

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one foot in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 3207 North Main Street
PIN: 11-27-380-017**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** a Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one foot in a C-2, Limited Commercial Zoning District at 3207 North Main Street.

Denial is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Wilkins: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 001-26

**FINDINGS OF FACT FOR DENIAL OF A VARIATION
TO DECREASE THE MINIMUM SIDE YARD SETBACK FOR A
COVERED ENTRANCE ADDITION FROM SIX (6) FEET TO ONE FOOT
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 3207 NORTH MAIN STREET**

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance.