



Zoning Board of Appeals Agenda

Tuesday, July 16, 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, May and June Meetings**

ZBA 034-019

Applicant

Ward 13

1110 Arthur Avenue

Khalid Siddiqui

Special Use Permit for a **Planned Unit Development** consisting of a religious assembly, funeral home, food pantry, and charitable and non-profit office in a C-2 Limited Commercial Zoning District

ZBA 035-19

Applicant

Ward 11

1430 10th Avenue

Andrew Benson / Benson Stone

Special Use Permit for outside storage area for landscape and building materials on a gravel surface and a Variation to increase the maximum height allowed in the front yard from four (4) feet to six (6) feet for a sight obscuring fence along 10th Avenue and Parmele Street in an I-1, Light Industrial Zoning District.

ZBA 036-19

Applicant

Ward 01

1769 Red Oak Lane

Bradley Morton

Variation to reduce the required front yard setback from 30 feet to 23 feet along Rowntree Lane for a 26 feet by 16 feet garage addition to the west side of the attached garage in a R-1, Single-family Residential 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, July 22, 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, August 5, 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 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.