



Zoning Board of Appeals Agenda

Tuesday, June 16, 2026

5:30 P.M. – City Council Chambers, 2nd floor, City Hall

425 East State Street

Rockford, IL 61104

779-348-7423

ZBA 011-26

Applicant
Ward 6

14XX, 15XX and 16XX Edson Road and part of 8631 11th Street

Venture One Acquisitions, LLC

Zoning Map Amendment from County AG to I-3, Airport Industrial Zoning District

Laid over from May

ZBA 013-26

Applicant
Ward 12

2520 Driftwood Lane

Christian Solares

Variation to reduce the required front yard setback from 30 feet to 20 feet and 5 inches in an R-1, Single family Residential Zoning District

ZBA 016-26

Applicant
Ward 1

8539 East State Street

Armen Properties, LLC

Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District

ZBA 018-26

Applicant
Ward 13

134 North Main Street

Oliver Emerson Development

Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District

ZBA 019-26

Applicant
Ward 5

325 South Madison Street

Oliver Emerson Development

Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District

SEE FORMAT ON NEXT PAGE

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, June 22, 2026 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, July 6, 2026**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.