



**Zoning Board of Appeals Agenda**  
**Tuesday, December 16, 2014**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> 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>

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| <b>ZBA 034-14</b><br>Applicant<br>Ward 10 | <b><u>5410 and 5456 East State Street</u></b><br>Dale Nelson / Drinc, Inc.<br><b>Special Use Permit</b> for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District<br><b>Laid Over from August, September, October, November</b>   |
| <b>ZBA 044-14</b><br>Applicant<br>Ward 11 | <b><u>383 18<sup>th</sup> Avenue</u></b><br>Rust-oleum Corporation / Scott Anderson<br><b>Variation</b> to decrease the required front yard setback for a parking lot from ten (10 feet to zero (0) feet along 18 <sup>th</sup> Avenue<br><b>Variation</b> to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18 <sup>th</sup> Avenue in an I-2, General Industrial Zoning District<br><b>Laid Over from October &amp; November</b> |
| <b>ZBA 046-14</b><br>Applicant<br>Ward 14 | <b><u>6449 East State Street</u></b><br>Dolan Realty for Verizon Wireless<br><b>Special Use Permit</b> for a 10' tower extension on the existing 70' ATC tower for an overall height of 80' in a C-2, Limited Commercial Zoning District<br><b>Laid Over from November</b>   |
| <b>ZBA 049-14</b><br>Applicant<br>Ward 05 | <b><u>401 Harrison Avenue</u></b><br>Electric Guard Dog, LLC<br><b>Special Use Permit</b> to allow an electric fence that is not an approved material in an I-1, Light Industrial Zoning District  |
| <b>ZBA 050-14</b><br>Applicant<br>Ward 14 | <b><u>5456 Sandy Hollow</u></b><br>Electric Guard Dog, LLC<br><b>Special Use Permit</b> to allow an electric fence that is not an approved material in an I-1, Light Industrial Zoning District  |

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**ZBA 051-14**

Applicant  
Ward 05

**208 Quaker Road**

Electric Guard Dog, LLC

**Special Use Permit** to allow an electric fence that is not an approved material in an I-2, General Industrial Zoning District

**ZBA 052-14**

Applicant  
Ward 03

**210 North Main Street**

Dyn Rockford, LLC

**Variation** to reduce the parking drive aisle width from 24' to 22' in a C-4, Urban Mixed Use Zoning District