



ZONING BOARD OF APPEALS
Tuesday, May 16, 2017
5:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

ZBA Members: Dan Roszkowski
Craig Sockwell
Melissa Beckford
Tom Fabiano
Alicia Neubauer
Scott Sanders

Absent: Kim Johnsen

Staff: Scott Capovilla – Zoning and Land Use Administrator
Angela Hammer - City Attorney
Matthew Flores, Assistant City Attorney
Jeremy Carter - Traffic Engineer, Public Works
Sandra Hawthorne - Administrative Assistant

Others: Alderman Bill Rose
Alderman Linda McNeely
Alderman Chad Tuneburg
Alderman Tuffy Quinonez
Kathy Berg - Court Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Liquor & Tobacco Advisory Board secretary and the stenographer

- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, May 22, 2017, at 5:30 PM in City Council Chambers in this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well. This information was also presented in written form attached to the agendas.

The meeting was called to order at 5:30 PM. A **MOTION** was made by Alicia Neubauer to **APPROVE** the minutes from the April 18, 2017 meeting as written. The Motion was **SECONDED** by Melissa Beckford and **CARRIED** by a vote of 5-0 with Scott Sanders abstaining and Kim Johnsen absent.

ZBA 007-17
Applicant
Ward 12

707 West Riverside Boulevard

Rock River Health Care

Modification of Special Use Permit #047-87 for a 1,600 square feet addition to the southwest corner of the building in an R-3, Multi-family Residential Zoning District

The subject property is located on the north side of West Riverside Boulevard, 1,271 feet east of the West Riverside Boulevard and North Main Street intersection. David Schoning, Architect, was present and reviewed the request for Modification of Special Use Permit. The Applicant wishes to add a 1,600 square foot addition with the intent to increase physical therapy space for the current residents and Rockford community. Mr. Schoning stated this addition will enhance the aesthetics from the street, and the parking lot will reflect adequate parking spaces. He further stated the applicant was agreeable to the 4 conditions recommended by Staff.

Staff Recommendation is for Approval with (4) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Scott Sanders to **APPROVE** the Modification of Special Use Permit #047-87 for a 1,600 square feet addition to the southwest corner of the building in an R-3, Multi-family Residential Zoning District at 707 West Riverside Boulevard. The Motion was **SECONDED** by Melissa Beckford and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meet all Building and Fire Codes.
2. Must develop site in accordance with Exhibit E, site and landscaping plans approved by Staff.
3. Must develop building addition in accordance with Exhibit F, elevation approved by Staff.
4. Submittal of an interior floor plan of the addition for Staff review and approval.

ZBA 007-17
Findings of Fact for Approval of a
Modification of Special Use Permit #047-87
For a 1,600 Square Feet Addition to the
Southwest Corner of the Building
In an R-3, Multi-family Residential Zoning District at
707 West Riverside Boulevard

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, nor substantially diminish and 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 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, in all other respects, conform to the applicable regulations of the R-3 Zoning District in which it is located.

With no further business to come before the Board, the meeting was adjourned at 5:45 PM.

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Zoning Board of Appeals