

ZONING BOARD OF APPEALS
Tuesday February 15, 2011
6:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

ZBA Members: Alicia Neubauer
Dennis Olson
Dan Roszkowski
Scott Sanders
Craig Sockwell
Julio Salgado

Absent: Aaron Magdziarz

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni, Deputy Director - Construction Services Division
Mark Marinaro, Fire Dept
Marcy Leach – Public Works

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Todd Cagnoni explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representatives are to 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 supporters and then objectors. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor Advisory Board 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.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, February 28, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and that the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting is listed on the agenda as well.

The meeting was called to order at 6:31 PM. A **MOTION** was made by Scott Sanders to **APPROVE** the minutes of the January 19, 2010 meeting as submitted. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

A **MOTION** was made by Dennis Olson to lay over item ZBA #045-10, 220 S. Madison Street and Walnut Street. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0. Item ZBA #033-10, 810 S. Main Street was not discussed per the request of the applicant's withdraw.

ZBA 001-11

Applicant

Ward 08

1215 Parkside Drive

William Brinkley

Zoning Map Amendment from C-1, Limited Office District to C-2, Limited Commercial District

A Zoning map amendment from C-1, Limited Office District to C-2, Limited Commercial District for a property located on the northwest corner of Parkside Drive and Broadway. Mr. Brinkley explained his request to change the zoning to allow the establishment of a floral shop at this location. He will be moving his business from Rural Street. As part of the moving into the building they will be doing a number of cosmetic changes such as painting and flooring.

Mr. Sanders asked if he would be closing the Rural Street location. Mr. Brinkley stated yes.

Mr. Sanders stated there was a decent amount of landscaping on the site but asked staff if additional landscaping could be requested. Mr. Cagnoni Responded that as part of a zoning map change we could not require additional landscaping as a condition, but the buffer requirements will need to be satisfied. The parking lot is existing and will not be required to add landscaping as a result of the zoning change.

Mr. Brinkley stated that 90% of his business is over the telephone or internet.

Staff recommendation was for approval. No objectors were present.

Alderman Johnson spoke in favor of the request and is excited to see this business in her ward. There are a number of mature trees located on the site that benefit the property.

A **MOTION** was made by Scott Sanders to **APPROVE** the Zoning Map Amendment from C-1, Limited Office District to C-2, Limited Commercial District. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

A **MOTION** was made by Alicia Neubauer to adjourn the meeting. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 6-0. The meeting was adjourned at 6:36 p.m.

Respectfully Submitted by
Todd Cagnoni
Construction Services Division