



**Planning & Zoning Report #010-26**

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Exhibit D is the service calls for the last two years. There has been three (3) calls for service.

Staff feels that the Applicant's proposed request is consistent with the 2040 Plan and, therefore, Staff supports this request.

**RECOMMENDATION:** Staff recommends APPROVAL of a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District.

See attached findings of fact.

SC: DM 04/14/2026

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT**  
**FROM I-1, LIGHT INDUSTRIAL ZONING DISTRICT TO**  
**C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 215, 325, AND 423 SOUTH MADISON STREET**

**Approval** of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
  - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
  - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
  - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as Mixed-Use Development.

Exhibit A  
215, 325 and 423 South Madison Street  
ZMA  
#010-26

CHESTNUT

WATER

WALNUT

MADISON

OAK

GROVE

1ST

2ND

FORD

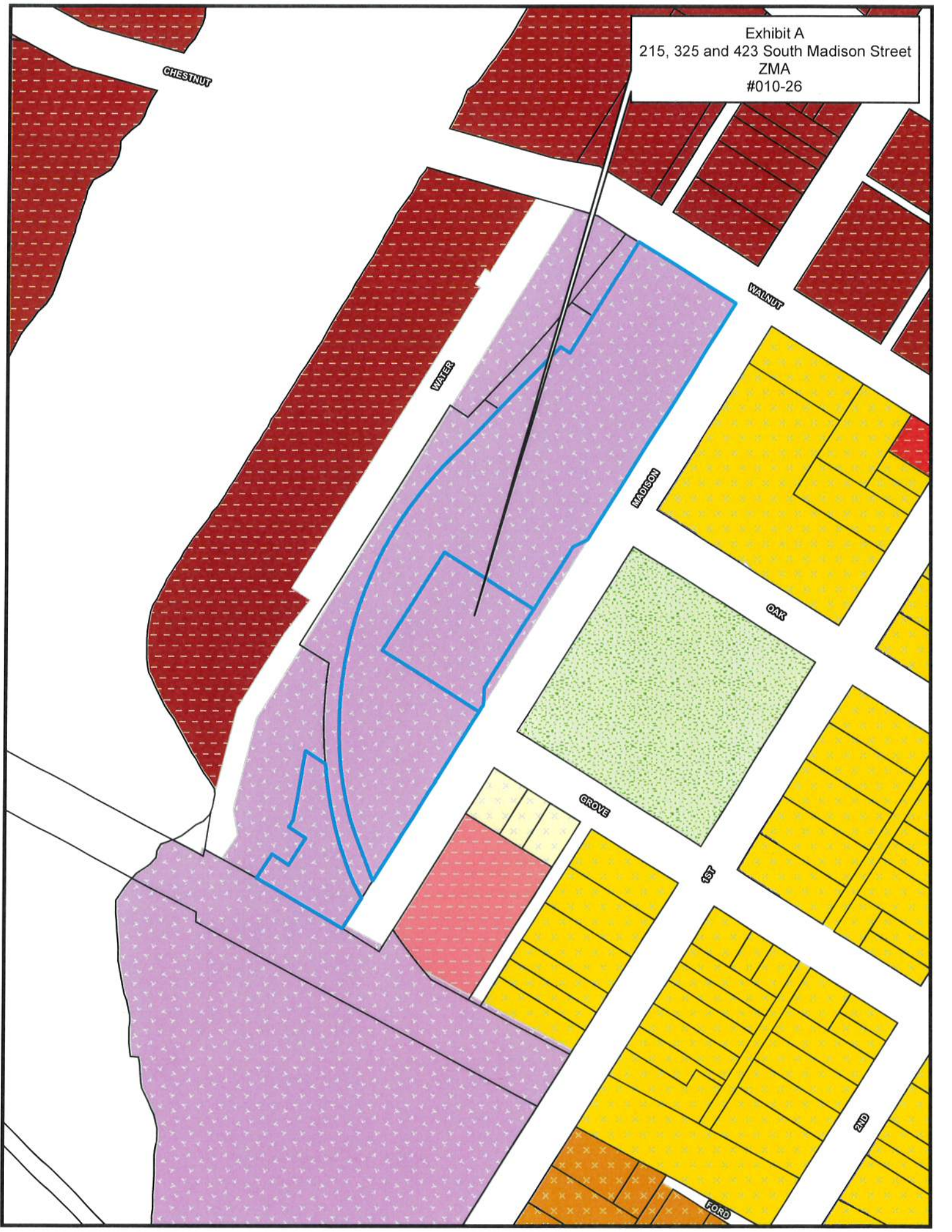


Exhibit B  
215, 325 and 423 South Madison Street  
ZMA  
#010-26

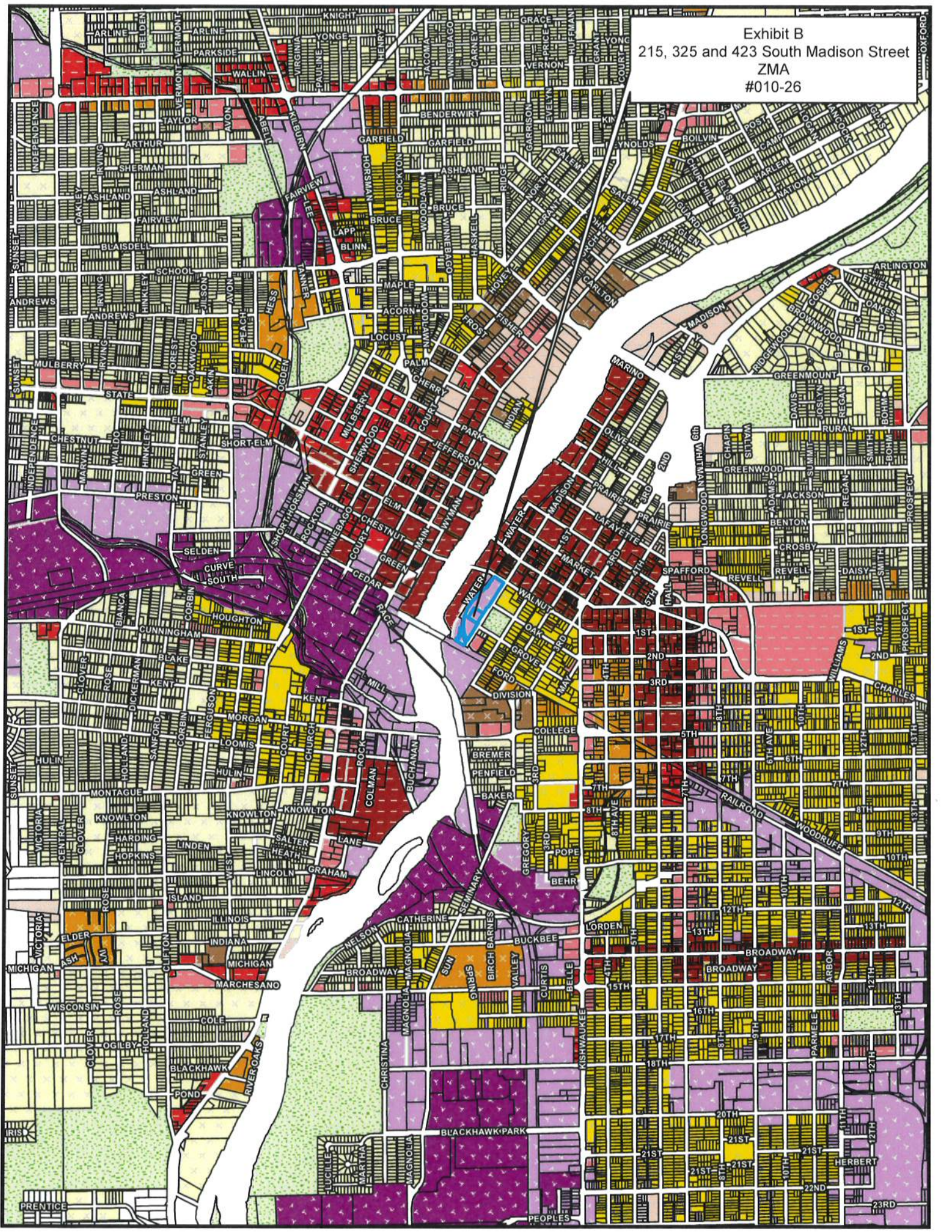


Exhibit C  
215, 325 and 423 South Madison Street  
ZMA  
#010-26



325 S MADISON ST

Exhibit D  
 215, 325 and 423 South Madison Street  
 ZMA  
 #010-26

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
09/10/2024 11:31:16 AM	24-204000	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford
09/08/2024 11:19:43 AM	24-202404	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford
09/06/2024 01:48:41 PM	24-201027	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford