



10631 MAIN STREET
PHONE: 815-623-2829 FAX: 815-623-1360

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Joseph W Anderson

Address: 1700 N Alpine Rd Ste 101

Phone: [REDACTED]

Email [REDACTED]

Applicant's Interest in Subject Property: Owner's consultant

Owner (if different from Applicant)

Name: Jim Baker

Address: PO BOX 7567 Rockford, IL 61109

Phone: [REDACTED]

Email [REDACTED]

SUBJECT PROPERTY

Address of Property: 5704 Andrews Dr

Current Zoning Classification of Property: RM

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other

If a Special Use Permit has been previously issued, describe here, including date of issuance:

Legal Description of Property (attach copy of deed) or legal.
ROSCOE CENTER SUB NO 3 PT SE1/4 SEC 28-46-2 LOT 20

Property Identification Number (PIN): 0428453017

Township: Roscoe

Is title to the subject Property held in a land trust?

Yes No Trust No. _____

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- | | |
|-------------------------------------|--------------------|
| <input checked="" type="checkbox"/> | Variation |
| <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Map Amendment |
| <input type="checkbox"/> | Text Amendment |
| <input type="checkbox"/> | Zoning Appeal |
| <input type="checkbox"/> | Other (specify) |

Describe and explain reason for requested action: (use separate sheet if necessary)

See separate sheet for description.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes No

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes No

(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must included detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Joe Anderson

Jim Baker

Name of Applicant

Name of Owner

[Redacted Signature]

[Redacted Signature]

Signature of Applicant

Signature of Owner

02-04-26

2/3/26

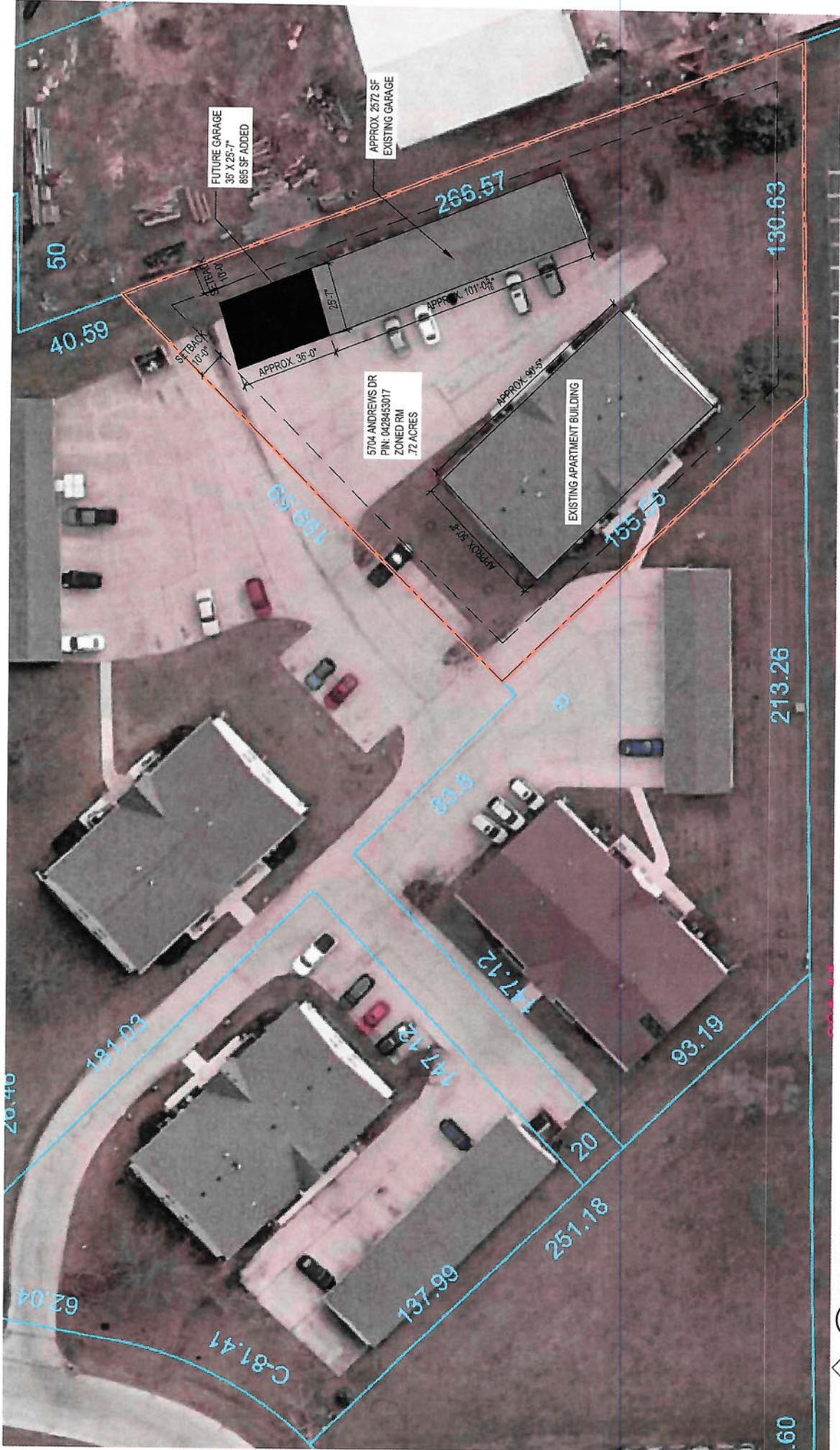
Date

Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____
_____ Staff Signature / Date		

The current zoning classification of the subject property is Multifamily Residential District (RM). RM zoning allows one accessory building that may not exceed 700 SF in area for a parcel that is less than one acre according to Section 15-516. However, the multi-family apartments and detached garages were built in 1997 prior to the existing zoning requirements. Hence, the owner is requesting a variance to add approximately 895 SF to an existing garage that is approximately 2,500 SF. The code requirements cannot be met because the existing garages exceed the maximum area allowed.



FUTURE GARAGE
35' X 25'-7"
885 SF ADDED

APPROX. 2572 SF
EXISTING GARAGE

5704 ANDREWS DR
PIN: 0428453017
ZONED RM
7.2 ACRES

EXISTING APARTMENT BUILDING

1 SITE PLAN
1/32" = 1'-0"