



**Zoning Board of Appeals Agenda**  
**Tuesday, September 15, 2015**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-349-7423**

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

**ZBA 010-15**

Applicant  
Ward 12

**3231 North Main Street**

Bill Keedi

- (A) **Variation** to allow a reduction in landscape frontage from 10' in width to 4' 10 1/2" in width.
- (B) **Variation** to reduce the sign setback from five (5) feet to zero (0) feet for a free-standing landmark-style sign
- (C) **Variation** to reduce the required four (4) shade trees to two (2) shade trees in a C-2, Limited Commercial Zoning District.

**Laid Over from May, June, July and August 2015**

**ZBA 023-15**

Applicant  
Ward 03

**825 North Main Street**

Keith Country Day School

**Special Use Permit** for faculty and student housing (Group Living not otherwise classified)

**Variation** to allow existing parking and landscaping per the site plan in a C-1, Limited Office Zoning District

**Laid Over from July & August 2015**

**ZBA 026-15**

Applicant  
Ward 11

**217 Peoples Avenue**

Daniel Erb

**Special Use Permit** for outdoor vehicle storage and towing in an I-2, General Industrial Zoning District

**Laid Over from August 2015**

**ZBA 030-15**

Applicant  
Ward 06

**2734 11<sup>th</sup> Street**

S & H Auto, Inc.

**Special Use Permit** for retail automobile sales in a C-3, General Commercial Zoning District

**ZBA 031-15**

Applicant  
Ward 03

**1422 National Avenue**

Harry Pastores

**Variation** to reduce the required side yard setback from 6 feet to 0 feet along the north property line for a new 23 feet by 10 feet addition to the north side of the existing garage in an R-1, Single-family Residential Zoning District.

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- ZBA 032-15**  
Applicant  
Ward 06
- 2622 Bluffside Drive**  
Christopher and Brigitte Hoppe  
**Variation** for a 13 feet and 1 inch by 10 feet driveway extension in the required front yard in an R-1, Single-family Residential Zoning District
- ZBA 033-15**  
Applicant  
Ward 04
- 3557 Ryebrook Court**  
Jacob Chance  
**Variation** to reduce the front yard setback from 30' to 24'3" for a garage addition in an R-1, Single-family Residential Zoning District
- ZBA 034-15**  
Applicant  
Ward 01
- 1475 South Perryville Road**  
Rockford Health Physicians  
**Variation** to reduce the required 56 parking spaces to 40 parking spaces for a medical clinic / hospital in a C-1, Limited Office Zoning District
- ZBA 035-15**  
Applicant
- Text Amendment**  
City of Rockford  
**AMENDMENT TO 10-007-C. CONFLICT WITH PRIVATE AGREEMENTS AND COVENANTS**
- ZBA 036-15**  
Applicant  
Ward 11
- 1539 South 4<sup>th</sup> Street**  
The Home Depot Foundation & Veteran's Drop-In Center  
**Special Use Permit** for a not-for-profit Veteran's Drop-In Center Office in an R-2, Two-family Residential Zoning District