



**Zoning Board of Appeals Agenda
Tuesday, September 20, 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 021-16

Applicant
Ward 01

6000 East State Street

Dan Ericson for 6000 E State LLC

Variation to increase the maximum sign height from eight (8) feet to seventeen (17) and a **Variation** to increase the maximum square footage from 64 square feet to 154 square feet for a freestanding sign in an C-3, General Commercial Zoning District
Laid Over from August meeting

ZBA 024-16

Applicant
Ward 07

3538 Montrose Street

Darin L. & Tammy M. Tracey

Special Use Permit for auto rebuild, auto repair and used car sales and outside storage within fenced area in an C-3, General Commercial Zoning District

ZBA 025-16

Applicant
Ward 12

2816 North Main Street

Attorney James Rodriguez for AW Bennett Enterprises, Inc

Special Use Permit for a Planned Unit Development for a Mixed-Use Development consisting of two fast food restaurants with drive-throughs, one light retail/commercial building, and three (3) eighty-unit, four story residential buildings including site, parking, and landscaping plans with deviations from the regulations in a I-1, Light Industrial Zoning District

ZBA 026-16

Applicant
Ward 05

1426 South Main Street

Alfredo Linares

Special Use Permit for an unattended gas station in a C-4, Urban Mixed Use Zoning District