



Zoning Board of Appeals Agenda
Tuesday, November 19, 2019
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 049-19

Applicant
Ward 02

3719 Guilford Road

Eric Seckinger

Variation to increase the maximum fence height of six (6) feet to eight (8) feet in the side yard in an R-1, Single family Residential Zoning District

ZBA 0450-19

Applicant
Ward 14

3382 South Alpine Road

Jamal Abed Rabbo

Special Use Permit for the outdoor storage of operable passenger vehicles and a **Variation** to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District

ZBA 051-19

Applicant
Ward 02

406 North Gardiner Avenue

Jacob Castro

Variation to increase the maximum fence height from six (6) feet to nine (9) feet in a side yard and a **Variation** to reduce the required deck setback from six (6) feet to zero (0) feet in a side yard in an R-1, Single family Residential Zoning District

ZBA 052-19

Applicant
Ward 03

318 North Church Street, 319 North Court Street, 418 and 428 Park Avenue

Second Congregational Church

Special Use Permit for a mural on a church in a C-4, Urban Mixed-Use Zoning District

ZBA 053-19

Applicant
Ward 14

5502 Wansford Way

Tim Muldowney / dyn Sterling Plaza, LLC

Special Use Permit for an indoor residential self-storage warehouse that includes accessory outdoor passenger vehicle storage area in a C-3, General Commercial Zoning District

ZBA 054-19

Applicant
Ward 03

215 and 227 North Wyman Street, and 1XX West Jefferson Street

Sherry Harlan

Special Use Permit for a Planned Unit Development consisting of a public library that includes a public plaza area, drive-through book drop/pick up in a C-4, Urban Mixed-Use 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, November 25, 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, December 2, 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.