



Zoning Board of Appeals Agenda
Tuesday, October 20, 2020
5:30 P.M. – City Council Chambers, 2nd 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, October 20, 2020.
 - Please submit written comments via email to 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 an I-1, Light Industrial Zoning District

Laid over from August & September

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

Laid over from September

ZBA 022-20

Applicant
Ward 7

2112 North Central Avenue

Luis Pena

A Special Use Permit for vehicle sales and a motor vehicle repair shop to include body work, painting and commercial vehicle repairs in a C-3, General Commercial Zoning District

ZBA 023-20

Applicant
Ward 7

2707 Auburn Street

John Powell

A Modification of an existing Special Use Permit to increase the number of passenger vehicles for sale from the maximum allowed eight (8) to sixteen (16) in a C-3, General Commercial Zoning District

ZBA 024-20

Applicant
Ward 12

3402 North Main Street

Steven Kolber for Patvak Investment WC

A Special Use Permit for a drive-thru in conjunction with a restaurant in a C-2. Limited Commercial 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, October 26, 2020 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 2, 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 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.