



Zoning Board of Appeals Agenda
Wednesday, October 16, 2019
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 045-19

Applicant
Ward 14

49XX East State Street, 215 Easton Parkway

Remedies Renewing Lives, Inc

Special Use Permit for a **Planned Unit Development** for a medical clinic with methadone services and administrative offices in an R-4, Multi-family Residential Zoning District.

ZBA 046-19

Applicant
Ward 03

136 North 1st Street

Sarah Stewart / Sarah Stewart Tattoo LLC

Special Use Permit for a body arts facility in a C-4, Urban Mixed-Use Zoning District

ZBA 047-19

Applicant
Ward 12

2115 Clinton Street

Andrew Capone

Variation to reduce the required setback from the alley for a sight obstructing fence six (6) feet in height from 2.5 feet to zero (0) feet along the east property line, a Variation to increase the maximum allowed fence height in rear yard from six (6) feet to 8.5 feet, a Variation to reduce the required setback of a play house from six (6) feet to zero (0) feet along the east and south property lines and a Variation to reduce the required setback for an attached deck from six (6) feet to 4.33 feet along the south property line in a R-1, Single-family Residential Zoning District

ZBA 048-19

Applicant
Ward 09

3445 Elmwood Road

Doyle Signs Inc

Variation to increase the maximum square footage permitted for a free-standing sign from 48 square feet to 64 square feet in an RE, Rural Estate 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, October 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, November 4, 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.