



Zoning Board of Appeals Agenda

Tuesday, June 18, 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, April and May Meetings**

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

Laid Over from May Meeting

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 **Laid Over from May Meeting**

ZBA 029-19

Applicant
Ward 14

4949 Harrison Avenue

Bob Baker / Image Signs

Variation to increase the maximum number of allowed walls signs above the ground floor of the structure from two (2) to three (3) in an I-1, Light Industrial Zoning District

ZBA 030-19

Applicant
Ward 13

1200 West State Street

Sherry Harlan / Crusader Clinic

Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District for the following parcels: 11-22-181-009, 11-22-181-011, 11-22-181-012, 11-22-181-013, 11-22-181-015 and 11-22-181-016 and a **Special Use Permit for a Planned Unit Development** for a medical clinic, parking and pharmacy drive-thru in a C-2, Limited Commercial Zoning District

ZBA 031-19

Applicant
Ward 14

4415 Harrison Avenue

Ramin Ghanbari / Tall Tattoo

Special Use Permit for body art services (tattoo parlor) in a C-3, General Commercial Zoning District

ZBA 032-19

Applicant
Ward 02

4403 Highcrest Road

Corine Gendron / Holy Family School

Modification of Special Use Permit #016-96 for a temporary modular classroom on the north side of the school in an R-1, Single-family Residential Zoning District

ZBA 033-19

Applicant
Ward 03

425 East State Street

Scott Capovilla / City of Rockford

Text Amendment for Section 80-009-D. All properties in Commercial and Residential Districts with gravel driveways and/or gravel parking lots legally established shall conform to the regulations contained in Section 50-013-A. of this Ordinance by November 1, 2020. Nothing in this provision allows illegally established nonconforming parking lots and driveways to remain.

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, June 24, 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, July 1, 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.