



**Zoning Board of Appeals Agenda**  
**Wednesday, January 22, 2020**  
**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 057-19**

Applicant  
Ward 01

**455 Ware Avenue**

USCOC of Central Illinois, LLC

**Special Use Permit** to construct a 75-foot high telecommunication tower in a C-2, Limited Commercial Zoning District

**ZBA 058-19**

Applicant  
Ward 01

**551, 501, and 455 Ware Avenue**

Jeffrey Linkenheld of ARC Design Resources, Inc.

**Variation** to reduce the required 20 feet front yard setback for a parking lot to 10 feet along Colosseum Drive, a **Variation** to reduce the required 20 feet front yard setback for a parking lot to 10.5 feet along Ware Avenue, a **Variation** to reduce the required 20 feet wide frontage landscaping to 10 feet wide along Colosseum Drive, a **Variation** to reduce the required 20 feet wide frontage landscaping to 10.5 feet wide along Ware Avenue, a **Variation** to reduce the required frontage landscaping units and shade trees, a **Variation** to reduce the required shade trees from thirty-one (31) to fourteen (14), and a **Variation** to reduce the required interior landscaping in a C-2, Limited Commercial Zoning District

**ZBA 059-19**

Applicant  
Ward 05

**349 Quaker Road**

N-Trak Group LLC

**Modification of Special Use Permit #003-16** to allow for an asphalt/concrete batch plant in an I-2, General Industrial Zoning District

**ZBA 060-19**

Applicant  
Ward 03

**615 and 625 Adams Street and 1347, 1357, and 13XX Rural Street**

John Guth for Ken-Rock Community Center

**Special Use Permit for a Planned Unit Development** consisting of a community center and site, parking, and landscaping plans with deviations from the regulations in an R-1, Single-family Residential and R-2, Two-family Residential Zoning Districts

## 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 27, 2020 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 3, 2020**. 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.