

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District for the property described as:

A/K/A: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
PIN: 15-35-300-005, 15-35-100-004 and part of 15-35-400-003

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District at 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street.

Approval is based on the attached Findings of Fact.

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

Committee Action Taken:

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

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
ZBA 011-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

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 I, Industrial and Utilities.