

ZONING BOARD OF APPEALS
Tuesday, November 20, 2012
6:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dan Roszkowski
Julio Salgado
Scott Sanders
Craig Sockwell

Absent: Dennis Olson

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro – Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, December 3, 2012, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:30 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the October meeting as submitted. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 5-0 with Scott Sanders abstaining and Dennis Olson absent.

033-12 **2602 Kilburn Avenue**
Applicant Bryan McWilliams / Attorney Chester Chostner, Jr.
Ward 7 **Special Use Permit** for a paving business in a C-2, Limited Commercial Zoning District
 Laid Over from September meeting

The subject property is located on the west corner of Summerdale Avenue and Kilburn Avenue intersection and is an illegally established paving business. This item was Laid Over at the September and October meetings to allow the Applicant time to address a number of significant issues with Staff prior to this meeting.

Atty. Chester R. Chostner, representing the Applicant, and Bryan McWilliams, Applicant, were present. Attorney Chostner gave a brief history of the property. Attorney Chostner stated prior to the Applicant putting up a fence around the property the property was somewhat of a dumping ground. He further stated his Applicant has addressed some of Staff issues and reviewed them. He stated there is no off street parking because this is a storage facility. It was stated the request by the City for a sidewalk is something that the Applicant is willing to do. The Applicant would like the City to make a decision on the vacation of Summerdale so that the Applicant can obtain this property. Attorney Chostner stated the Applicant would put as many gates along the fence as the City wants to allow access to the drainage ditch. The existing fence is along the north edge. The proposed new fence is along the west and south sides of the property. To the west is a drainage ditch. Attorney Chostner said he was not certain what adjoining property the City made reference to. He stated there is no flood zone and no water flow along this property. The originally proposed new building has been scratched and the Applicant will not be constructing this building per Attorney Chostner. He stated his client wants to make this property useable, and more pleasing to the eye than it is now. They are proposing to park some vehicles inside the fence according to Attorney Chostner. He stated they could not guarantee it, but would almost assure that there would be no run off from the applicant's property into the drainage ditch.

Mr. Sanders stated his feeling from Attorney Chostner's comments was that Attorney Chostner was giving the impression that he was being given information at the last minute, when in fact he was advised in September specifically what the City was requesting from the Applicant. Mr. Sanders stated both Attorney Chostner and the Applicant had been requested to work with Staff and provide drawings at the September meeting in September and he comes to this meeting again without the drawings that all applicants are required to provide when they come before the Board. Mr. McWilliams stated he needs to get together with IDOT to determine what they want to do with this intersection. They are unable to firm up their project until that information is received. Marcy Leach from Public Works stated that if the City allowed the vacation of Summerdale then IDOT would approve the driveway access in its place. Attorney Chostner continued to say the last letter from the City was the first definitive decision on what Staff was needing. Mr. Cagnoni stated prior to the October 16th meeting the Applicant had met with Staff and they had gone over what Staff requirements were at that time. The site plan handed out at this meeting by Attorney Chostner is not an accurate site plan because it still shows the warehouse that the Applicant has not decided not to build. Mr. Sanders stated there no current site plan has yet to be submitted and he cannot determine without any drawings what the intent is to be done with this property. He further stated until this meeting he was not aware that the Applicant had decided not to construct the warehouse. Mr. Cagnoni stated Staff was not aware of their plan to scrap the warehouse

until the it was stated at this meeting. Mr. Sanders asked the Applicant to clarify what the project specifically is at this time.

Marcy Leach, Public Works, stated the property owner to the south has indicated they would like half of Summerdale should that vacation occur. Until all the pieces are together, Public Works cannot move forward on the vacation of Summerdale. Mr. Cagnoni stated in his meeting with the Applicant and Attorney Chostner there was discussion that the neighbor to the south was willing to sign off on the vacation, but nothing has been received in writing as of this date. Attorney Chostner again said the October 31 letter was the first definite laundry list of concerns that the City had given the Applicant. He stated they are asking for a Special Use Permit to allow for the fence along the property for storage use. Attorney Chostner asked Mr. Cagnoni who could tell him where the City would prefer the gates. He responded it would be Marcy Leach in Public Works. Mr. McWilliams stated he does want to put in the sidewalk as requested because he doesn't want people to have to walk in the mud when they go by his building.

Mr. Sanders explained the Board relies heavily on Staff recommendations and input. He told the Applicant they need to show exactly where they plan to put a fence and gate on the property that they own right now. He suggested they meet with Staff so that everyone is in agreement.

Mr. Roszkowski asked Staff if they may consider approval with new drawings. Mr. Cagnoni stated Staff is willing to work with the applicant on proposals. He also stated that many of these issues that the Applicant is bring up today were addressed in the Staff Report and Staff takes offense that they are indicating the first time they heard of them was October 31st.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

A **MOTION** was made by Aaron to **LAY OVER** the Special Use Permit for a paving business in a C-2, Limited Commercial Zoning District at 2602 Kilburn Avenue. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

038-12	<u>419 and 499 North Madison Street</u>
Applicant	Dave Honkamp & Steve Hoepfner
Ward 3	Special Use Permit for approximately 10,000 square feet expansion of the existing 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use, pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District

Staff Recommendation at this time is for a Layover of this item to allow the Applicant sufficient time to consider all options before making a final decision.

A **MOTION** was made by Aaron to **LAY OVER** the Special Use Permit for approximately 10,000 square feet expansion of the existing 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use, pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District at 419, 499 North Madison Street. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

039-12
Applicant
Ward 4

39XX North Bell School Road (3933 North Bell School Rd & 7505 East Riverside Blvd.)
Landmark Riverside, LLC.

Special Use Permit for a shared pylon with off-premise business sign at the northwest corner of lot (future Lot 20 of Plat 6 of Riverside Market Place.

Variation to increase the maximum allowable height for a free-standing sign from eight (8) feet to seventeen (17) feet

Variation to increase the maximum allowable square footage for a free-standing sign from sixty-four (64) feet to seventy-five (75) feet per side (3 sides) in a C-3, General Commercial Zoning District

The subject property is located on the southeast corner of North Bell School Road and East Riverside Boulevard and is currently undeveloped and agricultural land. Attorney Bruce Ross-Shannon was present representing the Applicant, Landmark Riverside LLC. and reviewed the request for Special Use Permit and Variations. He explained his clients are all out of town, which is why they were unable to attend the meeting. Attorney Ross-Shannon explained the Applicant is proposing a shared pylon with off-premise business sign at the northwest corner of the lot along with Variations to height and size.

This parcel is currently platted as one lot. On Lot 6 there is a creek and detention area that is all drainage. It isolates Lot 7, making it an irregular shape so it would not fit the design of a strip center. He stated the plan for this property is to subdivide lot 7 by drawing a line in the middle going east to west. The proposed sign would be used by proposed lots 19 and 20 in a subdivision plat which is anticipated to be submitted for review shortly. There will only be 2 access points, with one being right in/right out located just about on the lot line between the two parcels. Although there would be two separate owners, they will function as one parcel. Attorney Ross-Shannon expressed that the south lot should have a right to share a pylon sign along Route 20. This would be their only sign on the north side. There would be an 8 foot entrance sign on the south lot. The signage would be almost identical to the sign in front of the trust building on Guilford Road, a three sided sign. It would not be cluttered, with only one sign on 3.5 acres. Ingress/Egress will not be affected.

Staff Recommendation was for Approval of all three requests with (3) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Special Use Permit for a shared pylon with off-premise business sign at the northwest corner of lot (future Lot 20 of Plat 6 of Riverside Market Place; **APPROVE** the Variation to increase the maximum allowable height for a free-standing sign from eight (8) feet to seventeen (17) feet; and to **APPROVE** the Variation to increase the maximum allowable square footage for a free-standing sign from sixty-four (64) feet to seventy-five (75) feet per side (3 sides) in a C-3, General Commercial Zoning District at 39XX North Bell School Road. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meeting all Building and Fire Codes.
2. Must obtain separate permits for signage and the free-standing sign must be in accordance with Exhibit F.
3. The free-standing sign must be located in accordance with Exhibit E.

ZBA 039-12
Findings of Fact for a Special Use Permit
For a Shared Pylon with Off-Premise Business Sign
At the Northwest Corner of Lot (Future Lot 20 of Plat 6 of Riverside Market Place)
In a C-3, General Commercial Zoning District Located at
39XX North Bell School Road
(3933 North Bell School Road and 7505 East Riverside Boulevard)

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the C-3 Zoning District in which it is located.

ZBA 039-12
Findings of Fact for a Variation
To Increase the Maximum Allowable Height for a Free-standing Sign
From Eight (8) Feet to Seventeen (17) Feet
In a C-3, General Commercial Zoning District at
39XX North Bell School Road
3933 North Bell School Road and 7505 East Riverside Boulevard

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

ZBA 039-12
Findings of Fact for a Variation
To Increase the Maximum Allowable Square Footage for a Free-Standing Sign
From Sixty-Four (64) Feet to Seventy-Five (75) Feet per Side (3 sides)
In a C-3, General Commercial Zoning District Located at
39XX North Bell School Road
(3933 North Bell School Road and 7505 East Riverside Boulevard)

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

040-12 This Item was WITHDRAWN by the Applicant

041-12 Zoning Text Amendments to the Zoning Ordinance of the City of Rockford as follows:

Article 21 Commercial Districts

21-002 Allowed Uses:

Table 21-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business “S”, in C-2 and C-3; “-“ in C-1. Second Hand Store, “P” in C-2 and C-3; “-“ in C-1”

Article 22 C-4, Urban Mixed-Use District

22-002 Allowed Uses

Table 22-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business “S”, in Urban Streets and Pedestrian Streets. Second Hand Store, “P” in Urban Streets and Pedestrian Streets

Article 23 Industrial Districts

23-002 Allowed Uses

Table 23-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business “-”, in I-1, I-2 and I-3.

Article 90 Use Groups and Categories

90-003 Commercial Use Group

90-003-O. FINANCIAL SERVICES - Financial or securities brokerage services, including but not limited to typical uses include banks, savings and loans, credit unions and consumer investment businesses, such as brokerage firms.

90-003-P. FLEA MARKET - A site or building (either indoors or outdoors) where vendors display, buy, sell, or exchange of new or used goods, wares, merchandise or other property including, but not be limited to, the purchase and sale of previously owned furniture, household goods and personal items, metals, gems and antiques at individual stalls or spaces where such stalls are provided on a short-term basis.

90-003-Y. PAYDAY LOAN STORE - An establishment, which engages in the business of offering loans, based on future payments paychecks. A “payday loan” is a loan transaction where, by agreement of the parties, a posted dated check or other financial instrument is accepted as collateral for the a loan As a portion of their business, a banks, savings and loans, credit unions and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.

Article 91 General Terms

Add definition of drop box in Article 91, General Terms as follows:

Anticipated Government Payment Loan Business – an establishment or business that engages in the business of offering loans with its' principal collateral being anticipated government payments including but not limited to income tax refunds, entitlement program checks and other like payments.

Currency Exchange Business - an establishment or business, which as one of its principal business purposes, engages in the business of check cashing, exchanging currency or wiring currency. As a portion of their business, a banks, savings and loans, credit unions and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.

Second Hand Store – an establishment or business engaged in the business of purchasing any type of secondhand or used goods, wares, merchandise or other personal tangible chattel including, but not limited to, the purchase of previously owned furniture, household goods and personal items, metals, gems and antiques. This shall not apply to those isolated transactions commonly known as "garage sales" or any establishment engaged in the business of purchasing pre-owned vehicles.

Title Loan Business - An establishment or business that engages in the offering of any loan with its' principal collateral being a pre-owned or used vehicle title. As a portion of their business, a banks, savings and loan, credit union and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.

Todd Cagnoni briefly stated the definitions were added because there were no clear definitions on these items. In addition some were existing were amended for more detailed clarification.

No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Zoning Text Amendment to amend Section 21-002, Section 22-002, Section 23-002, Section 90-003-O, Section 90-003-P, Section 90-003-Y, and Article 91 as submitted. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 6-0.

ZBA 042-12 **502, 505, 515 Seminary & 326, 360 College Avenue**
Applicant Bridge Rockford / Rockford Housing Authority
Ward 3 **Modification of Special Use Permit for a Planned Unit Development** for
 redevelopment in an R-4, Multifamily Residential District and C-2, Limited Commercial
 District to amend the conditions of approval to allow market rate housing and amend the
 timing of future Madison Street right of way dedication.

The subject property is located on the north and south sides of College Avenue, south of Division Street, west of 3rd Avenue, west and east of Seminary Street, and is approximately 10.98 acres in size. This project is in Phase 1 of redevelopment which includes a total of eight (8) buildings: one 16-unit; four 2-story 4 units; three 2-story 2-unit buildings for a total of 38 units in 8 buildings. Ron Clewer, with Rockford Housing Authority was present.

Prior to discussion, Mr. Sanders recused himself from discussion and vote on this item

Mr. Clewer stated the deadline for the ROW dedication for the future Madison Street was December of this year. They are requesting an addition year for this dedication. When the units were approved in 2011, they were approved for disabled and senior occupancy for both phases of the project. This request for Modification to allow market rate housing at the end of the funding requirements from Illinois housing Development Authority will allow the flexibility of the option to convert these to single family attached units at the end of the 15 year period.

Staff Recommendation is for Approval with (3) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the Modification of Special Use Permit for a Planned Unit Development for redevelopment in an R-4, Multifamily Residential District and C-2, Limited Commercial District to amend the conditions of approval to allow market rate housing and amend the timing of future Madison Street right of way dedication at 502, 505, 515 Seminary Street and 326, 360 College Avenue. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

Phase I

1. Submittal of a final plat for Staff's review and approval.
2. Construction of proposed residential buildings must be in conformance with submittal of Exhibit I and according to the site layout in Exhibit F.
3. Landscaping units shall be installed in accordance with Exhibits G & H including the northwest corner reserved for future market rate units as part of Phase II of the development.
4. Covenants and restrictions shall be submitted for Staff review and approval and recorded on the property in perpetuity limiting the jousting to disabled / senior facility or market rate with City approval.
5. The portion of Madison Street indicated in Phase II shall be dedicated as ROW or deeded to the City of Rockford for future roadway purpose no later than December 31, 2014.
6. The continuation and full development of the proposed Tentative Planned Unit Development.

Phase II

7. Submittal of a Final Planned Unit Development prior to development.
8. Submittal of a final plat for Staff's review and approval.
9. Construction of proposed buildings must be in conformance with submittal of Exhibit I.
10. Site layout shall be in conformance with the submitted plans indicated as Exhibit D.
11. The portion indicated as housing on the north side of Madison shall be removed and planned as future open space.
12. Detailed landscaping plans shall be submitted as part of the final planned unit development for Phase II of the project as well as tree preservation and removal plan.
13. Covenants and restrictions shall be submitted for Staff review and approval limiting the housing to disabled and senior facility excepting that portion indicated as market rate housing.

ZBA 042-12
Findings of Fact for a Modification of Special Use Permit
For a Planned Unit Development for Redevelopment
In an R-4, Multi-Family District and C-2, Limited Commercial District
To Amend the Conditions of Approval to Allow Market Rate Housing and
Amend the Timing of Future Madison Street Right-Of-Way Dedication Located at
502, 505, 515 Seminary and 326, 360 College Avenue

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the R-4 and C-2 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the R-4 and C-2 Zoning Districts in which it is located.

Other

The 2013 Schedule for the Liquor and Tobacco Advisory Board, and Zoning Board of Appeals meetings were submitted for approval by the Board.

A **MOTION** was made by Scott Sanders to **APPROVE** the 2013 Schedule for the Liquor Advisory Board and Zoning Board of Appeals meetings as submitted. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

Meeting schedules are as attached.

With no further business to come before the Board, the meeting was adjourned at 7:30 PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Zoning Board of Appeals

City of Rockford, Illinois

425 East State Street, Rockford, IL 61104
 Lawrence J. Morrissey, Mayor
 Reid Montgomery, Director of Economic & Community
 Development
 Phone: (815) 987-5585 Fax: (815) 967-4243 TDD (815) 987-



ZONING BOARD OF APPEALS

2013 SCHEDULE of PUBLIC HEARINGS

FILING DEADLINE: (Thursday, 5:00 P.M.)	MEETING DATE: (Third Tuesday of the Month)
December 13, 2012	January 15, 2013
January 17, 2013	February 20, 2013-Wed
February 14, 2013	March 19, 2013
March 14, 2013	April 16, 2013
April 11, 2013	May 21, 2013
May 16, 2013	June 18, 2013
June 13, 2013	July 16, 2013
July 18, 2013	August 20, 2013
August 15, 2013	September 17, 2013
September 12, 2013	October 15, 2013
October 17, 2013	November 19, 2013
November 14, 2013	December 17, 2013
December 19, 2013	January 22, 2014-Wed

These public hearings, conducted by the Zoning Board of Appeals, will be held at: City Council Chambers, Second Floor, City Hall, 425 East State Street, Rockford, Illinois. The hearings commence at 6:30 P.M. and are open to the public. If you have any questions, please call the Zoning Office at (815) 987-5585.

City of Rockford, Illinois

425 East State Street, Rockford, IL 61104
 Lawrence J. Morrissey, Mayor
 Reid Montgomery, Director of Economic & Community
 Development
 Phone: (815) 987-5585 Fax: (815) 967-4243 TDD (815) 987-



LIQUOR and TOBACCO ADVISORY BOARD

2013 SCHEDULE of PUBLIC HEARINGS

FILING DEADLINE: (Thursday, 5:00 P.M.)	MEETING DATE: (Third Tuesday of the Month)
December 13, 2012	January 15, 2013
January 17, 2013	February 20, 2013-Wed
February 14, 2013	March 19, 2013
March 14, 2013	April 16, 2013
April 11, 2013	May 21, 2013
May 16, 2013	June 18, 2013
June 13, 2013	July 16, 2013
July 18, 2013	August 20, 2013
August 15, 2013	September 17, 2013
September 12, 2013	October 15, 2013
October 17, 2013	November 19, 2013
November 14, 2013	December 17, 2013
December 19, 2013	January 22, 2014-Wed

These public hearings, conducted by the Liquor and Tobacco Advisory Board, will be held at: **City Council Chambers, Second Floor, City Hall, 425 East State Street, Rockford, Illinois.** The hearings commence at **6:00 P.M.** and are open to the public. If you have any questions, please call the Zoning Office at (815) 987-5585.