



Zoning Board of Appeals Agenda
Wednesday, January 22, 2014
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585

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

ZBA 041-13

Applicant
Ward N/A

8101 Spring Creek Road

James Durkee & Bagher Modir

Preannexation Agreement and Zoning Map Amendment from County AG, Agricultural to City R-3, Multi-family Residential Zoning District

Laid Over from December meeting

ZBA 043-13

Applicant
Ward 12

3325 North Main Street

Jeffrey Linkenheld

Variation to allow a reduction for street frontage landscape strip from ten (10) feet to two (2) feet along North Main Street and one (1) foot along Halsted Road due to Illinois Department of Transportation road expansion

Variation to reduce required setback for a corner free-standing sign to one (1) foot in a C-2, Limited Commercial District

ZBA 044-13

Applicant
Ward 14

5827 East State Street

Site Enhancement Services / Ty Robbins

Variation to modify an existing legal non-conforming pylon sign from 30 feet in height to 27 feet and 8 inches

Variation to modify an existing legal non-conforming pylon sign from 155 square feet to 100 square feet in a C-3, General Commercial Zoning District

ZBA 045-13

Applicant
Ward 13

715 W. State Street; 120 N Rockton Avenue; 1XX & 129 N. Horsman Street

Rockford Rescue Mission / Sherry Pitney

Special Use Permit for a **Planned Unit Development** consisting of a Women's and Children's Center with a new addition and parking lot

Variations to decrease required front yard setback along West State Street, North Horsman Street and Mulberry Street to 0 feet for new canopy additions in a C-3, General Commercial Zoning District.

ZBA 046-03

Applicant
Ward 13

605 Mulberry

Rosecrance, Inc. / Atty. Sherry Harlan

Special Use Permit for community based housing (Behavioral Health Crisis Stabilization Center) in a C-3, General Commercial Zoning District

ZBA 047-13

Applicant
Ward 06

3919 Sandy Hollow Road

Rick McQuality

Modification of Special Use Permit #036-07 to add outdoor passenger vehicle sales in an I-1, Light Industrial Zoning District