



**Zoning Board of Appeals Agenda  
Tuesday, September 15, 2020  
5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall  
via video conference on Cisco Webex  
425 East State Street  
Rockford, IL 61104  
779-348-7163**

Since the board will not be physically present but want to hear all comments on each item, the following procedure will be in place:

**Interested Parties for ZBA:**

- Written public comments can be submitted through 5:00 pm, September 15, 2020.
  - Please submit written comments via email to [Lafakeria.Vaughn@rockfordil.gov](mailto:Lafakeria.Vaughn@rockfordil.gov).
  - Comments can also be hand delivered to the Permit Center located on the first floor at City Hall, 425 East State Street. Envelopes must be addressed to Scott Capovilla, Planning & Zoning Manager, Dept. of Community & Economic Development.
- Come and listen to the meeting in City Council Chambers, 425 East State Street, and during the public comment section, present your comments and questions regarding the agenda item in Council Chambers.

**ZBA 017-20**

Applicant  
Ward 12

**4850 North Main Street**

Peter Nora / U-STOR-IT

**A Special Use Permit** for outdoor storage or U-Haul truck rentals in a I-1, Light Industrial Zoning District  
**Laid over from August**

**ZBA 018-20**

Applicant  
Ward 11

**1430 Kishwaukee Street**

Nicholas Clark

**A Special Use Permit** for an auto dealership in a C-2, Limited Commercial Zoning District

**ZBA 019-20**

Applicant  
Ward 10

**5666 East State Street**

Attorney Sherry Harlan for OSF Healthcare

**A Zoning Map Amendment** from R-3, Multi-family Residential Zoning District to C-2, Limited Commercial Zoning District and **a Special Use Permit** for a Planned Unit Development for a hospital campus in a C-2, Limited Commercial Zoning District

**ZBA 020-20**

Applicant  
Ward 14

**5643 East State Street**

Kamal Abedrabbo

**A Special Use Permit** for an auto dealership in a C-2, Limited Commercial Zoning District

**ZBA 021-20**

Applicant  
Ward 3

**1211 Lundvall Avenue**

Mark & Christina Castronovo

**Variation** to reduce the established front yard setback from 40 feet to 33 feet for a front porch addition in an 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 present at City Hall or any emails to be read into the record. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and state and spell their name for the record. Legal staff will read any written comments into the record that were received in advance.
- 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
- Interested party or Objector at City hall will have another opportunity to provide any additional follow up based on the Applicant's responses.
- The Board will then discuss the application and a roll call 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, September 28, 2020 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> 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, October 5, 2020**. 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 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> 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.