



Zoning Board of Appeals Agenda
Tuesday, April 20, 2021
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

The Mayor has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic. 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, April 20, 2021.
 - Please submit written comments via email to Leisha.Kury@rockfordil.gov.
 - Comments can also be hand delivered to City Hall at the Permit Center located on the first floor at 425 East State Street. Envelopes must be addressed to Scott Capovilla, Planning & Zoning Manager, Dept. of Community & Economic Development.

ZBA 001-21

Applicant
Ward 11

1312 7th Street

Safa Quraishi

Special Use Permit for a U-Haul renting service in a C-2, Limited Commercial Zoning District

Laid over from February and March meeting

ZBA 006-21

Applicant
Ward 14

2208 and 2214 South Alpine Road

Miguel A. Urena

Special Use Permit for a Planned Unit Development consisting of two (2)-five family residences in a C-1, Limited Office Zoning District

Laid over from March meeting

ZBA 029-20

Applicant
Ward 1

6654 Garrett Lane

Chris Herschleb for Rockford Living Community, LLC

Special Use Permit for a Planned Unit Development consisting of 240 apartment units and a 4-story, 146 room assisted/independent living and memory care facility in a C-1, Limited Office Zoning District

ZBA 008-21

Applicant

1203 South Meridian Road

Chuck Brauer Trucking, Inc. for AG Feed Services, LLC

Pre-Annexation Agreement and Zoning Map Amendment from County AG to I-1, Light Industrial Zoning District and Variations to allow deviations to the Zoning Ordinance per the Pre-Annexation Agreement

ZBA 009-21

Applicant
Ward 12

4850 North Main Street

Attorney Sherry Harlan for Stephen P. Beers

Modification of Special Use Permit #017-20 to allow temporary outdoor storage of trailers, campers, vans and related items in 10 parking spaces along the eastern and southern borders of the property and a Variation to increase the size of the maximum permitted wall mounted identification sign from 62 square feet to 107.1 square feet in an I-1, Light Industrial Zoning District

ZBA 029-20

Applicant

Ward 13

529, and 519 West Jefferson Street and 301 North Winnebago Street

Minesh Patel

Special Use Permit for outdoor U-Haul truck rental in a C-3, General 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, April 26, 2021 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, May 3, 2021**. 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 meetings 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.