



Zoning Board of Appeals Agenda
Tuesday, March 19, 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>

Revised Agenda – March 4, 2013 – Item ZBA 005-13

- ZBA 001-13**
Applicant
Ward 5
- 821 Kishwaukee Street**
James A. Haas
Modification of Special Use Permit #018-10 to include used vehicle sales in a C-3, Commercial General Zoning District
Laid Over from February meeting
- ZBA 004-13**
Applicant
Ward 1
- 7475 and 7481 East State Street**
County of Winnebago
Variation to reduce the 10' landscaping buffer to allow construction of shared use path in C-3, Commercial General and C-2 Limited Commercial Zoning Districts
- ~~**ZBA 005-13**~~
~~Applicant~~
~~Ward 10~~
- ~~**810 North Alpine Road - WITHDRAWN**~~
~~Gary Halbach / Remedies Renewing Lives~~
~~**Special Use Permit** for operation of a methadone clinic in a C-1, Limited Office Zoning District~~
- ZBA 006-13**
Applicant
Ward 03
- 325 Walnut Street**
Joseph Ricotta
Special Use Permit for a Specialty Used Car Dealership in a C-3, Commercial General Zoning District
- ZBA 007-13**
Applicant
Ward 01
- 6651 East State Street**
Andy Stein / Clark Street Development
- A. Variation** to increase the number of wall signs permitted from two (2) to five (5)
 - B. Variation** to allow additional sign panel to exceed 64 square feet on existing non-conforming pylon sign along East State Street
 - C. Special Use Permit** for an off-premise landmark style business sign along South Mill Road
 - D. Variation** to remove eight (8) existing shade trees from being located along East State Street that are over six inches in diameter
 - E. Variation** in the street frontage landscape units as shown on the landscape plan in a C-2, Limited Commercial Zoning District



ZBA 008-13
Applicant
Ward 12

3402 North Main Street

Anthony R. Seminerio

Zoning Map Amendment from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District

ZBA 009-13
Applicant
Ward 01

610 North Bell School Road

County of Winnebago

Variation to keep the existing sign height for the Red Roof Inn Sign that exceeds eight (8) feet in height in a C-3, Commercial General Zoning District