



**Zoning Board of Appeals Agenda**  
**Wednesday, February 18, 2015**  
**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>

**ZBA 034-14**  
Applicant  
Ward 10

**5410 and 5456 East State Street**  
Dale Nelson / Drinc, Inc.  
**Special Use Permit** for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District  
**Laid Over from August 2014 – January 2015**

**ZBA 044-14**  
Applicant  
Ward 11

**383 18<sup>th</sup> Avenue**  
Rust-oleum Corporation / Scott Anderson  
**Variation** 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  
**Variation** 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  
**Laid Over from October 2014 – January 2015**

**ZBA 055-14**  
Applicant  
Ward 1

**626 Shiloh Road**  
James E. Stevens  
**Modification of Special Use Permit #011-06 for a Planned Unit Development** to add 46 town homes in an R-3, Multi-family Residential Zoning District  
**Laid Over from January 2015**

**ZBA 001-15**  
Applicant  
Ward 01

**1909 Shaw Woods Drive**  
Mark Clodius  
**Variation** to increase the maximum allowed fence height in the front yard from (4) feet to (5) feet in an R-1, Single-family Residential Zoning District

**ZBA 002-15**  
Applicant  
Ward 03

**305 South Madison Street and 301 South Water Street**  
Austin Crull for the City of Rockford  
**Variation** to increase the number of allowable business identification wall signs from two (2) to four (4)  
**Variation** to allow nine (9) interchangeable wall mounted light pole style signs for the purpose of on-premise special event advertising and sponsor brand name recognition in a C-4, Urban Mixed-Use Zoning District

**ZBA 003-15**  
Applicant  
Ward 09

**3135 North Rockton Avenue**  
GP Petroleum, Inc.  
**Special Use Permit** for a motor vehicle repair shop in conjunction with a gas station and convenience store  
**Variation** to reduce the required off-street parking from 18 spaces to 10 spaces in a C-2, Limited Commercial Zoning District