



Zoning Board of Appeals Agenda
Wednesday, February 17, 2016
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

- ZBA 001-16**
Applicant
Ward 14
- 3410 and 3442 North Publishers Drive**
Red Dot Storage 1, LLC
Special Use Permit for outdoor storage of vehicles, equipment, boats and RV's in an I-1, Light Industrial Zoning District.
- ZBA 002-16**
Applicant
W/B Ward 04
- 79XX & 82XX E. Riverside Blvd; 8055, 8460, 84XX & 88XX Spring Brook Road; 8460, 84XX and 8510 Spring Brook Road**
Atty. Bruce Ross-Shannon for Rockford Memorial Hospital/James Evans
Zoning Map Amendment from County AG to C-3, General Commercial Zoning District
Special Use Permit for Planned Unit Development consisting of a hospital and related ancillary uses
Variation to reduce the minimum automobile parking ratio to that as shown on the Plat in a C-3, General Commercial Zoning District
- ZBA 003-16**
Applicant
Ward 05
- 349 Quaker Road**
N-Trak Group, LLC / Danielle Schlichting
Special Use Permit for crushing concrete, asphalt, or other aggregate material into IDOT approved recycled aggregate in an I-2, General Industrial Zoning District
- ZBA 004-16**
Applicant
Ward 12
- 2811 Country Club Terrace**
Peter Provenzano
Variation to decrease the required front yard setback along Country Club Terrace from thirty (30) feet to five (5) feet for an attached garage addition
Variation to decrease the required side yard setback along the north property line from six (6) feet to five (5) feet for an attached garage addition
Variation to increase the Maximum Impervious Surface Ratio from the required 40% to 53% for an attached garage addition in an RE, Rural Estate Zoning District and a R-1, Single-family Residential Zoning District

ZBA 005-16

Applicant

Text Amendments

City of Rockford

- 20-007-C. DRIVEWAY WIDTHS
- 21-005-G. SETBACK STANDARDS FOR CORNER LOTS
- 30-004 MANDATORY PLANNED UNIT DEVELOPMENTS
- 50-001-A. NEW DEVELOPMENT
- 50-003-F. OFF-STREET PARKING SCHEDULE: ALL ZONING DISTRICTS
- 51-002 SIGNS NOT PERMITTED
- 51-004 REGULATIONS FOR PERMANENT SIGNS, INCLUDING BUSINESS SIGNS
(ON PREMISE)
- 52-001-C. STREET TERRACE OR PARKWAY PLANTING
- 55-001-A. REQUIRED FENCING OF DUMPSTERS
- 55-001-C. FENCE HEIGHT IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS
- 55-001-D. FENCE HEIGHT IN INDUSTRIAL DISTRICTS
- 71-003 VIOLATION PENALTIES
- 91-089 PARKING LOT MAINTENANCE
- 91-130 SIGN, LANDMARK STYLE: (ALSO "LOW PROFILE SIGN")