



**Zoning Board of Appeals Agenda**  
**Tuesday, March 17, 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 – February 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 – February 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, February 2015**

**ZBA 004-15**  
Applicant  
Ward 10

**3915 East State Street**  
Amerco Real Estate Co. / Zulema Longoria Ward  
**Special Use Permit for a Planned Unit Development** consisting of two (2) buildings; one for a climate controlled self-storage facility and one for a new residential self-storage warehouse that includes outdoor rental and outdoor storage of light equipment (trucks, vans, and trailers) in a C-2, Limited Commercial Zoning District.

**ZBA 005-15**  
Applicant  
Ward 13

**4XX, 411, 413, 415 South Central Ave; 17XX Green St. & 26XX Preston St.**  
Derek McGrew  
**Special Use Permit** for a communication tower 100 feet in height in an I-1, Light Industrial Zoning District