



Zoning Board of Appeals Agenda
Tuesday, August 20, 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, June and July Meetings**

ZBA 037-019

Applicant
Ward 09

2315 Glenwood Ave

Paul Toboldt

Variation to increase the maximum permitted square footage for an accessory structure from 900 square feet to 1,088 square feet in an R-1, Single Family Residential Zoning District.

ZBA 038-19

Applicant
Ward 09

3445 Elmwood Road

Lisa Neal / Doyle Signs, Inc.

Variation to increase the maximum sign height permitted from eight (8) feet to 14'2" in an RE, Rural Estate Zoning District.

ZBA 039-19

Applicant
Ward 12

905 West Riverside Boulevard

Daniel Ray Erb

Special Use Permit for a motor vehicle repair shop not including body work, painting, or commercial vehicle repairs in a C-2 Limited Commercial Zoning District.

ZBA 040-19

Applicant
Ward 06

1300 Capital Drive

Greg Steele / KA 1300 Capital, LLC

Variation to increase the maximum number of allowed business identification walls signs from two (2) to three (3) in an I-3, Airport Industrial Zoning District

ZBA 041-19

Applicant
Ward 04

7129, 72XX, 7295, and 73XX East Riverside Blvd. and 38XX McFarland Rd.

Chris Buday / Odessa – Aspen Industries, LLC

Special Use Permit for a **Planned Unit Development** consisting of a Senior Living Facility in an R-4, Multi-family Residential Zoning District and a C-3, General Commercial Zoning District

ZBA 042-19

Applicant

Text Amendment

Scott Capovilla / City of Rockford

Text Amendment to the City of Rockford Zoning Ordinance for the following:

Table 21-1 Use Classification Table –

Table 22-1 Use Classification Table –

Add definition of Casino to Article 91 General Terms. **Casino** - A building or room used for social amusements or, specifically; one used for gambling.

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 26, 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, September 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.