



Zoning Board of Appeals Agenda
Tuesday, April 15, 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 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.
Laid Over from January, February and March meetings

ZBA 004-14
Applicant
Ward 01

617 & 653 Featherstone Road
JTJ, LLC / Marifran Georgis
Special Use Permit for a Planned Unit Development consisting of twenty-eight (28) residential units in a C-1, Limited Office Zoning District
Laid Over from March meeting

ZBA 005-14
Applicant
Ward 07

1615 Kilburn
Bryce & Denise Andrusi
Special Use Permit for an auto body shop in an I-1, Light Industrial Zoning District
Laid Over from March meeting

ZBA 009-14
Applicant
Ward 14

5695 East State Street
Sean Ratchford / Corporate ID Solutions
(A) Variation to modify an existing legal non-conforming pylon sign from 34 feet in height to 30 feet
(B) Variation to modify an existing legal non-conforming pylon sign from 127 square feet to 132 square feet in a C-3, General Commercial Zoning District

ZBA 010-14
Applicant
Ward 04

6079 East Riverside Boulevard
Jack Gill / First Community Credit Union
Variation to modify an existing legal non-conforming pole sign from 84 square feet to 108 square feet due to adding an electronic message center (24 sq. ft.) in a C-3, General Commercial Zoning District

ZBA 011-14
Applicant
Ward 03

403, 407, 419, 425 North 3rd Street & 625 Lafayette Avenue
Thomas Tendall / Pro Preservation Inc.
Special Use Permit for a building maintenance and repair shop in a C-1, Limited
Office Zoning District

ZBA 012-14
Applicant
Ward 10

518-520 Hollister Avenue
Col. Thomas C. Lewis / The Salvation Army
Special Use Permit for Not For Profit Charitable Organization in a R-2, Two-
family Residential Zoning District