



**Zoning Board of Appeals Agenda
Tuesday January 15, 2013
6:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585**

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Approve Minutes of December 18, 2012

- 038-12** **419 and 499 North Madison Street**
Applicant Dave Honkamp & Steve Hoepfner
Ward 3 **Special Use Permit** for approximately 10,000 square feet expansion of the existing 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use, pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District
Laid Over from November and December meeting
- 046-12** **939 North 2nd Street**
Applicant Kurt Johnson
Ward 3 **Special Use Permit for a Planned Unit Development** consisting of a bed and breakfast to include event venues in an R-1, Single-family Residential Zoning District.
Laid Over from December meeting
- 047-12** **6115 Forest Hills Road**
Applicant David Roby
Ward 4 **Variation** to increase the maximum allowable square footage of a detached garage (accessory structure) from 720 square feet to 1,032 square feet in an R-1, Single-family Residential Zoning District
Laid Over from December meeting
- 050-12** **4646 Spring Brook Road**
Applicant Jerry Heinzeroth
Ward 04 **Zoning Map Amendment** from County R-1 to City R-1, Single-family Residential Zoning District.
Special Use Permit for a Planned Unit Development consisting of a home museum in an R-1, Single-family Residential Zoning District



051-12
Applicant
Ward 14

2410-2530 South Alpine Road
Cottonwood Financial Cash Store
Special Use Permit for a Payday Loan Store in a C-3, Commercial General District

052-12
Applicant
Ward 03

1002 East State Street and 103 Hall Street
Linda Szelugh
Special Use Permit for body art services/retail/jewelry/clothing
Variation to allow street parking in a C-2, Limited Commercial Zoning District

053-12
Applicant
Ward 13

526 West State Street
Rosecrance, Inc.
Special Use Permit for community based housing on the 4th floor for a maximum of sixteen (16) residents in a C-4, Urban Mixed-Use Zoning District

054-12
Applicant
Ward 04

3535 North Bell School Road
SwedishAmerican Hospital / Glenn Evans
Variation to increase the square footage from 64 square feet to 257 square feet for free-standing monument-style sign
Variation to increase the height from 8' to 20'8" for a free-standing monument-style sign along I-90
Variation to increase the square footage from 64 square feet to 108 square feet for a free-standing monument-style sign along North Bell School Road in a C-3, Commercial General District