



Zoning Board of Appeals Agenda
Tuesday, May 15, 2018
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 003-18

Applicant
Ward 01

626 Shiloh Road

Terra Creek Townhomes LLC / Attorney Jeff Orduno

Modification of Special Use Permit #011-06 for a Planned Unit Development to add fifteen (15) duplexes (30 total units) in an R-3, Multi-family Residential Zoning District

Laid Over from February, March & April meetings

ZBA 010-18

Applicant
Ward 13

3108 Auburn St. , 3110 Auburn St., and 13XX Russell Ave.

J. B. T. Properties, Inc.

A **Special Use Permit** for a **Planned Unit Development** consisting of light equipment sales and rental; heavy equipment sales and rental, outdoor storage of light and heavy equipment; a 60 feet x 50 feet storage building addition; a 7 feet fence with barbed wire in the front yard along Russell Avenue, and **Variations** for building setback, fence height, and barbed wire in the front yard along Russell Avenue in a C-3, General Commercial Zoning District and an I-1, Light Industrial Zoning District.

ZBA 011-18

Applicant
Ward 04

6625 East Riverside Boulevard

J. B. T. Properties, Inc.

A **Variation** to decrease the required front yard setback for a parking lot from 20 feet to 10 feet along North Trainer Road and Weaver Road; a **Variation** to decrease the required front yard setback for a parking lot from 20 feet to 2 feet along Weaver Road; a **Variation** to decrease the required front yard perimeter landscaping from 20 feet to 10 feet along North Trainer Road and Weaver Road; a **Variation** to decrease the required open green space along a portion of the east property line from 4 feet to 2 feet; and a **Variation** to increase the maximum allowed fence height in the front yard from 4 feet to 6 feet along North Trainer Road and Weaver Road in an C-3, General Commercial Zoning District

ZBA 012-18

Applicant
Ward 03

782 North Madison Street

Ryan McCrea / The Verdi Club

Special Use Permit for a private club and a 7,000 square feet addition for private banquet, bar and events in a C-4, Urban Mixed-Use Zoning District

ZBA 013-18

Applicant
Ward 14

4777 East State Street

Ramesh B. Vemuri

Special Use Permit for a methadone clinic in a C-2, Limited Commercial Zoning District

ZBA 014-18

Applicant
Ward TBD

6969 South Main Street and 6969 Main Road

Timothy Ford / Addie Ford

Preannexation Agreement, a Zoning Map Amendment from County AG to RE, Rural Estate Zoning District, and a **Special Use Permit for a Planned Unit Development** consisting of a single-family residence, a distillery, a tasting room and retail shop, a barrel aging house, a high tunnel building, event pavilion for special events, the facility tours, orchards, fruit vineyard, other accessory structures per the submitted plan and site, parking, and fencing plans with deviations from the regulations

ZBA 015-18

Applicant
Ward 09

3445 Elmwood Road

Our Lady of the Sacred Heart Basic Studies

Special Use Permit for a private religious school with school related uses in an RE, Rural Estate Zoning District

Meet Format Attached

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Codes & Regulations Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Codes & Regulations meeting will be **Tuesday, May 29th, 2018 at 5:30** PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, June 4, 2018**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7163.