



**Zoning Board of Appeals Agenda**  
**Tuesday, June 16, 2015**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> 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 – May 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 – May 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.

**Laid Over from May 2015**

**ZBA 014-15**

Applicant  
Ward 01

**1475 South Perryville Road**

Dyn Office Investments, LLC

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

**ZBA 015-15**

Applicant  
Ward w/b 02

**4608 Highcrest Road**

Julie St. Angel

**Zoning Map Amendment** from County R-1, Single-family Residential Zoning District to City C-1, Limited Office Zoning District

**ZBA 016-15**

Applicant  
Ward 04

**3576 Modesto Drive**

John Bowman d/b/a TLC Construction

**Variation** to reduce the rear yard setback from thirty feet (30') to fifteen feet (15') in an R-1, Single-Family Residential Zoning District