



Zoning Board of Appeals Agenda
Tuesday, August 19, 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 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

Laid Over from July meeting

ZBA 031-14
Applicant
Ward 01

6009 and 6943 East State Street

Raymond Lualhati / Fast Cash & Pawn

Special Use Permit for a pay day loan store and pawn shop in a C-2, Limited Commercial Zoning District

ZBA 032-14
Applicant
Ward 05

2019 and 2021 South Main Street

Carolyn Martinez

Variation in required landscaping per the submitted site plan

Variation in the required parking spaces per the submitted site plan in a C-3, General Commercial Zoning District

ZBA 033-14
Applicant
Ward w/b 14

5208 Sherwood Forest Road

SJEC, LLC / Scott Adkins

Zoning Map Amendment from County AG to I-1, Light Industrial Zoning District

ZBA 034-14
Applicant
Ward 10

5410 and 5456 East State Street

Dale Nelson / Drinc, Inc.

Special Use Permit for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District

ZBA 035-14
Applicant
Ward

3844 Sandy Hollow Road
Next Level Community Church
Zoning Map Amendment from County AG to R-1, Single-family Residential Zoning District
Special Use Permit for a church
Variation to waive the required landscaping
Variation to waive the required parking standards

ZBA 036-14
Applicant
Ward 14

2542 South Alpine Road
Mark Daniel / TitleMax of Illinois Inc.
Special Use Permit for a title loan business in a C-3, General Commercial Zoning District

ZBA 037-14
Applicant
Ward 13

**1710, 1719 West State Street; 117, 121, 123 North Independence Avenue
120, 124, 128 North Central Avenue**
City of Rockford
Zoning Map Amendment from R-1, Single Family Residential and C-3, General Commercial District to C-2, Limited Commercial District
Special Use Permit for a Planned Unit Development consisting of a grocery store and off-premise monument sign on adjacent parcel in a C-2, Limited Commercial District

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
Referred back to ZBA

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
Referred back to ZBA

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
Referred back to ZBA