



Zoning Board of Appeals Agenda
Tuesday, August 21, 2018
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

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
Laid Over from July meeting

ZBA 022-18

Applicant
Ward 13

200 North Johnston Avenue

Danita Stanford

Modification of Special Use Permit #049-15 for a Planned Unit Development

For a funeral home and crematory

Variation to site and landscaping plans with deviations from regulations to keep site "as is" in an R-1, Single-family Zoning District.

ZBA 023-18

Applicant
Ward 07

2301 North Central Avenue

Kimberly Schoenrock

Special Use Permit for outside storage and equipment of firewood, mulch, compost

Variation to increase fence height from 4 feet to 6 feet along Foltz Avenue for a sight obscuring fence in an I-1, Light Industrial Zoning District

ZBA 024-18

Applicant
Ward 01

1902 Reid Farm Road

Rockford Park District

Variation to increase the maximum allowed square footage of a landmark-style

freestanding sign from 48 square feet to 96 square feet and a **Variation** to increase the maximum allowed height of a landmark-style freestanding sign from 8 feet to 10.5 feet in a RE, Rural Estate Zoning District

ZBA 025-18

Applicant
Ward 07

2100, 2104, 2112, 2120, 2128, 2136, 2144, 21XX & 24XX N. Central Avenue

Timber Industries / Tom May

Special Use Permit for the outdoor storage of mulch and palletized mulch in a RE, Rural Estate Zoning District, C-3, General Commercial Zoning District, and an I-1, Light Industrial Zoning District

ZBA 026-18

Applicant
Ward 06

5444 11th Street

Garrett Peterson

Special Use Permit for an installation and operation of a solar facility in an I-1, Light Industrial Zoning District

ZBA 027-18

Applicant
Ward 11

918 Broadway and 14XX South 6th Street

Marwan Al Shugaa

Special Use Permit for passenger vehicle sales

Variation to reduce the required landscaping per the submitted plan in a C-4, Urban Mixed-Use Zoning District

ZBA 028-18

Applicant
Ward 03

331 East State Street

Scott Capovilla for City of Rockford

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

ZBA 029-18

Applicant
Ward 03

525 N. 6th Street

Scott Capovilla for City of Rockford

Special Use Permit for a mural in an R-4, Multifamily Residential Zoning District

ZBA 030-18

Applicant
Ward 04

3505 North Bell School Road

Glenn Evans for SwedishAmerican Health System

Variation to increase the maximum permitted number of wall signs from two (2) to four (4)

Variation to increase the maximum permitted square footage for the east wall sign from 240 square feet to 450 square feet in a C-3, General Commercial Zoning District

ZBA 031-18

Applicant
Ward 05

815 Marchesano Drive

Glenn Evans for SwedishAmerican Health Systems

Variation to increase the maximum permitted number of wall signs from two (2) to four (4) in a C-3, General Commercial Zoning District

ZBA 032-18

Applicant
Ward 03

134 North 1st Street

Scott Capovilla for City of Rockford

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

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, August 27, 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 **Tuesday, September 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.