



**Zoning Board of Appeals Agenda  
Tuesday, April 20, 2021  
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**

**Present:**

**ZBA Members:**

Dan Roszkowski  
Jennifer Smith  
Kim Johnsen  
Maurice Redd  
Jennifer Spencer  
Craig Sockwell  
Tom Fabiano

**Absent:**

**Staff:**

Angela Hammer- City Attorney  
Megan McNeill- Assistant City Attorney  
Leisha Kury- Administrative Assistant  
Scott Capovilla – Planning and Zoning Manager  
Mike Rotolo- Fire Prevention Coordinator  
Ebron Tyson – Videographer  
Jeremy Carter - Traffic Engineer

**Others:**

Kylie Bunke- Court Stenographer  
Applicants and Interested Parties

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Dan Roszkowski, Chair of the ZBA, stated that this meeting was being held remotely as the Mayor has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic.

Scott Capovilla explained the format of the virtual meeting and the rules of procedure, as follows:

Due to the COVID-19 pandemic and social distancing restrictions, this public hearing for the Zoning Board of Appeals was held by video conference, using Cisco Webex. The audio was streamed at City Hall in Council Chambers and on the City's website.

As the host, he would be monitoring microphones and attendees during the meeting. Notices and agendas were posted and sent about this meeting which informed interested parties about the ways they could submit comments and questions regarding agenda items. This included: written public comments being submitted by 5:00 pm, on April 20, 2021, to Board Secretary Leisha Kury's email, or the City's

permit center located on the first floor at City Hall or coming to City Hall to listen to the meeting and present any comments in Council Chambers.

The agenda and staff recommendation packets were also posted on the City's website. All applicants on the conference had previously consented to proceeding with the virtual hearing. Some additional rules for the meeting:

- Please speak clearly and not too fast so the court stenographer can make an accurate record.
- Please be sure to identify yourself before speaking.
- Applicants and interested parties, after being sworn in by the Chair, please state and spell your name for the record.
- If you're not speaking and I fail to mute you, please mute yourself so that the meeting is not disrupted.
- No person will be allowed to speak unless they are first recognized by the Chair.
- All votes will be by roll-call.
- Since we're on video /audio, please refer to exhibits or page numbers, if applicable. All exhibits should have been provided prior to the meeting and within the recommendation packet. Due to this being a virtual hearing, applicants if you have any new exhibits that you want considered by the Board for your request, you may request a layover. Those exhibits will also need to be provided to staff and the public as part of the complete packet.
- If you are having any technical issues, please use the chat box function and send a message directly to me "Scott" or use the raise your hand function.
- Applicants, should you have technical issues or decide to lay your item over instead for whatever reason, please let the Board know when your item is called.
- LTAB applicants were given the option to be put "in the lobby" on the conference. This means that they would not be able hear or see anything during the ZBA meeting.

Lastly, the procedure would be as follows:

- The Chair will call the address of the application.
- The Applicant or representative will be unmuted and be sworn in.
- The Applicant or representative will present their request to 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 state their name and present all their concerns, objections and questions 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 raised.
- Interested party at City Hall will have another opportunity to provide any additional follow up based on the Applicant's responses.
- The Board will then deliberate 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 Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation 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 the item is laid over at the ZBA meeting, the next meeting is Tuesday, May 18, 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 meeting was called to order at 5:44 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the March 16, 2021 meeting minutes. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 5-2 with Dan Roszkowski and Maurice Redd Abstaining.

**ZBA 001-21**

Applicant  
Ward 11

**1312 7<sup>th</sup> 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**

Mustafa Abdall, spoke on behalf of the applicant, Safa Quraishi. The subject property is located on the southeast corner of 7th Street and 12th Avenue. The area is surrounded by mostly residential uses and some commercial uses. Mr. Abdall stated the owner of 1312 7<sup>th</sup> Street revised the site plan and it was emailed to Scott Capovilla. Mr. Abdall stated the owner does not have a problem with the parking lot and the tenants that are being leased upstairs. Mr. Abdall stated they will provide another parking lot for those tenants. Mr. Abdall stated the owner can provide evidence that this parking lot is only for his business and willing to provide the services for the community.

Kim Johnsen asked Mr. Abdall if the owner has another designated area for the rental tenants. Mr. Abdall responded they have special parking spots for the tenants.

Dan Roszkowski asked Mr. Capovilla if staff has changed their mind about the revised plan that was submitted. Mr. Capovilla responded that staff still remains opposed.

Maurice Redd asked Mustafa Abdall why the owner was not available during the meeting. Mr. Abdall responded that he was representing him as the owner does not speak English.

Staff Recommendation is for Denial. No objectors or interested parties were present. No emails were read into the record.

Kim Johnsen stated since there were no objectors from neighbors, she would be in favor of this application despite what staff stated in the report of the U-Haul not being a good fit for the neighborhood.

A **MOTION** was made by Kim Johnsen to **APPROVE** Special Use Permit for a U-Haul renting service in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-1 with Dan Roszkowski voting nay.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes.
2. Hours of operation are Monday thru Sunday 8:00 am to 10:00 pm.
3. Work with City Staff on a revised landscaping plan.
4. A maximum of four (4) U-Haul trucks or trailers can be displayed at any giving time on the site.
5. The subject property must be free from trash and must be maintained at all times.
6. A tenant parking plan must be submitted to City Staff for review and approval.
7. All conditions must be met prior to establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT  
FOR U-HAUL RENTING SERVICE**

**IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT**  
**LOCATED AT 1312 7TH STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-2 District.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-2 District in which it is located.

**A 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

The applicant did not attend the meeting.

A **MOTION** was made by Kim Johnsen to **LAYOVER** Special Use Permit for a Planned Unit Development consisting of two (2)-five family residences in a C-1, Limited Office Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 7-0 via roll call vote.

**ZBA 029-20**

Applicant  
Ward 1

**6654 Garrett Lane**

Chris Herschaleb 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

Kjell Kaashagen, spoke on behalf of the applicant, Rockford Living Community, LLC. The subject property is located near the northwest corner of Garrett Lane and Perryville Road. The subject property is surrounded by residential and commercial uses. Mr. Kaashagen is from the Madison, Wisconsin area and is the current manager of the Rockford Living Community. Mr. Kaashagen stated he submitted a Planned Unit Development (PUD) for this 18 acres site. They propose to develop a 240 garden style apartment units with attached garages. These apartments are 15 and 16 unit buildings. Mr. Kaashagen stated the remaining portion of the site will consist of a 146-room independent/assisted living care facility. Mr. Kaashagen stated he has received comments from Rockford stating how excited they are for this development. Mr. Kaashagen stated he knows these apartments will be very popular due to the location, shopping and restaurants being close and will bring a high volume of applicants. Mr. Kaashagen stated they are looking to start with the two, 15 unit buildings which would include getting the site plan

completed along with the storm water pods. Once the first 8 buildings are finished, they will construct the other side with another storm water pod and the same similar plan as the first phase of construction. Mr. Kaashagen stated they anticipate to finish construction within two to three years. Mr. Kaashagen stated the assisted living care facility will bring over 100 jobs to the area.

Kim Johnsen asked Mr. Kaashagen what the monthly rental will be for the apartments. Mr. Kaashagen responded it will range from \$800-1,400 per month.

Staff Recommendation is for Approval with ten (10) conditions. No objectors or interested parties were present. No emails were read into the record.

A **MOTION** was made by Jennifer Smith to **APPROVE** 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 .The motion was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 7-0 via roll call vote.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of revised building elevations for the multifamily structures as suggested by staff.
3. Submittal of architectural details and elevations for the assisted/independent living and memory care facility for staff's review and approval.
4. Submittal of a detail landscape plan for staff's review and approval.
5. Submittal of a dumpster enclosure permit with a dumpster detail and rendering for staff's review and approval.
6. Submittal of photometric plan with fixture details and fixture specifications for staff's review and approval.
7. Any issues that arise during the tentative plat review process must be addressed and satisfied by staff prior to final platting.
8. Must develop in accordance with the approved site plan.
9. Must develop buildings in accordance with revised elevations approved by staff.
10. All conditions must be met prior to establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A 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  
LOCATED AT 6654 GARRETT LANE**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

5. Adequate measures have not been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-1 District in which it is located.

**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

The applicant, Kristi Gottman, was present. The subject properties are located on the east side of Meridian Road, 850 feet south of the Highway 20 and Meridian Road intersection. The subject properties are surrounded by agricultural and commercial uses. Mrs. Gottman stated she owns a trucking company along with her husband called Chuck Brauer Trucking. Mrs. Gottman stated they are trying to tear down the building they currently have and construct a new building for their business. They have to re-zone due to their building being zoned Agricultural to Light Industrial. Mrs. Gottman stated they are currently within the county but they are needing to pre-annexation to the city since they are 2 miles away.

Staff Recommendation is for Approval with seven (7) conditions. No objectors or interested parties were present. No email was read into the record.

Scott Capovilla made a comment to the board stating that Kristi Gottman came to the Planning & Zoning Division from the direction of the County as her property is only about third of a mile away from the city limits. The Pre-Annexation agreement will provide zoning and building services from the City but the property will remain in the County. This is similar to the agreement with the distillery on South Main.

Craig Sockwell asked the applicant how many vehicles will be parked outside. Mrs. Gottman responded they will have employees parking outside while they are working, but as far as the semi-trucks probably 2-3 at various times.

A **MOTION** was made by Kim Johnsen to **APPROVE** 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 The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 7-0 via roll call vote.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of Building Permits for staff's review and approval.
3. Submittal of a landscape plan with plant species and size for staff's review and approval.
4. Submittal of building elevations for staff review and approval.
5. Must develop buildings in accordance with building elevations approved by staff.
6. The property be developed as per the Pre-Annexation Agreement and landscaping plan.
7. All conditions must be met prior to establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT**

**FROM COUNTY AG TO I-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 1203 SOUTH MERIDIAN ROAD**

**Approval** of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
  - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
  - b. This proposal protects the character, scale and stability of the residential because the proposed development will meet all development requirements of this site; and
  - c. The proposed map amendment would allow for a reasonable development to take place consistent with the zoning district.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan.

**FINDINGS OF FACT FOR APPROVAL OF VARIATIONS  
TO ALLOW DEVIATIONS TO THE ZONING ORDINANCE  
PER THE PRE-ANNEXATION AGREEMENT  
IN A I-1, LIMITED INDUSTRIAL ZONING DISTRICT  
LOCATED AT 1203 SOUTH MERIDIAN ROAD**

**Approval** of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**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.

Attorney Sherry Harlan, spoke in behalf of the applicant, Stephen Beers. The subject property is located approximately 100 feet southwest of the North Main Street and Elmwood Road intersection. Attorney Harlan stated the property has a Special Use Permit to park 5 U-Hauls on this property that is used as a storage facility. Attorney Harlan stated there are people who can't park their trucks, trailers or RV's in their driveway under the City's Zoning Ordinance. It makes it difficult for these people to store these type of vehicles especially when it comes to winter. There is a need for this for this type of use in the area. Attorney Harlan stated she is requesting an SUP to allow 10 parking spaces along the eastern and southern property which on exhibit G in the packet. She stated it is surrounded by evergreen trees. Attorney Harlan stated the second proposal is for signage. Attorney Harlan explained Mr. Beers bought this property in 2019 and he inherited a flag lot. The flag lot only permits a 62 foot sign for the whole property. The property is far back from the road, so they have worked with staff to come up with a plan for the signage. Attorney Harlan and staff came to a conclusion that building signage would be a preferred option because you can see it from North Main. They are requesting an increase from the 62 square feet of signage increase to 107.1 square feet.

Jennifer Smith asked Attorney Harlan if these additional parking spaces impact the usage of fire trucks. Stephen Beers responded they will have room between the vehicles and the building. He stated the fire trucks will also have the ability to go around the building. Mike Rotolo, Fire Prevention Coordinator, stated the fire department will not have any problems accessing this area.

Alderman Ginger Hanley stated her support for this property.

Staff Recommendation is for Approval with Four (4) conditions. No objectors or interested parties were present. No emails were read into the record.

A **MOTION** was made by Craig Sockwell to **APPROVE** 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. The motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 7-0 via roll call vote.

Approval is based on the following conditions:

1. Outdoor storage of trailers, campers, vans and related items is limited to the location shown on Exhibit D.
2. The existing landscaping as shown on Exhibit D must remain and cannot be removed.
3. Removal of the illegal free-standing sign by June 30, 2021 as indicated in Narrative on Exhibit J.
4. Submittal of sign permit for proposed wall mounted identification sign for staff's review and approval.



**FINDINGS OF FACT FOR APPROVAL OF A MODIFICATION OF SPECIAL USE PERMIT #017-20  
TO ALLOW TEMPORARY OUTDOOR STORAGE OF TRAILERS,  
CAMPERS, VAN AND RELATED ITEMS IN 10 PARKING SPACES ALONG  
THE EASTERN AND SOUTHERN BORDERS OF THE PROPERTY  
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 4850 NORTH MAIN STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the I-1 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the I-1 Districts in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO  
ALLOW 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  
LOCATED AT 4850 NORTH MAIN STREET**

**Approval** of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**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

The Applicant, Minesh Patel, was present. The subject property is located on the northeast corner of the North Winnebago Street and West Jefferson Street intersection. The neighborhood is a mixture of commercial uses and some residential uses to the north. Mr. Patel stated he owns a grocery store that has two available parking lots. Mr. Patel stated these parking lots are vacant and he would like to use them for an outdoor U-Haul rental.

Craig Sockwell asked the applicant how many trucks will be parked at the location. Mr. Patel responded it will be 3-4 trucks. Mr. Patel explained the trucks will be coming and going and for the most part it will be 1-2 trucks. Mr. Sockwell asked if this will be a local rental. Mr. Patel responded it will be around the United States.

Jennifer Smith asked the applicant if he will be able to comply with the condition of replacing gravel with asphalt or concrete. Mr. Patel asked if this has to do with the landscaping portion. Jennifer Smith responded it has to do with condition two (2) with replacement of gravel. Mr. Patel responded they had landscaping done two years ago but the parking lot they are using is in good shape.

Staff Recommendation is for Approval with seven (7) conditions. No objectors or interested parties were present. No emails were read into the record.

A **MOTION** was made by Maurice Redd to **APPROVE** Special Use **Permit** for outdoor U-Haul truck rental in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 7-0 via roll call vote.

Approval is based on the following conditions:

1. Must meet all Building and Fire Codes
2. Submittal of a site plan to include improvements to the parking lot for the replacement of gravel with asphalt or concrete in front of the dumpster enclosure.
3. The hours of operation and days for the U-Haul rental will be 9:00 A.M. to 2:00 P.M. Monday through Sunday.
4. The outdoor rental and outdoor storage must be located in the north parking lot along North Winnebago Street and shall be limited to three (3) trucks and one (1) trailer, as shown on Exhibit D.
5. The landscaping and parking shall be sustained as shown on Exhibit D.
6. The subject property must be free from trash and must be maintained at all times.
7. All conditions must be met prior to establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT  
FOR OUTDOOR U-HAUL TRUCK RENTAL  
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT  
LOCATED AT 524 WEST JEFFERSON STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

With no further business to come before the Board, the meeting was adjourned at 6:40 PM.

Respectfully submitted,  
Leisha Kury, Administrative Assistant  
Zoning Board of Appeals