



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19, 2026

File # 014-26

APPLICANT: Kamal Abedrabbo

LOCATION: 3382 South Alpine Road

REQUESTED ACTION: A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District.

EXISTING USE: Outdoor storage of operable passenger vehicles

PROPOSED USE: Outdoor storage of operable passenger vehicles

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 27,359 Sq. Ft.

ADJACENT ZONING AND LAND USES:

NORTH:	I-1	Burger King, SMSA
EAST:	I-1	The Dusty Box, Colt Crossings
SOUTH:	I-1	Jimmy John's, Twins Auto
WEST:	C-3	Beef-A-Roo, Citgo

YEAR 2020 PLAN: C Commercial and Retail

SOILS REPORT:

HISTORY: **File #070-23:** A Modification of Special Use Permit #016-16 to expand passenger vehicle sales onto an adjacent property in an I-1, Light Industrial Zoning District was approved on April 3, 2024 for the property located at 3430 South Alpine Road. This is located 291 feet south of the subject property.

File #050-19: A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District was approved on December 4, 2019 for the property located at 3382 South Alpine Road. This is the subject property.

File #016-16: A Modification of Special Use Permit #33-13 to expand passenger vehicle sales on the entire property and within the vacant car wash for vehicle and accessory storage related to passenger vehicle sales in an I-1, light Industrial Zoning District was approved on July 7, 2016 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

File #033-13: A Special Use Permit for passenger vehicles sales in an I-1, Light Industrial Zoning District was approved November 5, 2013 for the property located at 3424 South Alpine Road. This property is located 104 feet south of subject property.

File #139-89: A Zoning Map Amendment from R-1, Single-family Residential Zoning District to IL, Light Industrial Zoning District with a Special Use Permit for existing outside storage, gasoline sales and retail sales, and an office were approved on February 5, 1990 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the east side of South Alpine Road and approximately 300 feet north of the South Alpine Road and Sandy Hollow Road intersection. The neighborhood is a mixture of commercial and industrial, uses (Exhibits B and C).

The Applicant, Kamal Abedrabbo, is proposing a Special Use Permit for the outdoor storage of operable passenger vehicles. The I-1 District's primary purpose is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Finally, the district is intended to promote new industrial development within a "park like" environment. In the I-1, Light Industrial Zoning District there are uses, which because of their unique characteristics benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area. In the I-1 District, Outdoor Storage (Principal Use) is a Special Use.

Exhibit D is the proposed site plan submitted by the Applicant. Exhibit D shows a new asphalt outdoor storage area with 35 parking spaces. Additionally, Exhibit D shows a compacted gravel surface within a fenced area for the storage of operable vehicles. A gravel surface requires a Variation because the Ordinance prohibits gravel and requires outdoor storage, display, or work areas and properties to be improved/developed with asphalt or concrete surface. As such, the Applicant applied for a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area. Staff feels the request for a gravel surface is not reasonable because of the nature of the proposed use and the location of the subject parcel. Staff does not support the Variation request, but believes the outdoor storage area should be paved with blacktop or concrete.

Staff's review of Exhibit D concludes that the site plan does not meet the requirements of the Zoning Ordinance, as it relates to the outdoor storage area consisting only of gravel. Additionally, Staff feels that the fencing should be a minimum trex board privacy fence or the PVC style fence, 6 (six) feet in height instead of the current chain link fence with slats.

The development of the site requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. Exhibit D is the proposed landscaping plan submitted by the Applicant. The amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. The subject property has 100 feet of street frontage along North Alpine Road, which will require 2 (two) shade trees (using the 1 shade tree per 50 lineal feet of frontage along a street right of way).

Perimeter landscaping along South Alpine Road will require 1,000 Landscape Units (using the 10 LU's per lineal foot of zoning district boundary line) and a 10 feet wide buffer. The proposed perimeter landscaping does not comply with the 10 feet wide buffer along South Alpine Road or the required landscaping units along South Alpine Road.

The interior landscaping required is 1,660 square feet (using 8% of the total paved area that is greater than 5,000 square feet but not more than 30,000 square feet). The interior landscaping does not comply with the required square footage.

Upon review of Exhibit D, the proposed landscaping plan does not meet the requirements of the Zoning Ordinance. Although green areas are proposed for the site, the landscaping requirements have not been met in its entirety. Staff feels that there are some landscaping requirements that need to be met and are easily resolved. Perimeter landscaping should be added South Alpine Road, as well as two (2) shade trees. Additionally, interior landscaping, green areas, and existing landscaping will need to be shown. A full Landscaping Plan addressing these concerns should be submitted for Staff review and approval.

Illinois State Law requires that in order for a Variation to be granted hardship must be proven by positive Finding of Fact. Exhibit E is narrative submitted by the Applicant. Within Exhibit E, the Applicant states, "I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109)" (Exhibit E). The Applicant explains, "that has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall" (Exhibit E). Furthermore, the Applicant explains, "the estimated cost difference between the gravel and asphalt surfaces for attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot" (Exhibits E).

Staff feels that the Applicant's proposed request for the Special Use Permit is reasonable and recommends approval of the Applicant's request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for the outdoor storage of operable passenger vehicles and DENIAL of a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District, based on the following conditions:

1. Submittal of revised site plan with a hard surface for the outdoor storage area for operable vehicles for Staff's review and approval.
2. Submittal of a full landscape plan including perimeter landscaping, interior landscaping, green areas, and existing landscaping with plant species and size for Staff's review and approval.
3. Submittal of a Parking Lot Permit for the outdoor storage area that will be used for the operable vehicles but is not currently concrete or asphalt for Staff's review and approval.
4. Submittal of fence elevations

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5. Submittal of a Fence Permit for a 6-foot tall, trex board or PVC style privacy fence for Staff's review and approval.
6. The property shall be developed as per revised site and landscaping plans.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. The Special Use Permit #0014-26 for the outdoor storage of operable vehicles is only in effect for a period up to two (2) years or the last day of July, 2028.
9. The outside storage will be limited to thirty-five (35) operable passenger vehicles.
10. No outside storage of any auto parts, equipment, materials, or inoperable vehicles.
11. All conditions must be met prior to establishment of use.

See attached findings of fact.

SC: DM 5/12/26

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR THE OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD

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 I-1 District in which it is located.

**FINDINGS OF FACT FOR DENIAL OF A VARIATION
TO ELIMINATE CONCRETE OR ASPHALT PAVING AND REPLACE WITH GRAVEL
FOR OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES AREA
IN AN L-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD**

Denial 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 not 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 is based are not 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 not 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 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 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 not comply with the spirit and intent of restrictions imposed by this Ordinance.

Exhibit A
3382 South Alpine Road
SUP
#014-26

HYDRAULIC

LONERGAN

GOLT

STENSTROM

SANDY HOLLOW

ALPINE
ALPINE

MAYFLOWER

COLONNADO

MERCHANDISE

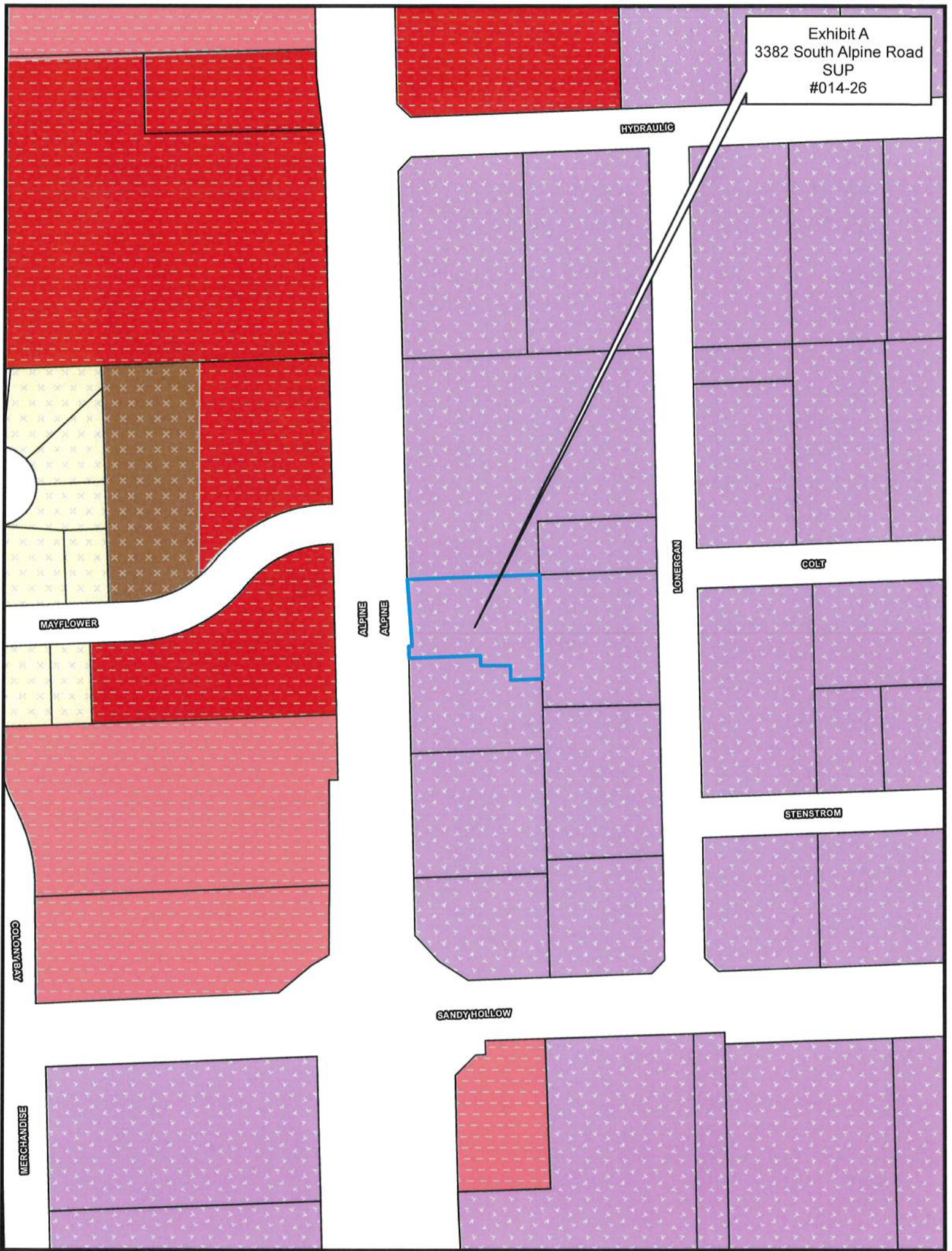


Exhibit B
3382 South Alpine Road
SUP
#014-26

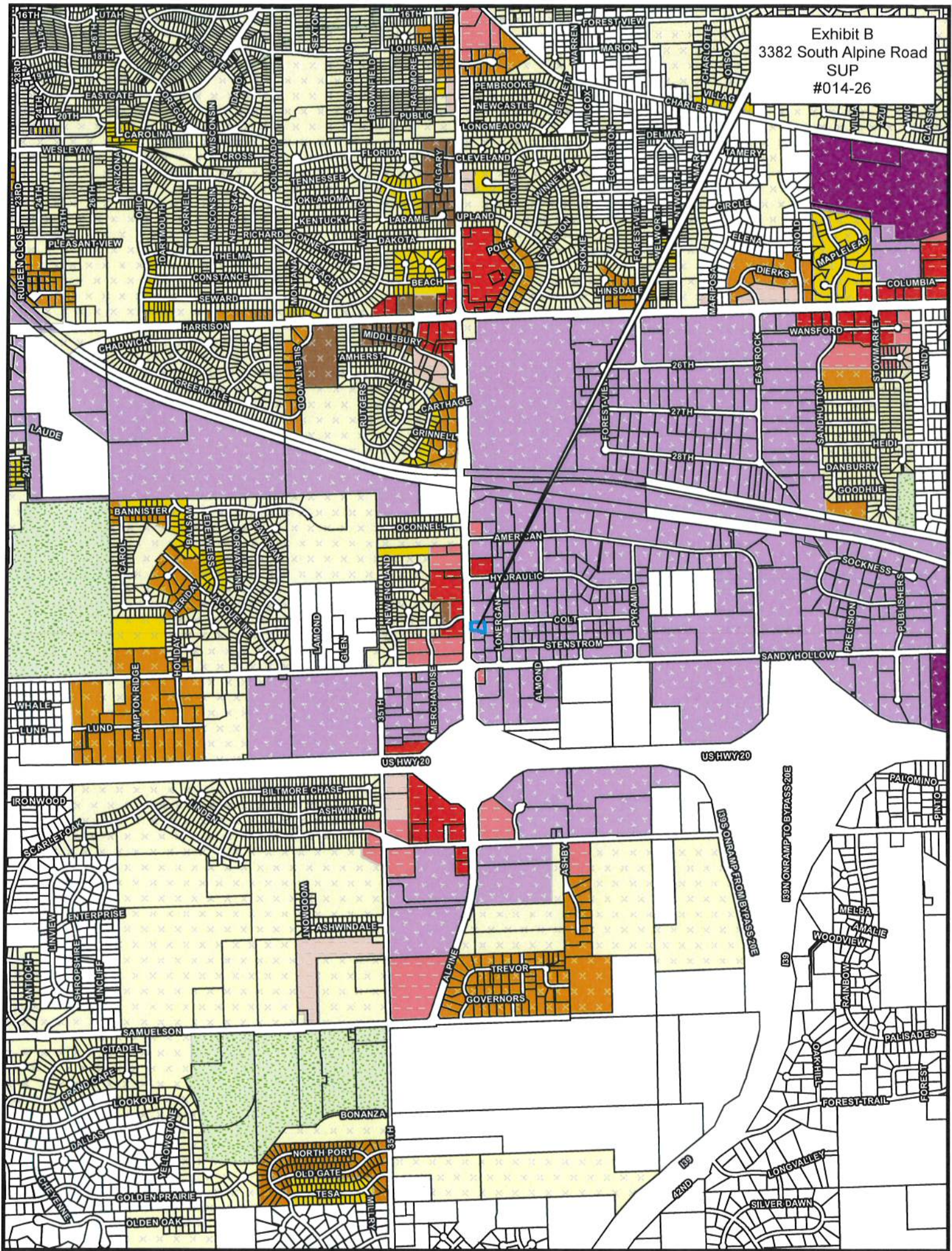


Exhibit C
3382 South Alpine Road
SUP
#014-26



HYDRAULIC

LONERAGAN

COLT

MAYFLOWER

ALPINE
ALPINE

STENSTROM

COLONY BAY

SANDY HOLLOW

MERCHANDISE

Exhibit D
3382 South Alpine Road
SUP
#014-26

DATE: 04-15-2020
PROJECT NUMBER
26-19
SHEET NUMBER
C-1
TWINNS AUTO MALL
ROCKFORD, ILLINOIS
SITE IMPROVEMENTS TO 3424 S. ALPINE ROAD



SITE PLAN
SCALE: 5/32" = 1'-0"

City of Rockford, Zoning Department

I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109). That has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall. Attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot. If you have any additional questions, please feel free to call me at (815) 520-4140 or email me at hrazick84@gmail.com.

Regards,

Hanee Razick

Twins Auto Mall

Exhibit F
3382 South Alpine Road
SUTP

Event Date	Call Number	Situation Reported	Call Disposition	Location
09/03/2024 07:34:59 PM	24-198600	BURGLARY VEHICLE REPORT	RPT - REPORT	3382 S Alpine Rd

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