



**Zoning Board of Appeals Agenda**  
**Tuesday, September 18, 2018**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7163**

**ZBA 018-18**

Applicant  
Ward 03

**3475 Westminster**

Jake & Alison Chance

**Variation** to remove access off of Westminster Drive and place access on Hickory Lane in an R-1, Single-family Zoning District

**Laid Over from July & August meetings**

**ZBA 027-18**

Applicant  
Ward 11

**918 Broadway and 14XX South 6<sup>th</sup> Street**

Marwan Al Shugaa

**Special Use Permit** for passenger vehicle sales

**Variation** to reduce the required landscaping per the submitted plan in a C-4, Urban Mixed-Use Zoning District

**Laid Over from August meeting**

**ZBA 033-18**

Applicant  
Ward 04

**4979 Rundquist Court**

Ronald & Virginia Whittington

**Variation** to reduce the required side yard setback from (6) feet to (4) feet (1) inch along the east property line for a (28) feet by (14) feet addition to the residence and attached garage in an R-1 Single-family Residential Zoning District.

**ZBA 034-18**

Applicant  
Ward 14

**4816 Skokie Circle**

Randal Anderson

**(A) Variation** to reduce the required front yard setback from 35 feet to 22 along the west property line for a 22 feet by 8 feet front porch

**(B) Variation** to reduce the required side yard setback from 6 feet to 5.05 feet along the south property line for an attached garage

**(C) Variation** to reduce the required rear yard setback from 30 feet to 27.03 feet along the east property line for an attached garage in an R-1, Single-family Residential Zoning District

**ZBA 035-18**

Applicant  
Ward 12

**821 Camlin Avenue**

Tom Rotello

**(A) Variation** to allow chain-link fence material in the front yards along Camlin Avenue and Logan Street

**(B) Variation** to increase the maximum allowed fence height from 4 feet to 6 feet in the front yards along Camlin Avenue and Logan Street in an R-2, Two-family Zoning District

**ZBA 036-18**

Applicant  
Ward 11

**1418, 1422 Broadway**

Octavio Marquez

**Special Use Permit** for an auto repair shop and tire service with towing in a C-4, Urban Mixed Use 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. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals 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.

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, September 24, 2018 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> 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, October 1, 2018**. 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 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> 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.