



PLANNING & ZONING COMMISSION MEETING  
FRANK G. BAUER MUNICIPAL HALL – 300 ROOSEVELT ROAD  
November 28, 2022 -- 6:00 PM

**A G E N D A**

- I. Call to Order
- II. Roll Call and Declaration of Quorum
- III. Approval of Minutes from October 12, 2022
- IV. Communications
- V. Ordinance No. 01-23:  
**AMEND SPECIAL USE PERMIT FOR A FIRE STATION IN THE SINGLE-FAMILY RESIDENTIAL (R1) DISTRICT.** Pin #s: 08-31-202-010, 08-31-202-011, and 08-31-202-065. Property known as 1011 Harlem Rd., Machesney Park, IL. Filed by North Park Fire Protection District, 600 Wood Ave., Machesney Park, IL 61115.
- VI. Ordinance No. 02-23:  
**VARIANCE FROM COMMERCIAL DESIGN STANDARDS FOR EXTERIOR BUILDING MATERIALS.** Pin #s: 08-31-202-010, 08-31-202-011, and 08-31-202-065. Property known as 1011 Harlem Rd., Machesney Park, IL. Filed by North Park Fire Protection District, 600 Wood Ave., Machesney Park, IL 61115.
- VII. Ordinance No. 03-23:  
**ZONING MAP AMENDMENT FROM THE MULTI-FAMILY RESIDENTIAL (R4) DISTRICT TO THE COMMERCIAL NEIGHBORHOOD (CN) DISTRICT.** Pin #: 08-22-103-017. Property known as 2081 Anjali Way, Machesney Park, IL. Filed by Boone Interstate Development, LLC, 6801 Spring Creek Rd., Rockford, IL 61114.
- VIII. Ordinance No. 04-23:  
**VARIANCE FROM FREESTANDING SIGN BASE REGULATIONS.** Pin #: 08-30-203-011. Property known as 8801 N. Second St., Machesney Park, IL. Filed by Rhonda Surratt, 16487 Elm Tree Lane, Richland Center, WI 53581.
- IX. Ordinance No. 05-23:  
**Text Amendment to Zoning Code, Commercial Design Standards, Building Form and Layout, to Add Minimum Drive-Thru Lane Width.**

- X. Ordinance No. 06-23:  
**Text Amendment to Zoning Code, Amending Commercial Design Standards,  
Exterior Building Materials Requirements.**
- XI. Other Business
- XII. Public Comment
- XIII. Adjournment