



Zoning Board of Appeals Agenda
Tuesday, October 16, 2018
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

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
- Laid Over from September meeting**

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
Laid Over from September meeting

ZBA 037-18

Applicant
Ward 04

6677 E Riverside Blvd

Image Signs, Inc. / Bob Baker

- (A) Variation** to eliminate the brick/stone base requirement for a free-standing sign
- (B) Variation** to increase the height for the free-standing business sign from 8' to 21'7"
- (C) Variation** to increase the maximum allowed square footage for a free-standing sign from 64 square feet to 155.97 square feet
- (D) Variation** to increase the height for the directional sign from 6' to 7'2" for two (2) directional signs
- (E) Variation** to increase the height for the directional sign from 6' 6'10"
- (F) Variation** to increase the maximum allowed square footage for three (3) directional signs from 10 square feet to 23.79 square feet in a C-3, Commercial General Zoning District

ZBA 038-18

Applicant
TBD

5430 North Main Street

AES DevCO NC, LLC / Andrew Brentan

- (A) Pre-annexation agreement and Zoning Map Amendment** from County AG Zoning District to I-1, Light Industrial Zoning District
- (B) Special Use Permit** for a free-standing solar energy generating facility in an I-1, Light Industrial Zoning District

ZBA 039-18

Applicant
Ward 13

2914 West State Street

Heythem Sahori / Citgo N Go, Inc

- (A) Modification of Special Use Permit #060-76-R** for a 1,370 square feet addition to the east side of the convenience store in an I-1, Light Industrial 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, October 22, 2018 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, November 5, 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 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.