



Zoning Board of Appeals Agenda

Tuesday, May 21, 2019

5:30 P.M. – City Council Chambers, 2nd floor, City Hall

425 East State Street

Rockford, IL 61104

779-348-7163

ZBA 008-019

Applicant
Ward 13

3226 West State Street

Attorney John M. Nelson / Daniel Ray Erb

Special Use Permit for general outdoor storage, auto and truck storage, towing, automotive and truck repair and automotive and truck recycling and storage in an I-1, Light Industrial Zoning District **Laid Over from March Meeting**

ZBA 021-019

Applicant
Ward 11

1121 5th Avenue

Jacob Rush

Special Use Permit for an artist live/work space on the ground floor and an office use that provides goods or services such as food, clothing, resources and other forms of assistance to those in need in a C-2, Limited Commercial Zoning District

ZBA 022-019

Applicant
Ward 03

1236 and 1238 East State Street

Jennifer Kuroda / Audubon Society

Special Use Permit for a mural in an R-2, Two-family Residential and C-1, Limited Office Zoning District

ZBA 023-019

Applicant
Ward 14

6286 and 6290 East State Street

Thin To & Tien Ngyen / Bambu Che

Variation to allow a business identification wall sign on a separate tenant space within the same building complex in a C-3, General Commercial Zoning District

ZBA 024-19

Applicant
Ward 12

2304 Harlem Boulevard

Scott Howse

Variation to increase the maximum allowed fence height in the front yard along Cottage Grove Avenue from 4 feet to 6 feet in an R-1, Single-family Residential Zoning District

ZBA 025-19

Applicant
Ward 14

2730 Eastrock Drive

560 South Vermont, LLC

Special Use Permit for outdoor storage of building supplies in an I-1, Light Industrial Zoning District

ZBA 026-19

Applicant
Ward 06

2737 and 2747 9th Street

David Mc Daniel / Kishwaukee Baptist Church

Modification of Special Use Permit #223-77 for a new 4,500 square feet Worship Center including site, parking, and landscaping plans with deviations from the regulations in an R-1, Single-family Residential Zoning District

ZBA 027-19

Applicant
Ward 02

1621, 1627, 1629 Rural Street

Christopher Pumilia

Special Use Permit for used car dealership in a C-3, General Commercial Zoning District

ZBA 028-19

Applicant
Ward 14

4747 Harrison Avenue

SoCore MW Development LLC

Renewal of Special Use Permit #006-17 for the installation of a solar farm (free-standing solar panel racks and solar panels) in an I-1, Light Industrial 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 **Tuesday, May 28, 2019 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 3, 2019**. 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.