



**Zoning Board of Appeals Agenda**

**Tuesday, January 15, 2019**

**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 044-18**

Applicant

Ward 10

**4608 Manheim Street**

Kalidas & Harshad Patel

**Special Use Permit** to allow a single family detached house in a C-3, General Commercial Zoning District

**ZBA 045-18**

Applicant

Ward 03

**301 East State Street**

Kaney Aviation Properties - Madison Street

**Special Use Permit** for a nightclub and banquet facility in a C-4, Urban Mixed-use Zoning District

**ZBA 046-18**

Applicant

Ward 05

**4628 South Main Street**

Roserock Holdings, LLC

**Modification** of Special Use Permit #009-18 for a Planned Unit Development of the installation of a solar farm (free-standing solar panel racks and solar panels) at a travel plaza with restaurant and gas station in a C-3, General Commercial Zoning District

**ZBA 047-18**

Applicant

Ward 13

**57XX Cunningham Road**

DG Illinois Solar, LLC

**Zoning Map Amendment** from County AG to I-1, Light Industrial Zoning District and a **Special Use Permit** for the installation of a solar farm (free-standing solar panel racks and solar panels) 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, January 28, 2019 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, February 4, 2019**. 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.