



Zoning Board of Appeals Agenda
Tuesday, July 16, 2013
5:30 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>

- ZBA 012-13** **916, 920, and 926 Harding St, 15XX Clifton Ave. and 1515 Clifton Ave. 907, 913, and 9XX Hopkins Court**
Applicant McClure Engineering / Israel of God's Church
Ward 05 **Special Use Permit** to allow a religious assembly in an R-1, Single-Family Residential Zoning District
Laid Over from May and June meetings
- ZBA 016-13** **4457 Auburn Street, Auburn Street**
Applicant Patrick W. Bickett
Ward 07 **Zoning Map Amendment** from County, R-1, Single-Family Residential Zoning District to C-3, General Commercial Zoning District.
Special Use Permit for an auction house in a C-3, General Commercial Zoning District
- ZBA 017-03** **185 15th Avenue**
Applicant Jerry West
Ward 05 **Zoning Map Amendment** from RE, Rural Estate Zoning District to I-1, Light Industrial Zoning District
- ZBA 018-13** **912, 914 West Riverside Boulevard & 3600 North Main Street**
Applicant Bruce Swartz
Ward 12 **Special Use Permit** for sale of retail merchandise and short term loans (pawn shop) in a C-2, Limited Commercial Zoning District
- ZBA 019-13** **300-320 N. Alpine Road & 43XX Morsay Drive**
Applicant Jeff Kaney / White House Plaza LLC
Ward 10 **Variation** to reduce parking from the required 210 parking spaces to 133 parking spaces in a C-2, Limited Commercial Zoning District
- ZBA 020-13** **518 Walnut Street & 123 South 3rd Street**
Applicant David Vikse
Ward 03 **Modification of Special Use Permit #026-11** to add murals in a C-4, Urban Mixed-Use Zoning District



ZBA 021-13

Applicant
Ward 01

2013 McFarland Road and XXXX North Perryville Road

Meijer Stores Limited Partnership / Jim Ostrowski

- (A) **Zoning Map Amendment** from C-1, Limited office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for parcel A and B
- (B) **Special Use Permit** for Gas Station
- (C) **Variation** to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B
- (D) **Variation** to increase sign height from 8' to 16'
- (E) **Variation** to increase the maximum square footage of 64 to 96 square feet for a landmark style sign
- (F) **Special Use Permit** for grocery/retail store with outdoor garden center and drive thru pharmacy
- (G) **Variation** in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%
- (H) **Variation** to eliminate 4 foot open green spaces along south property line
- (I) **Special Use Permit** for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District

ZBA 022-13

Applicant
Ward 14

1309 Esmond Drive

Angela M. Lisk

Variation to allow installation of a chain link fence in the front yard along Arnold Avenue in an R-1, Single-Family Residential Zoning District

ZBA 023-13

Applicant
Ward 01

70XX Rote Road, 18XX McFarland Road, and 20XX North Perryville Road

First Perryville Development Corp.

Zoning Map Amendment from C-1, Limited Office Zoning district to C-2, Limited Commercial Zoning District