

For Minutes on Website: Rockfordil.gov then to Zoning
815-987-5585

ZONING BOARD OF APPEALS AGENDA
Tuesday, September 20, 2011
6:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Approve Minutes of August 16, 2011

ZBA 028-11

Applicant
Ward 10

308 North Mulford Road

First Rockford Group, Inc.

A Variation to increase the sign height from the maximum 8' to 20' and a Variation from a landmark style sign to a pole sign in a C-3, Commercial General District.

ZBA 030-11

Applicant

4231 East State Street

Midwest Title Loan – Attorney John Nelson

An appeal of determination of use classification made by the Zoning Officer that Midwest Title Loan is categorized as a “Pawn Broker” under the City of Rockford Zoning Ordinance.

ZBA 031-11

Applicant
Ward 7

2002 Rockwell Street

Rockford Area Habitat for Humanity

A Variation to reduce the front yard setback from 30' to 12' along Rockwell Street in an R-1, Single family Residential District.

ZBA 032-11

Applicant
Ward 9

4000 Auburn Street

Vetter Denk Architects

A Special Use Permit for a Planned Unit Development for a mixed use commercial/industrial development inclusive of zero setback buildings in an I-1, Light Industrial District.

ZBA 033-11

Applicant
Ward 10

1209 South Alpine Road

William Farris

A Special Use Permit for a motor vehicle repair shop and tire installation and sales in a C-3, General Commercial Zoning District.

ZBA 034-11

Applicant
Ward 7

1339 Kilburn Avenue

Randy & Tammy Sanders
A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-3, General Commercial Zoning District and a Special Use Permit for Passenger Vehicle Sales in a C-3, General Commercial Zoning District.

ZBA 035-11

Applicant
Ward 14

1205 Charlotte Drive

Steven Crudup
A Variation to reduce the rear yard setback from 30 feet to 20 feet in an R-1, Single family Residential District.

ZBA 036-11

Applicant
Ward 10

3920 Guilford Road

Craig & Marianne Mentzer
A Variation to reduce the front yard setback along Mayfair Place from 30 feet to 1'4" in an R-1, Single family Residential District.

ZBA 037-11

Applicant
Ward 1

6885 Vistagreen Way

Kabirji LLC
A Variation to increase the side yard fence height from the maximum allowed 6 feet to 8 feet and a Variation to increase the rear yard fence height from the maximum allowed 6 feet to 8 feet in a C-2, Limited Commercial Zoning District.

ZBA 038-11

Applicant
Ward 1

1869 North Perryville Road

First Rockford Group, Inc.
A Zoning Map Amendment to allow a Gas Station and associated uses permitted as a performance review along and a Variation to permit a reduction in internal landscaping requirement to 5% in a C-2, Limited Commercial District.