



Zoning Board of Appeals Agenda
Wednesday, February 20, 2019
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 001-019

Applicant
Ward 10

3720 East State Street

Attorney Carl Ecklund

Special Use Permit for a Planned Unit Development for a Mixed Commercial Use for office, retail and indoor storage facility in a C-2, Limited Commercial Zoning District

ZBA 002-019

Applicant
Ward 09

4142 Johns Farm Road

Wesley Willows

Variation to increase the maximum allowed fence height in the rear yard from 6 feet to 8 feet in an R-2-Two-family Residential Zoning District and R-3, Multi-family Residential Zoning District for the following described property

ZBA 003-019

Applicant
Ward 05

123 Energy Avenue

Attorney Scott Saef / Commonwealth Edison Company

Variation to increase fence height from 8' to 11'2" within the front yard and side yard and a Variation to increase the fence height from 10' to 12' including barbed wire in the front yard, side and rear yards in an I-1, Light Industrial Zoning District

ZBA 004-019

Applicant
Ward 06

2819 11th Street

Kevin Olson/ CL Quickstop of Belvidere Inc

Special Use Permit for a Planned Unit Development with multi-tenant commercial with site, parking, and landscaping deviations from the regulations in an R-1, Single-family Residential Zoning District and C-3, General Commercial Zoning District

ZBA 005-019

Applicant
Ward 07

1166 North Horsman Street

Rockford Solar, LLC

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 006-019

Applicant
Ward 02

4403 and 4405 Highcrest Road

Jeffrey Linkenheld/Catholic Diocese of Rockford

Modification of Special Use Permit #016-96 for a 14,800 square feet addition to the south side of the existing church including site, parking, and landscaping plans with deviations from the regulations in an R-1, Single-family Residential 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, February 25, 2019 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, March 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 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.