



**Zoning Board of Appeals Agenda**  
**Tuesday, July 15, 2014**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> 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 020-14**  
Applicant  
Ward 08

**3816 Broadway**  
SBA Communications / Mike Douchant  
**Special Use Permit** to construct a 150' high cell tower in a C-2, Limited Commercial District  
**Laid Over from June meeting**

**ZBA 022-14**  
Applicant  
Ward 11

**1418 and 1422 Broadway**  
Ricardo Chavez  
**Special Use Permit** for an auto repair, tire store and towing facility  
**Variation** to allow parking and landscaping as per submitted site plan in a C-4, Urban Mixed Use District  
**Laid Over from June Meeting**

**ZBA 024-14**  
Applicant  
Ward 06

**5009 35<sup>th</sup> Street**  
Roger L. Mills  
**Planned Unit Development** consisting of a boarding house in an RE, Rural Estate Zoning District

**ZBA 025-14**  
Applicant  
Ward 07

**3017 Wallin Avenue**  
CST Holdings, LLC / Dolan Realty Advisors LLC  
**Special Use Permit** for a 130' monopole cellular tower in a C-3, General Commercial Zoning District

**ZBA 026-14**  
Applicant  
Ward 11

**1507 Kishwaukee Street**  
CST II, LLC / Dolan Realty Advisors LLC  
**Special Use Permit** for a 150' monopole cellular tower in an I-1, Light Industrial Zoning District

**ZBA 027-14**  
Applicant  
Ward 01

**75XX Royal Troon Drive; 7589, 7584, 7525 and 75XX Blairmore Drive**  
**75XX Western Gales Drive**  
Timothy McDonnell  
**Modification of Special Use Permit #078-05 and 032-05** to include two family units and to convert the clubhouse to a dentist office in an R-3, Multi-family Residential Zoning District and C-1, Limited Office Zoning District

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**ZBA 028-14**

Applicant

Ward 01

**7340 East State Street**

David Isreal

- (A) **Special Use Permit** for a drive-through in conjunction with a donut shop (fast food restaurant)
- (B) **Variation** to reduce the required parking from 101 parking spaces to 79 spaces
- (C) **Variation** to reduce the required 20 feet front yard setback for a parking lot to 15 feet along East State Street
- (D) **Variation** to reduce the required 20 feet wide frontage landscaping to 15 feet wide along East State Street
- (E) **Variation** to reduce the required 20 feet front yard setback for a parking lot to 5.3 feet along Sundae Drive
- (F) **Variation** to required 20 feet wide frontage landscaping to 5.3 feet wide along Sundae Drive in a C-2, Limited Commercial Zoning District

**ZBA 029-14**

Applicant

Ward 12

**3501 North Main Street**

Tony and Anna Chiarelli

- (A) **Variation** to reduce required parking spaces from 10 parking spaces to 7 parking spaces
- (B) **Variation** in the required landscaping as per the submitted site plan in a C-2, Limited Commercial Zoning District

**ZBA 030-14**

Applicant

Ward 12

**3505 North Main Street**

Anna Chiarelli

- (A) **Variation** to reduce the required parking spaces from 22 parking spaces to 14 parking spaces
- (B) **Variation** in the required landscaping as per the submitted site plan in a C-2, Limited Commercial Zoning District