



Zoning Board of Appeals Agenda
Tuesday, May 19, 2015
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-349-7423

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 – April 2015

ZBA 044-14

Applicant
Ward 11

383 18th 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 18th Avenue

Variation to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18th Avenue in an I-2, General Industrial Zoning District

Laid Over from October 2014 – April 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 – April 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.

Laid Over from March and April 2015

ZBA 010-15

Applicant
Ward 12

3231 North Main Street

Bill Keedi

(A) Variation to allow a reduction in landscape frontage from 10' in width to 4' 10 1/2" in width.

(B) Variation to reduce the sign setback from five (5) feet to zero (0) feet for a free-standing landmark-style sign

(C) Variation to reduce the required four (4) shade trees to two (2) shade trees in a C-2, Limited Commercial Zoning District.

ZBA 011-15
Applicant
Ward 11

920 1st Avenue
Morgan Smith for Rockford Area Arts Council
Special Use Permit for a mural in a C-4, Urban Mixed-Use Zoning District

ZBA 012-15
Applicant
Ward 05

916, 920, 926, 930, 934 Harding Street
9XX, 907, 913, 919 Hopkins Court & 1515 Clifton Avenue
McClure Engineering Associates for Israel of God's Church
Modification of Special Use Permit #012-13 to allow a religious assembly with Parsonage
Variation to reduce the front yard setback from 20' to 10' along Hopkins Court in an R-1, Single Family Residential Zoning District

ZBA 013-15
Applicant
Ward 11

811 Broadway
Ericka Sanchez
Special Use Permit for a grocery store that includes outdoor rental and outdoor storage of light equipment (trucks, vans, and trailers) in a C-2, Limited Commercial Zoning District