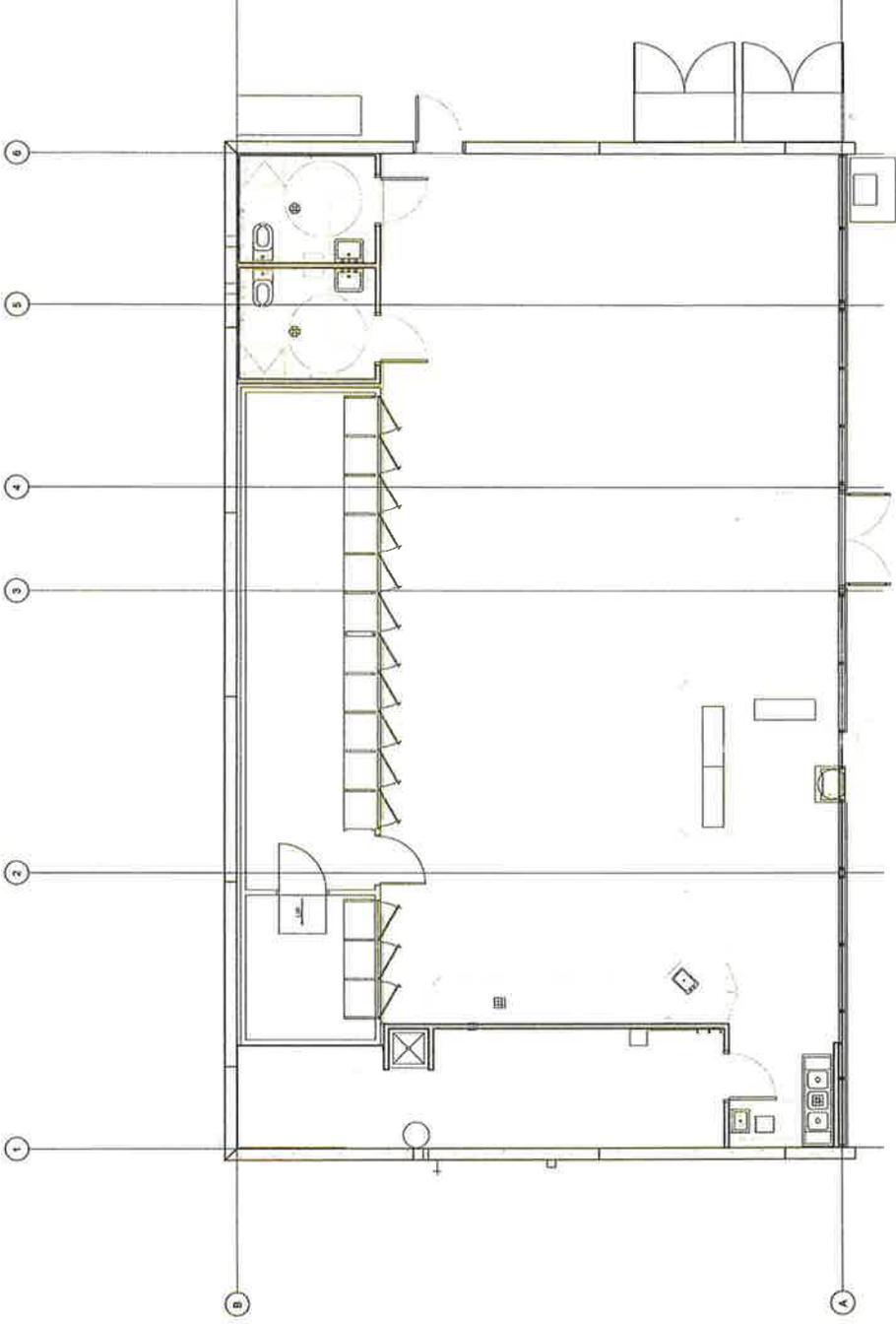


back elevation

EXTERIOR FINISH LEGEND	
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MACADAMIA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. AWARD BLUE
4. METAL COPING / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. MANSARD BROWN
6. METAL CORNICE	F. WHITE
7. METAL SOFFIT	G. DUTCH-GRAY VELOUR A
8. FACE BRICK / THIN BRICK	H. FLASHED MATT
9. ALUMINUM DOOR / FRAME	J. CLEAR ANODIZED
10. HOLLOW METAL DOOR / FRAME	K. GALVANIZED
11. WINDOW / STOREFRONT	L. INTERNALLY ILLUMINATED
12. SECTIONAL DOOR	M. NON-ILLUMINATED
13. STEEL DOOR / FRAME	N. SURFACE APPLIED
14. CHAIN LINK FENCE	P. VISION GLASS
15. DECORATIVE FENCE	Q. SPANDREL GLASS
16. STEEL COLUMN	R. TERRA COTTA
17. STEEL FRAMING / DECK / HANGERS	
18. SIGNAGE	
19. DOCK SEAL / LEVELER / BUMPER	
20. SMOKING SHELTER	
21. FIRE PUMP HOUSE	
22. SHADE CLOTH STRUCTURE	
23. PHARMACY PASS WINDOW	
24. WOOD GATE	
25. EXPOSED CONCRETE	
26. GAS STATION CANOPY	
27. PRODUCT ADVERTISEMENT BOARD	
28. PASS THRU WINDOW	
29. SIDEKICK RACK	

Exhibit K
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

36.06



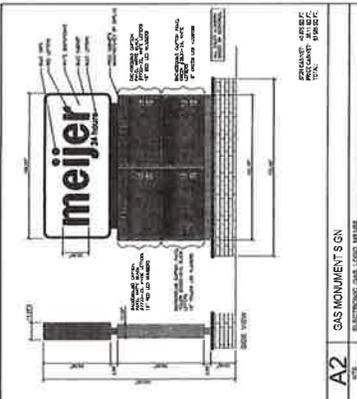
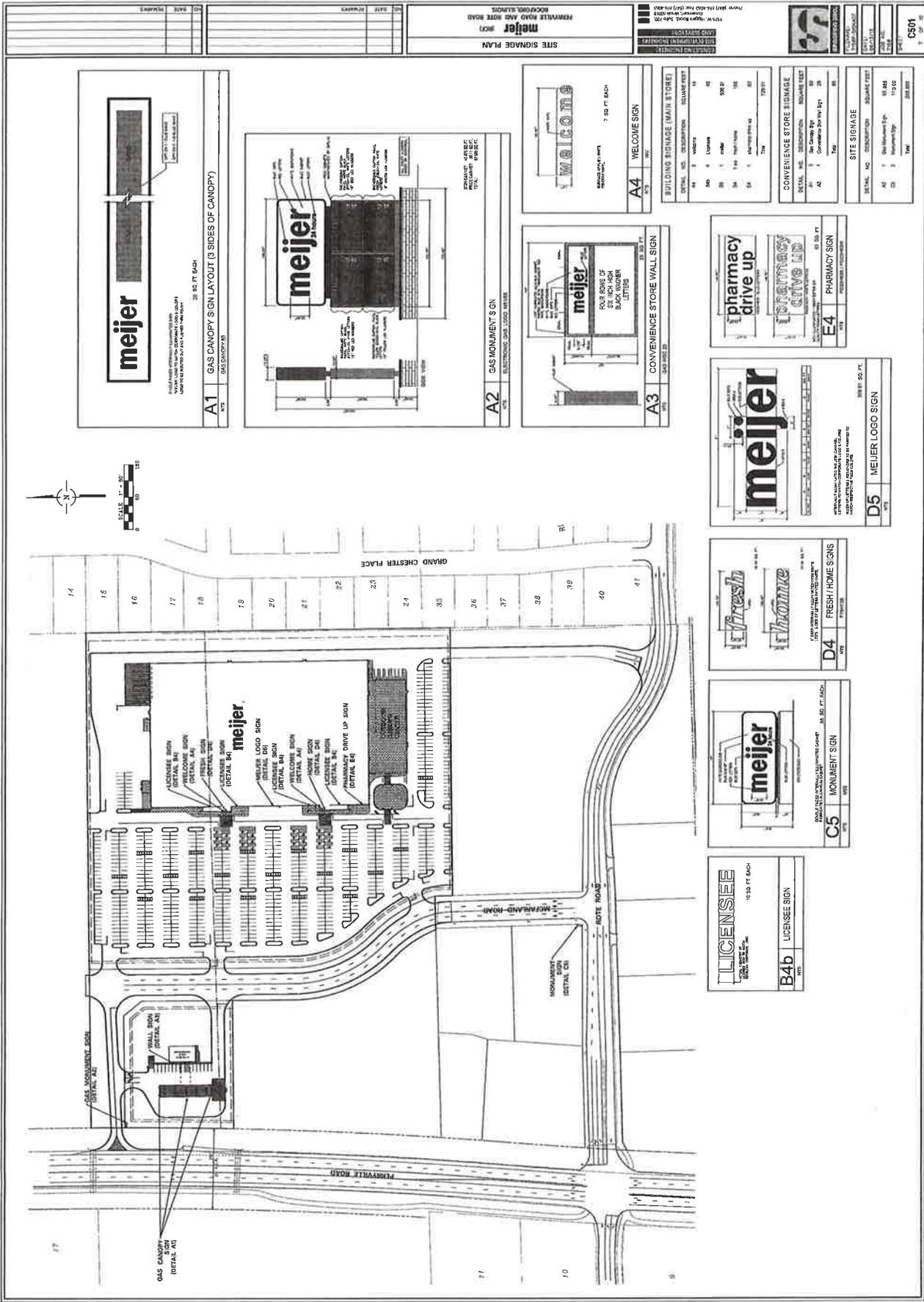
building plan  north
 scale: 1/4" = 1'-0"

2013.04.06

meijer | Greenbergfarrow

Rockford, Illinois

Exhibit L
 ZMA, SUP, Var.
 2013 McFarland Rd.
 #021-13



BUILDING SIGNAGE (MAIN STORE)			
DETAIL NO.	DESCRIPTION	QUANTITY	REMARKS
A1	Gas Canopy Sign	3	
A2	Gas Monument Sign	1	
A3	Convenience Store Wall Sign	1	
A4	Welcome Sign	1	
Total		6	

CONVENIENCE STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	QUANTITY	REMARKS
A3	Convenience Store Wall Sign	1	
Total		1	

SITE SIGNAGE			
DETAIL NO.	DESCRIPTION	QUANTITY	REMARKS
A1	Gas Canopy Sign	3	
A2	Gas Monument Sign	1	
A3	Convenience Store Wall Sign	1	
A4	Welcome Sign	1	
Total		6	

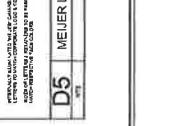
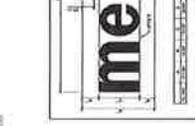
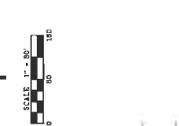


Exhibit M
 ZMA, SUP, Var.
 2013 McFarland Rd.
 #021-13

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	815-226-9375	LDLP@comcast.net
Ryan & Boonmee Gube	1815 Grandchester Pk	224-622-5191	RYANGUBE@GMAIL.COM
Bob & Marilyn Maulala	1865 Grandchester	815-621-4975	Bob.Maulala@yahoo.com
Liz Sandine	7301 Vanista Ct.	815-222-6441	liz-sandine@yahoo.com
BRYAN CURRIE	7309 VANISTA CT	815 520 4708	bryancurrier@hotmail.com
Tina & Karen Fischer	7294 VANISTA CT	815.229.2305	TFISCHER38@yahoo.com
Mr. & Mrs. Kukno	7320 VANISTA CT	815 713 6001	meg_910@yahoo.com
Mr & Mrs Kent Buzzell	7338 Vanista Ct	815-871-8143	m.buzzell@comcast.net
MR & MRS MARIE WIERSEMA	7345 VANISTA CT	815-621-8625	m.ribovich@att.net
TOM & CATHY Wilcox	7333 VANISTA CT.	815 227-5171	WILCOXRUNNERS@aol.com
Erin Groves	7321 Vanista	815-505-1710	erniel02957@yahoo.com
Rich & Linda Pournier	1889 Grandchester	815-229-4377	four1993@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	SASKIA SCHUESSLER - YAHOO.COM
S. Johnson	7431 Bell Vista Ter.	815-399-1260	Stepjohn89@yahoo.com
G. ZAYED	7414 BELL VISTA	708 848-2925	GAMALUZ @ YAHOO.COM
Andrea Wight	7398 Bell Vista	815-388-4940	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
Bahaa Salahmah	7362 Bell Vista	773-543-0448	rabeha398@yahoo.com
Naimear Dar'ibara	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	815-227-1124	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	bunchkierrom@gmail.com
Paul Lundberg	2018 Grandchester	815.621-3202	Paul.lundberg@gmail.com
Douglas Hauer	2036 Grandchester	815-979-0576	
Nikhil Kapuni	2064 Grandchester	815-218-2089	
Kevin Burda	2082 Grandchester	815-299-3972	
Mert Strohman	1941 Divine Close	815-484-3005	mert_strohman@yahoo.com
Diane Bowers	1822 Grandchester	815-397-7794	
Dave Blunt	1920 Grandchester	815-298-0798	d.blunt@comcast.net
JOSEPH SPATARO	1956 GRANDCHESTER	815-985-4900	SPATAROJOSEPH@AHO.COM
Gene Spataro	1956 Grandchester pl.	815-985-9858	
Quir Kham	2898 Grandchester pl	815-229-1485	
Cynthia Strohman	1941 Divine Close	779-423-1367	cstrohman@aol.com
Brittany Frisella	1933 DIVINE CLOSE	815-985-3070	bnfrisella@gmail.com
Tamara Gaumond	1944 Divine Dr.	815-636-8114	tamara.gaumond@comcast.net
Falguni 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 appropriate 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 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 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 is 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

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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%

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 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 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.

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

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 developement 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 Amendendmants for 2013 McFarland Rd. File ZBA 021-13 and File # 023-13.

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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.

Raquel Gile
7301 Wallingford Way
Rockford IL 61107

Sandra Hawthorne

From: Gail Pickering <1gip@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