



Zoning Board of Appeals Agenda
Tuesday, July 17, 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, May & June meetings

ZBA 017-18

Applicant
Ward 02

230 North London Avenue

Brennan Hailey

Variation to increase the maximum allowed fence height in the front yard from (4) feet to (6) feet along Crosby Street in a R-1, Single-family Zoning District

ZBA 018-18

Applicant
Ward 03

3475 Westminster

Jake & Alison Chance

Variation to remove access off of Westminster Drive and place access on Hickory Lane in an R-1, Single-family Zoning District

ZBA 019-18

Applicant
Ward 12

4301 & 43XX North Main Street

Grace Funeral & Cremation Services

Special Use Permit for a Planned Unit Development consisting of a funeral home, crematory, and special event center with indoor and outdoor events in a C-1, Limited Office Zoning District

ZBA 020-18

Applicant
Ward 10

5416 East State Street

Ramesh Vermuri, MD

Special Use Permit for a Methadone Clinic in a C-2, Limited Commercial Zoning District

ZBA 021-18

Applicant
Ward 03

96 East State Street, 124 North Water Street

City of Rockford / Scott Capovilla

Special Use Permit for a mural on bridge in a C-4, Urban Mixed Use Zoning District

Meeting 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 **Monday, July 23, 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, August 6, 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 meeting 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.