



Zoning Board of Appeals Meeting Agenda

City Hall, Second Floor
425 E. State Street
Rockford, IL 61104
www.rockfordil.gov

Tuesday, May 19, 2026
5:30 PM

The following represents, in general, the chronological order of proceedings at the City

I. CALL TO ORDER

II. UNFINISHED BUSINESS

III. NEW BUSINESS

ZBA 010-26 - 3382 South Alpine Road, Applicant Kamal Abedrabbo, [26-00558](#)
Ward 14

Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District

ZBA 011-26 14XX, 15XX and 16XX Edson Road and part of 8631 11th Street, Applicant Venture One Acquisitions, LLC Ward 6 [26-00559](#)

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

ZBA 012-26 - 53XX East State Street, Applicant Place Foundry for Kevin Olson, Ward 10 [26-00560](#)

Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District

ZBA 013-26 -2520 Driftwood Lane, Applicant Christian Solares, Ward 12 [26-00561](#)

Variation to reduce the required front yard setback from 30 feet to 15 feet and 11 inches and a Variation to reduce the required rear yard setback from 30 feet to 16 feet and 4 inches in an R-1, Single family Residential Zoning District

IV. ADJOURNMENT

THE CITY OF ROCKFORD INTENDS TO COMPLY WITH THE INTENT AND SPIRIT OF THE AMERICANS WITH DISABILITIES ACT. IF A SIGN LANGUAGE INTERPRETER, PERSONAL P.A. SYSTEM, OR OTHER SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL THE LEGAL DEPARTMENT AT (779) 348-7391 AT LEAST 48 HOURS IN ADVANCE, SO WE CAN BE PREPARED TO ASSIST YOU.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19, 2026

File # 014-26

APPLICANT: Kamal Abedrabbo

LOCATION: 3382 South Alpine Road

REQUESTED ACTION: A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District.

EXISTING USE: Outdoor storage of operable passenger vehicles

PROPOSED USE: Outdoor storage of operable passenger vehicles

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 27,359 Sq. Ft.

ADJACENT ZONING AND LAND USES:

NORTH:	I-1	Burger King, SMSA
EAST:	I-1	The Dusty Box, Colt Crossings
SOUTH:	I-1	Jimmy John's, Twins Auto
WEST:	C-3	Beef-A-Roo, Citgo

YEAR 2020 PLAN: C Commercial and Retail

SOILS REPORT:

HISTORY: **File #070-23:** A Modification of Special Use Permit #016-16 to expand passenger vehicle sales onto an adjacent property in an I-1, Light Industrial Zoning District was approved on April 3, 2024 for the property located at 3430 South Alpine Road. This is located 291 feet south of the subject property.

File #050-19: A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District was approved on December 4, 2019 for the property located at 3382 South Alpine Road. This is the subject property.

File #016-16: A Modification of Special Use Permit #33-13 to expand passenger vehicle sales on the entire property and within the vacant car wash for vehicle and accessory storage related to passenger vehicle sales in an I-1, light Industrial Zoning District was approved on July 7, 2016 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

File #033-13: A Special Use Permit for passenger vehicles sales in an I-1, Light Industrial Zoning District was approved November 5, 2013 for the property located at 3424 South Alpine Road. This property is located 104 feet south of subject property.

File #139-89: A Zoning Map Amendment from R-1, Single-family Residential Zoning District to IL, Light Industrial Zoning District with a Special Use Permit for existing outside storage, gasoline sales and retail sales, and an office were approved on February 5, 1990 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the east side of South Alpine Road and approximately 300 feet north of the South Alpine Road and Sandy Hollow Road intersection. The neighborhood is a mixture of commercial and industrial, uses (Exhibits B and C).

The Applicant, Kamal Abedrabbo, is proposing a Special Use Permit for the outdoor storage of operable passenger vehicles. The I-1 District's primary purpose is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Finally, the district is intended to promote new industrial development within a "park like" environment. In the I-1, Light Industrial Zoning District there are uses, which because of their unique characteristics benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area. In the I-1 District, Outdoor Storage (Principal Use) is a Special Use.

Exhibit D is the proposed site plan submitted by the Applicant. Exhibit D shows a new asphalt outdoor storage area with 35 parking spaces. Additionally, Exhibit D shows a compacted gravel surface within a fenced area for the storage of operable vehicles. A gravel surface requires a Variation because the Ordinance prohibits gravel and requires outdoor storage, display, or work areas and properties to be improved/developed with asphalt or concrete surface. As such, the Applicant applied for a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area. Staff feels the request for a gravel surface is not reasonable because of the nature of the proposed use and the location of the subject parcel. Staff does not support the Variation request, but believes the outdoor storage area should be paved with blacktop or concrete.

Staff's review of Exhibit D concludes that the site plan does not meet the requirements of the Zoning Ordinance, as it relates to the outdoor storage area consisting only of gravel. Additionally, Staff feels that the fencing should be a minimum trex board privacy fence or the PVC style fence, 6 (six) feet in height instead of the current chain link fence with slats.

The development of the site requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. Exhibit D is the proposed landscaping plan submitted by the Applicant. The amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. The subject property has 100 feet of street frontage along North Alpine Road, which will require 2 (two) shade trees (using the 1 shade tree per 50 lineal feet of frontage along a street right of way).

Perimeter landscaping along South Alpine Road will require 1,000 Landscape Units (using the 10 LU's per lineal foot of zoning district boundary line) and a 10 feet wide buffer. The proposed perimeter landscaping does not comply with the 10 feet wide buffer along South Alpine Road or the required landscaping units along South Alpine Road.

The interior landscaping required is 1,660 square feet (using 8% of the total paved area that is greater than 5,000 square feet but not more than 30,000 square feet). The interior landscaping does not comply with the required square footage.

Upon review of Exhibit D, the proposed landscaping plan does not meet the requirements of the Zoning Ordinance. Although green areas are proposed for the site, the landscaping requirements have not been met in its entirety. Staff feels that there are some landscaping requirements that need to be met and are easily resolved. Perimeter landscaping should be added South Alpine Road, as well as two (2) shade trees. Additionally, interior landscaping, green areas, and existing landscaping will need to be shown. A full Landscaping Plan addressing these concerns should be submitted for Staff review and approval.

Illinois State Law requires that in order for a Variation to be granted hardship must be proven by positive Finding of Fact. Exhibit E is narrative submitted by the Applicant. Within Exhibit E, the Applicant states, "I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109)" (Exhibit E). The Applicant explains, "that has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall" (Exhibit E). Furthermore, the Applicant explains, "the estimated cost difference between the gravel and asphalt surfaces for attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot" (Exhibits E).

Staff feels that the Applicant's proposed request for the Special Use Permit is reasonable and recommends approval of the Applicant's request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for the outdoor storage of operable passenger vehicles and DENIAL of a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District, based on the following conditions:

1. Submittal of revised site plan with a hard surface for the outdoor storage area for operable vehicles for Staff's review and approval.
2. Submittal of a full landscape plan including perimeter landscaping, interior landscaping, green areas, and existing landscaping with plant species and size for Staff's review and approval.
3. Submittal of a Parking Lot Permit for the outdoor storage area that will be used for the operable vehicles but is not currently concrete or asphalt for Staff's review and approval.
4. Submittal of fence elevations

5. Submittal of a Fence Permit for a 6-foot tall, trex board or PVC style privacy fence for Staff's review and approval.
6. The property shall be developed as per revised site and landscaping plans.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. The Special Use Permit #0014-26 for the outdoor storage of operable vehicles is only in effect for a period up to two (2) years or the last day of July, 2028.
9. The outside storage will be limited to thirty-five (35) operable passenger vehicles.
10. No outside storage of any auto parts, equipment, materials, or inoperable vehicles.
11. All conditions must be met prior to establishment of use.

See attached findings of fact.

SC: DM 5/12/26

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR THE OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the I-1 District in which it is located.

**FINDINGS OF FACT FOR DENIAL OF A VARIATION
TO ELIMINATE CONCRETE OR ASPHALT PAVING AND REPLACE WITH GRAVEL
FOR OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES AREA
IN AN L-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD**

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.

Exhibit A
3382 South Alpine Road
SUP
#014-26

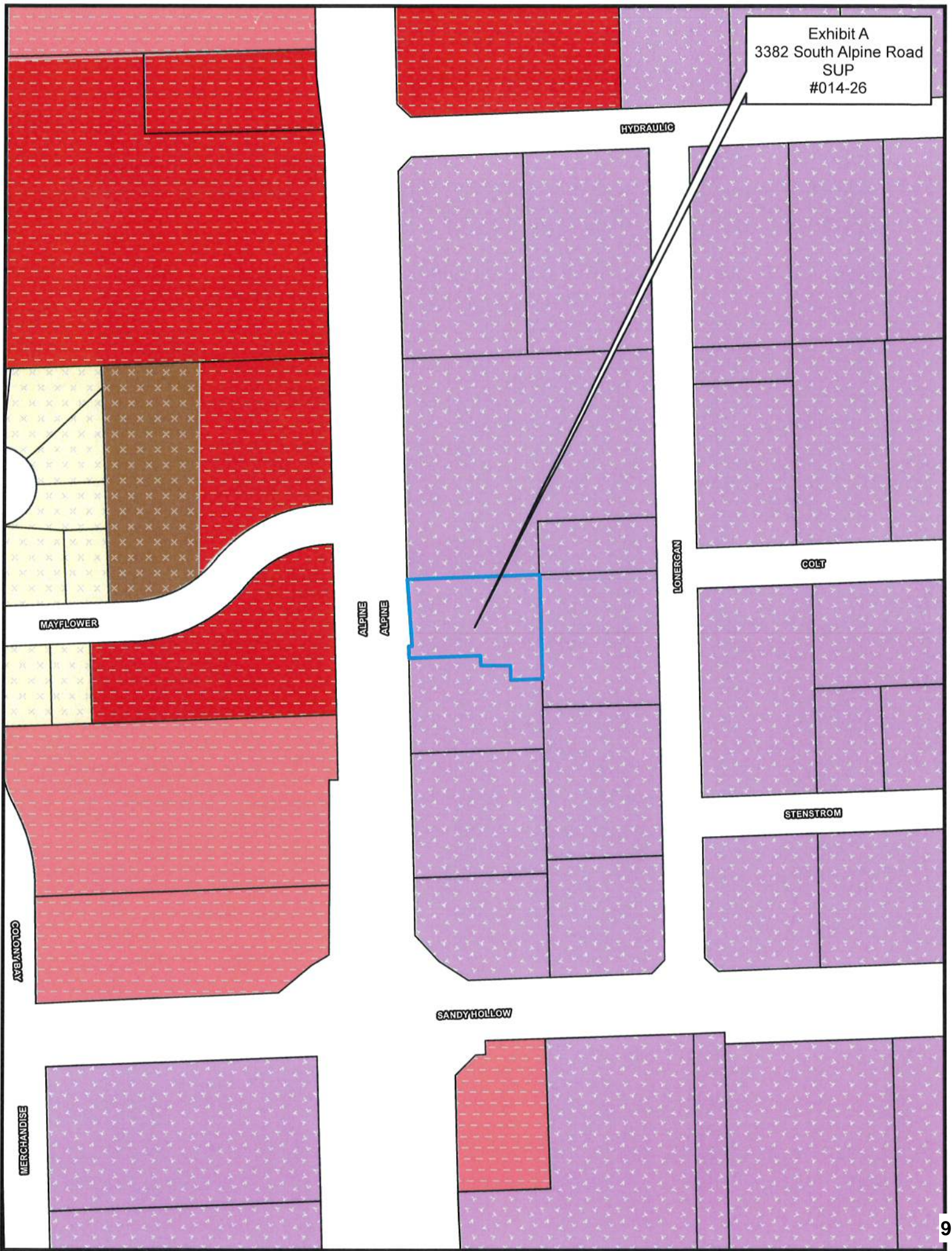


Exhibit C
3382 South Alpine Road
SUP
#014-26



Exhibit D
 3382 South Alpine Road
 SUP
 #014-26

SITE IMPROVEMENTS TO 3424 S. ALPINE ROAD
 ROCKFORD, ILLINOIS
 TWINS AUTO MALL

DATE: 04-15-2020
PROJECT NUMBER
26-19
SHEET NUMBER
C-1



SITE PLAN
 SCALE: 5/32" = 1'-0"

City of Rockford, Zoning Department

I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109). That has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall. Attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot. If you have any additional questions, please feel free to call me at (815) 520-4140 or email me at hrazick84@gmail.com.

Regards,

Hanee Razick

Twins Auto Mall

Event Date	Call Number	Situation Reported	Call Disposition	Location
09/03/2024 07:34:59 PM	24-198600	BURGLARY VEHICLE REPORT	RPT - REPORT	3382 S Alpine Rd



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19, 2026

File # 011-26

APPLICANT: Venture One Acquisitions, LLC
LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.
EXISTING USE: Farm Land
PROPOSED USE: Future Industrial Development
DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH: County AG, City I-1 Farm Land, Vacant industrial building
EAST: County AG Gensler Gardens; Farm Land
SOUTH: Ogle County Orchard Hills Landfill
WEST: I-2 Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY: **File #047-11:** A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from County AG to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

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.

Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

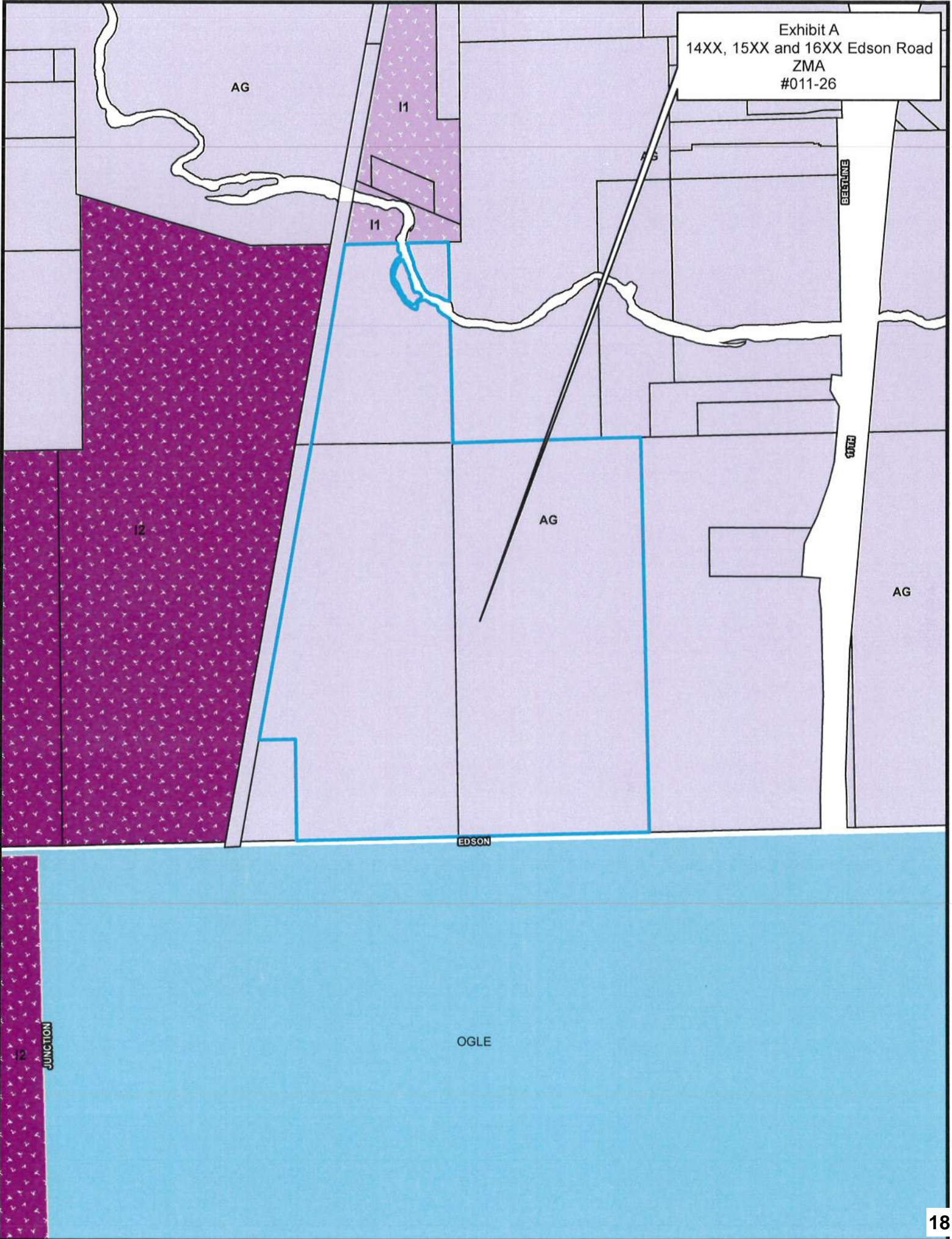


Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

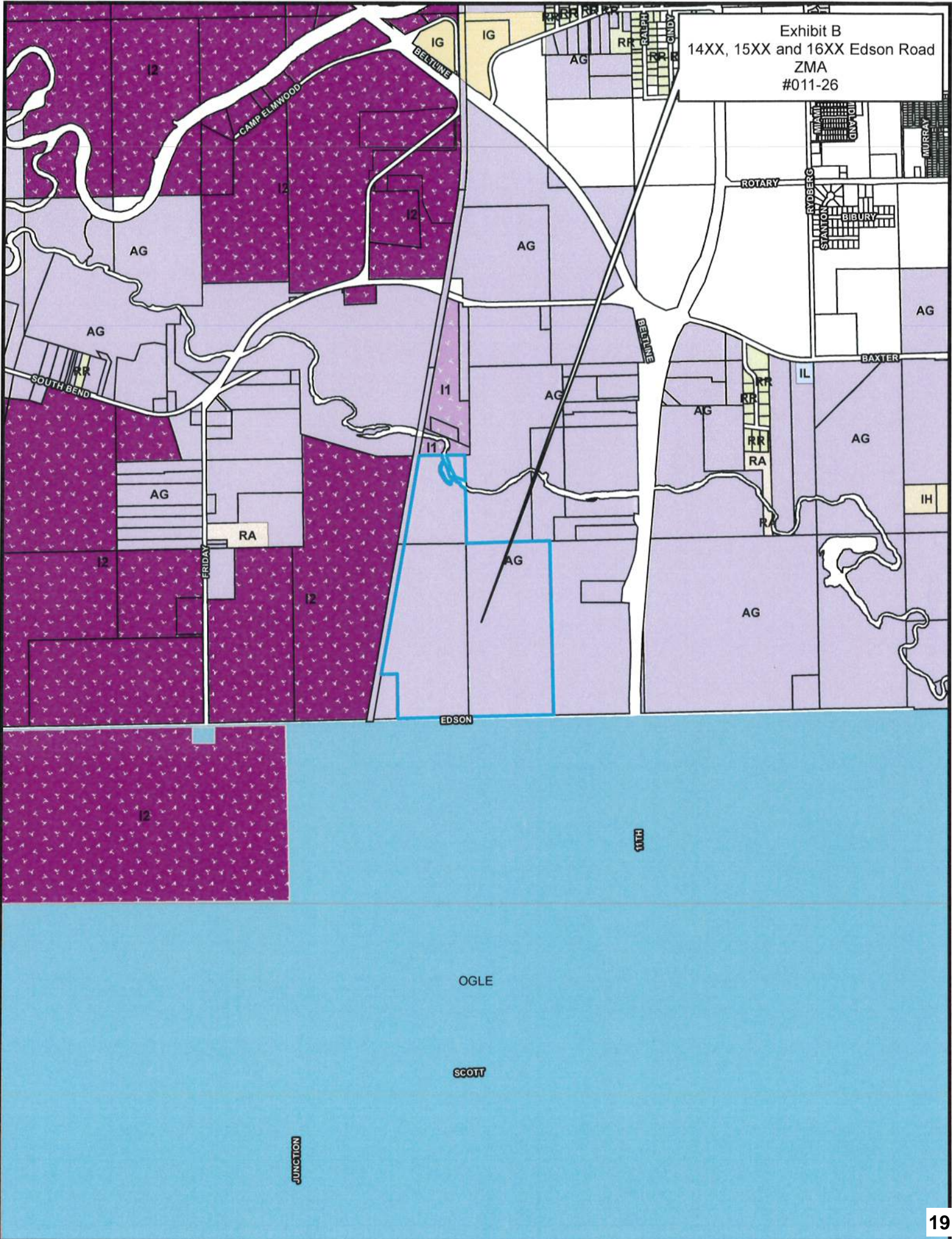
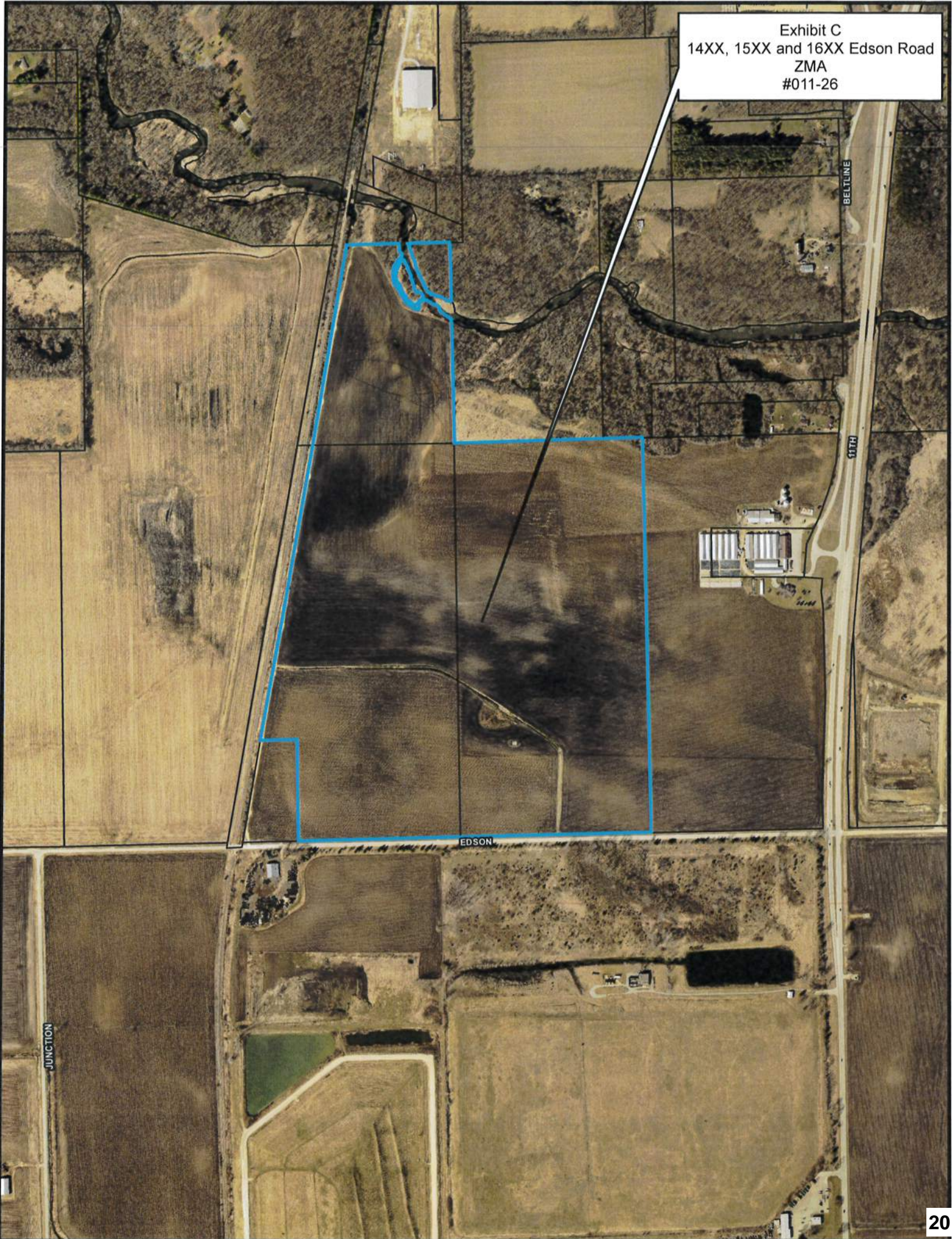


Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26



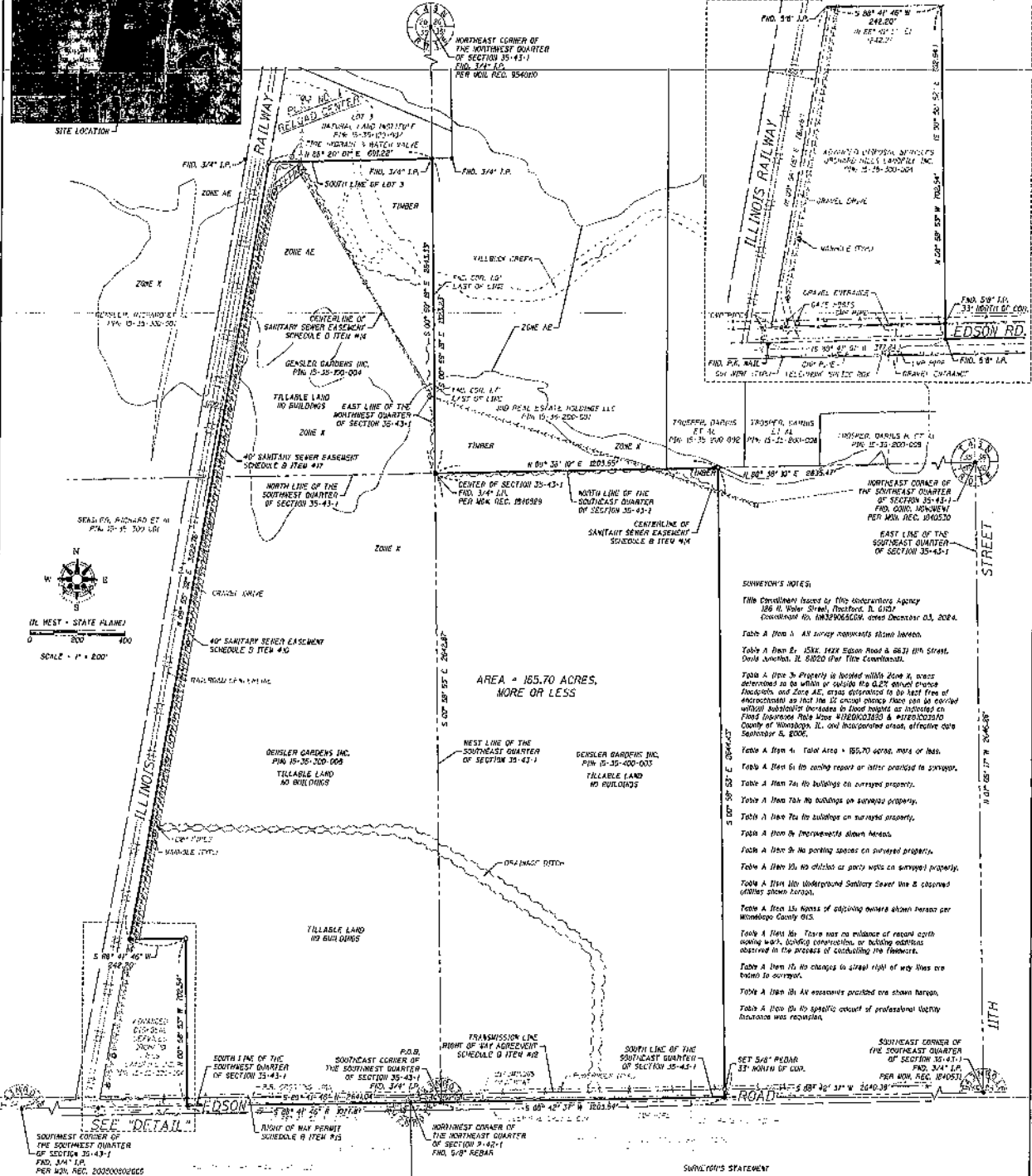
FILE # 9AP910\CT3\024\22

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

DETA



AREA = 165.70 ACRES, MORE OR LESS

- OWNER'S NOTES: This Conveyance issued by Title Underwriters Agency... Table A Item 1. All survey monuments shown herein... Table A Item 2. 1526 1/2th Easton Road & 6621 1/2th Street, Davis Junction, IL 61020 (for Title Conveyance)...

SURVEYOR'S STATEMENT

The Greater Genzler Inc. Title Underwriters Agency Chicago Title Insurance Company. This is to certify that the map or plat and the survey as which it is based were made in accordance with the 2021 American Standard Detail Requirements for ALTA/NSPS Land Title Surveys...

LEGAL DESCRIPTION

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter of Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois. Beginning at the southeast corner of said Southwest Quarter...

Table with columns: RECORDS, DATE, FILE, REVISIONS, SURVEYOR, PHASE, WHA No., SHEET No., DATE. Includes Genzler Gardens and Willett Hornmann Associates information.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19 2026

File # 012-26

APPLICANT: Place Foundry for Kevin Olson

LOCATION: 53XX East State Street

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: 350 residential dwelling units and three commercial buildings

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C-1	Rockford University
EAST:	C-2, C-3	Napa Auto Parts, Fas Fuel, Vacant commercial, Uncle Nick's
SOUTH:	C-2, R-4	Offices, Car Wash, Versailles Apartments, New Towne Plaza
WEST:	R-1;	Rockford University, Offices

YEAR 2040 PLAN: Mixed Use

SOILS REPORT: Report # 26-47
Erosion Concerns

The proposed land use of this site is a planned unit development. It is currently vacant land, with some trees. Soil disturbance will occur as a result of developing the site, which is slightly sloping and maybe susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion, which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/ium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent storm water runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Invasive Species

Buckthorn was the invasive species found on northern edge of the property during the site visit.

"What are non-native invasive species? Non-native invasive plants and non-native imported insects are ecologically or economically damaging exotic plants or pests, introduced to areas where they were not found historically. These plants and pests grow with little to no environmental controls to keep their population numbers low, often in part because they are free from the predators and diseases present in their native geography. They continue to increase in abundance until they cause damage by changing the habitat for wildlife and native plants or by negatively impacting forest or agricultural resources.

How can you prevent their spread? The best way to prevent the spread of invasive plants and pests is to avoid introducing them. Do not plant or introduce invasive plants or pests, and eliminate high risk pathways by not moving firewood. Learn which landscape plants are becoming invasive and avoid using them. Consider removing any existing invasive plants from your landscaping. Also, take care to prevent spreading invasive plants and pests after spending time outdoors; invasive species can hitch a ride by attaching themselves to fabric or clothing, the mud and treads on your shoes or equipment.

What can you do? Control invasive species early, when you first notice new populations, and report unusual species of concern. Be prepared to invest multiple years; control is never a one-time effort. This guide will help by making management recommendations, but always read and follow herbicide and pesticide labels.

The negative impact of invasive plants can be reduced by focused and aggressive use of a combination of mechanical, cultural, and chemical control methods, which will support the restoration of a healthy and diverse natural habitat. Herbicides are a valuable tool, but please use a cautious and conservative approach, applying the minimum amount of the most appropriate chemical to achieve management goals."

Tricia Bethke, Forest Pest Outreach Coordinator, The Morton Arboretum
Christopher Evans, Extension Forester, IJIUC NRES. (n.d.).
MANAGEMENT OF INVASIVE PLANTS AND PESTS OF ILLINOIS.
Original Author Karla Gage, Southern Illinois University
For more information on invasive species visit:
<https://extension.illinois.edu/invasives>

HISTORY:

File #002-25: A Special Use Permit for a drive-through restaurant, Variation to allow development as per the submitted site plan, and Special Use Permit for an off-premise sign in a C-2, Limited Commercial Zoning District was approved on April 23, 2025 for the property located at 5505 East State Street. This is three (3) blocks southeast of the subject property.

File #042-13: A Special Use Permit for a Planned Unit Development consisting of a medical clinic with a methadone facility and temporary crisis shelter for women and children in an R-4, Multi-family Residential Zoning District was approved on January 14, 2014 for the property located at 220 Easton Parkway. This is southwest of the subject property.

File#101-02: A Modification of Special Use Permit #135-95 to allow a gasoline station within 600 feet of a residential district, Special Use Permit for the sale of packaged liquor based on proposed site changes, Variation in the number of permitted wall signs from two to six wall signs, Variation to reduce the rear yard setback from twenty feet to thirteen feet in a C-3, General Commercial Zoning District was approved on October 7, 2002 for the property located at 5330 East State Street. This is adjacent east of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District. This is on the north side of East State Street directly in front of Rockford University.

The Applicant, Place Foundry on behalf of their client, Kevin Olson, is applying for Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish efficient use of land. The Planned Unit Development (PUD) provides an administrative procedure and standards to develop new approaches to a more compact, mixed-use living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and

public facilities. The PUD process which, because of unique characteristics, benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area.

Exhibit D is the University Hills Development Executive Summary and Development Overview plan. The 13-acre parcel is east of the Rockford University entrance along East State Street is being considered for a mixed use development. The proposal includes a Planned Unit Development consisting of a mixture of commercial and residential uses. The overview of this development proposal was reviewed by an architect, planners and the developer that included existing zoning conditions, adjacent land uses, geographic and hydrologic conditions and utilities. The highest point of the site is located on the northeast corner at 854 feet and the lowest point of the site is 830 feet, located near the southeast corner of the property along East State Street.

Exhibit E is the Zoning Narrative. The proposal will feature retail development along East State Street and modern residential housing units on the northern portion of the property. These residential units will feature energy efficient construction and appliances with all the units. The current zoning does not allow for the residential uses nor this type of density. This request will allow for a courtyard with open space, recreational amenities and mixed-uses to allow a desirable living environment for residents. This proposal aligns with the City of Rockford 2040 Comprehensive Plan need for housing and the site is designated for mixed use development in the City's Future Land Use Plan. This proposal will improve the housing stock quantity, quality and age. Additionally, it may help spur further growth in residential development. The developer's team has been working City Staff, Rockford University Staff, and other key stakeholders in the corridor looking for feedback and input. The team was encouraged by the positive feedback and they believe the site plan aligns with the mission and vision of the Comprehensive Plan.

Exhibit F is the site plan and preliminary plat. The preliminary plat shows that there will be a building setback of 30 feet all around the perimeter of the site. There will be circulation and utility easements throughout the site also including a large drainage and storm water detention easement at the southeast corner of the site. The residential development will have a circulation easement around the entire site to provide the necessary and required access for first responders. The main east-west circulation easement, which separates the residential from the commercial areas, will tie in with existing circulation easements on the adjoining properties on the east and west. This will complete and achieve the original intent of the tentative plat by allowing access to two signalized intersections at Rockford College Drive/East State Street and New Towne Drive/East State Street.

The site plan shows the proposed building layout for the development. There will be three (3) commercial buildings on the south facing East State Street for future retail use and one building to the north with multiple levels for residential units. There will be an open court yard for recreational use and green space within the residential component of this development. The landscaping plan shows trees and shrubs throughout the development

including interior landscape islands and foundation landscaping around the residential building.

Pedestrian Circulation is also very vital to any development, especially a Planned Unit Development such as this one. A loop around the residential building is provided as well as internal pedestrian circulation within the courtyard. Connections are provided from the residential area to the commercial area as well. Staff feels two additional connections should be provided, one along the proposed road connection to East State Street and the other along the existing circulation easement to the west. The connection to East State Street would provide a connection to the planned future pedestrian facilities along East State Street. The extension of the pedestrian easement to the west would tie into the existing pedestrian path along Rockford College Drive. This would provide a direct connection to both the university and to the office park along the west part of the drive.

Exhibit G is the Building Schematic Design. There will be four floors in this building design and the lower level will be for parking. There will be a combination of one-bedroom units, two-bedroom units and a common space on each floor. Each unit will have its own balcony/deck space. There will also be a sizeable roof deck area for all the residents as well. The building elevation will consist of neutral colors with light gray, dark gray, blue and tan colors along with modern windows and doors.

Exhibit H is the Site Engineering. The site engineering plans includes stormwater management and utility plans. The site will have a stormwater basin along East State Street and it be approximately 4.13 acre-feet in size. The plans showing the location of the water mains, sanitary sewers, storm water pipes along with the grading and drainage plan for the proposed development.

Exhibit I is the Appendices. This includes the parcels included for the PUD request and letters of support. Letters of support were provided by both the Miracle Mile Business District Association and Rockford University. Special requests through the PUD request include allowing an increase in the height of the residential building at 65 feet where the maximum height is 55 feet, a reduction in the parking requirements from 700 parking spaces to 525 parking spaces, and an increase in the number of allowed units per acre from 15 dwelling units to 27 dwellings units.

Exhibit J is the service calls for the last two years for the 5300 block of East State Street. There was a total of 189 service calls for this block

This proposed mixed use development aligns with the Comprehensive Plan by providing a diversified mix of housing, shopping, recreation, and is compatible with the surrounding land uses. The residential units are located along a major transit route and will have open space and recreational amenities on site. In addition, the commercial component is intended to complement the surrounding area by providing convenient access to shopping, personal service and employment opportunities that support both existing and future residents. It is staff's opinion that the development is designed to function as an integrated mixed-use environment through good planning with internal circulation, buffering, landscaping and building

placement. Furthermore, this development would align with the Housing Strategy Framework as it provides new housing units, shows economic vitality and is a great boost to the East State Street commercial corridor. For these reasons, staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west.
3. Submittal of a civil engineering plan for staff's review and approval.
4. Submittal of a stormwater management plan for staff's review and approval.
5. Submittal of a detailed landscaping plan for staff's review and approval.
6. Submittal of Planned Unit Development final plat for staff's review and approval.
7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G.
8. All conditions must be met prior to establishment of use.

SC: BM 05/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED
UNIT DEVELOPMENT CONSISTING OF A MIXED-USE DEVELOPMENT OF 350
RESIDENTIAL DWELLING UNITS WITH LOWER LEVEL PARKING,
COURTYARD WITH OPEN SPACE AND RECREATIONAL FACILITIES AND THREE,
FREE-STANDING COMMERCIAL BUILDINGS
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 53XX EAST STATE STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-2 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-2 District in which it is located.

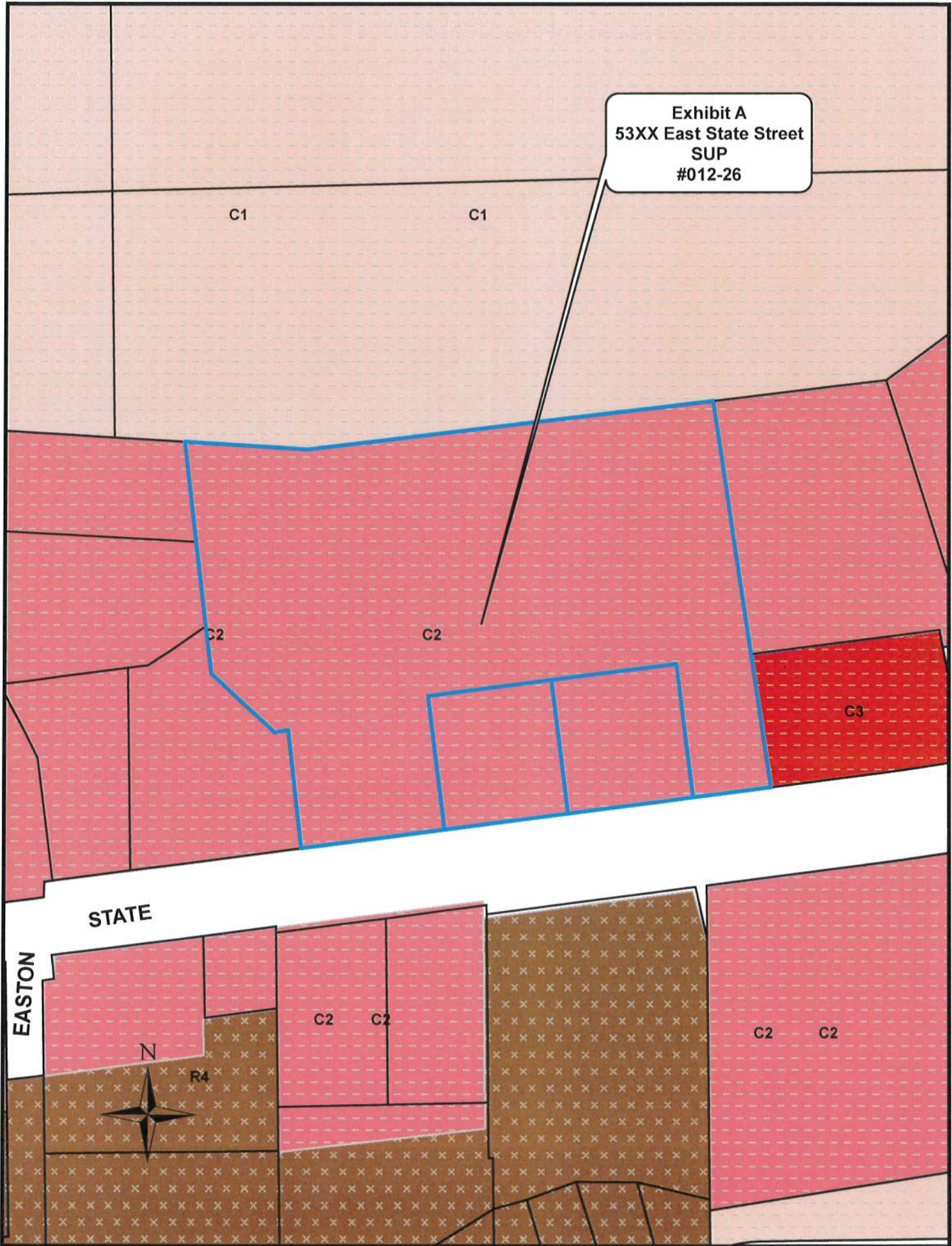


Exhibit A
53XX East State Street
SUP
#012-26

C1

C1

C2

C2

C3

STATE

EASTON

N

R4

C2

C2

C2

C2

Exhibit C
53XX East State Street
SUP
#012-26



STATE

EASTON



University Hills Development

APPLICATION FOR A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT

Prepared by Place Foundry PLLC, on behalf of University Hill Development
LLC, for the City of Rockford

Exhibit D
53XX East State Street
SUP
#012-26

PLACE
foundry

Developer
University Hill Development LLC

Development Engineer
RK Johnson & Associates

Planning Consultant
David A. Sidney
Place Foundry PLLC
1700 N Alpine Rd.,
Suite 101
Rockford, IL 61107

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03	Executive Summary
04	Development Overview
08	Zoning Narrative
12	Site Plan & Preliminary Plat
16	Building Schematic Design
27	Site Engineering
30	PUD Requests
31	Appendices

Executive Summary

In Q3 of 2025, Place Foundry began working with developer University Hill Development, LLC on future land use planning for the 13-acre parcel east of the Rockford University entrance road on East State Street in Rockford. This future development, University Hills, will create a mixed-use environment to help address the housing shortage in Rockford and simultaneously allow a new apartment-style living opportunity to students at the University.

This report serves as a request to the City of Rockford for approval of a Special Use Permit for a Planned Unit Development (PUD) of the University Hill Development. A PUD designation for this site would allow the developer to implement a plan that will enliven the area, assist the University with needed housing adjacent to University property, and serve as a catalyst for continued investment along the East State Street corridor.

Elements of this request for municipal approval include:

Development Site Overview: This section provides an overview of the University Hill site, including existing zoning conditions, adjacent land uses, geographic and hydrologic conditions, and plans for utility provision.

Zoning Narrative: The Zoning Narrative section of the PUD report outlines the need for municipal approval of a PUD along with further context around the planning and programming at the site. Strategies for community engagement will also be discussed here.

Site Plan and Preliminary Plat: Specific site plan and plat documents are shown in this section.

Building Schematic Design: This section includes schematic design, models, and floorplans for the residential building that is being proposed as part of the PUD.

Site Engineering: Considering the grade at the site, previous stormwater detention planning, and requirements for detention, this section details how the development team will mitigate flood and stormwater management while maintaining the overall development plan and programming at the site.

PUD Requests: In the PUD requests section, the team will note specific variances that are being requested as part of the PUD approval.

Appendices: The team will include additional necessary forms in the appendices of this application, including a City of Rockford Subdivision Plat Application, the Winnebago County Soil and Water Conservation District Report application, and letters of support.

Development Site Overview

OVERVIEW

The three parcels that make up the 13.29 acres of vacant land on East State Street, owned by University Hill Development, LLC, is one of the last large vacant pieces of land along the commercial corridor on Rockford's east side. Development of this parcel not only presents the opportunity to improve the experience of Rockford University students, faculty, and staff, but its future development can help address housing shortage issues on the east side. The developer and Place Foundry view the future of this parcel as being beneficial to the City, the University, and the immediate surrounding area along East State Street as a catalyst for additional development.

The advantage of this property is its proximity to so much of what Rockford has to offer: it is four miles and less than a 10 minute drive from downtown Rockford; extensive shopping and recreation along East State Street and Perryville Road are within a very short distance; and the site sits close to several anchors of employment on the east side of town, including Rockford University, OSF St. Anthony Hospital, UW Health SwedishAmerican Hospital, and the Hard Rock Casino, to name a few. Simply put, there is a great opportunity to execute on constructing the highest and best uses for this site, namely, housing and additional retail opportunities for the East State Street corridor.

The map below shows the boundaries for the University Hill site. At this time, the site is completely vacant, surrounded by Rockford University to the west and north, a gas station and auto parts retailer to the east, and East State Street directly to the south.

EXISTING ZONING CONDITIONS

The three parcels which make up the future University Hill site together are approximately 13.29 acres and are all currently zoned C-2 (Commercial). Per the City of Rockford zoning regulations:

"The purpose of the C-2, Limited Commercial district is to provide a wide range of development options for the retail sale of goods and for professional and commercial services. The C-2 district limits certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties. The C-2 district does not permit outdoor storage, and outdoor sales and displays are limited to private sidewalks that abut the principal structure and areas adjacent to the main customer entrance."

Zoning Map



4/10/2026

1:3,741
0.04 0.09 mi

0 0.02 0.04 0.07 0.15 km

WingGIS

HYDROGRAPHY

The parcels are not located within a Flood Hazard zone as defined by FEMA. Below is a map showing nearby flood zones (data provided by WinGIS).

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, Zone B
- With BFE of Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A

Future conditions, 1% Annual Chance Flood Hazard Zone A

Area with Reduced Flood Risk due to Levee, See Notes, Zone A

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- No Screen
- Area of Minimal Flood Hazard Zone A
- Effective LDMRs
- Area of Undetermined Flood Hazard Zone B

OTHER AREAS

- Channel, Culvert, or 500m Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- CROSS SECTIONS WITH 1% ANNUAL CHANCE
- Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

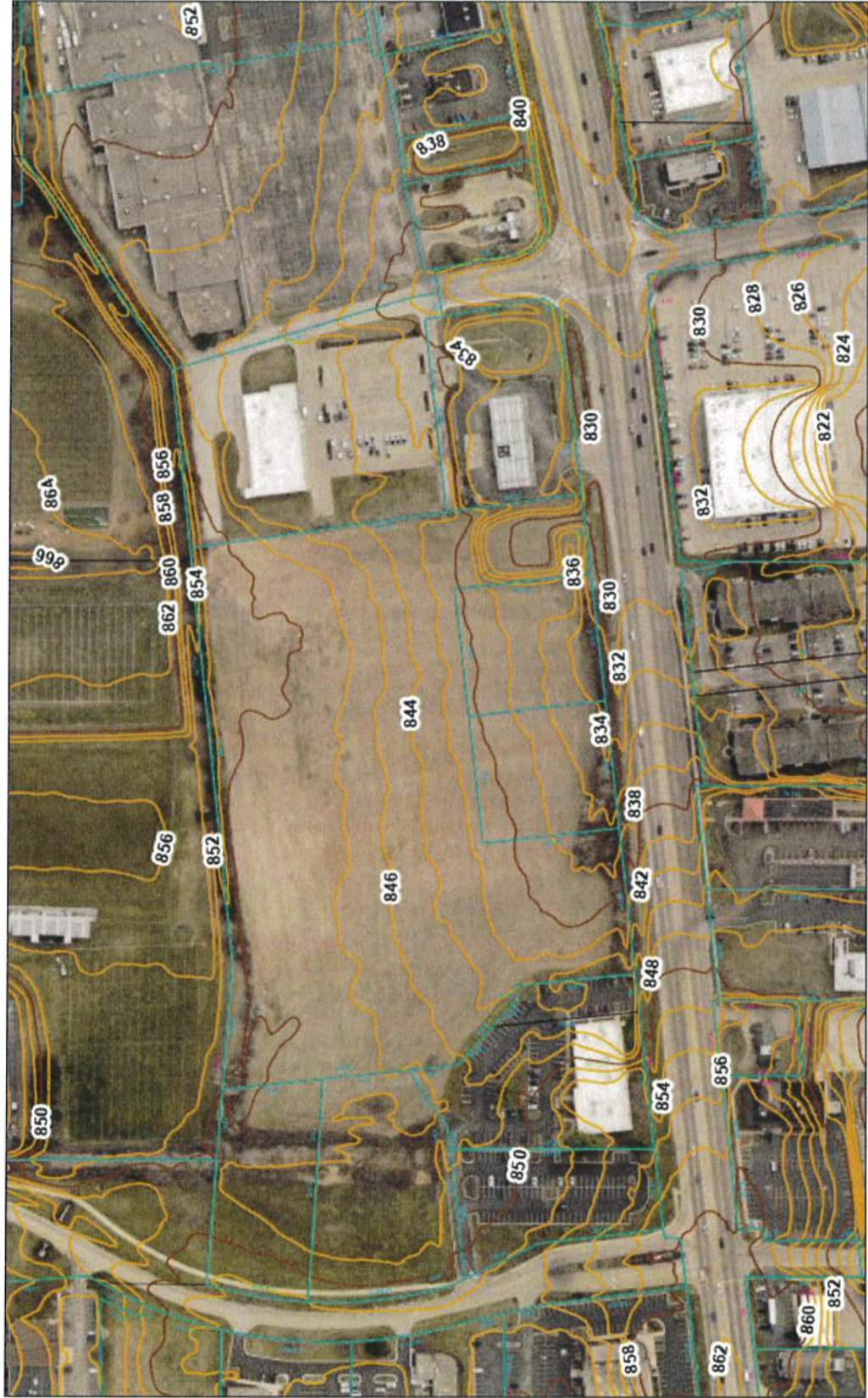
The flood hazard information is derived directly from the authoritative NFHL web services, provided by FEMA. This map was exported on 8/10/2028 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

UNIVERSITY HILL DEVELOPMENT PUD APPLICATION

TOPOGRAPHY

There is a fair amount of grade at the site from the high side of the site on the north end of the parcel to the southern portion of the site along East State Street. At the highest point, in the northeast corner of the parcel, the elevation is approximately 854 feet. The lowest point along East State Street is 830 feet in the very southeastern corner of the parcel, in an area that was initially dug out as a detention ponds several years before the developer owned the land.



4/10/2026

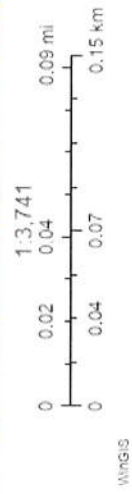


Exhibit E
53XX East State Street
SUP
#012-26

Zoning Narrative

PROJECT MISSION

University Hill is a mixed-use development that will combine new shopping and dining opportunities with a modern and desirable style of apartment living of which there is very little in the Rockford area. Not only does this project provide desirable uses on one of the last vacant parcels on East State Street, it also addresses a critical housing need and creates a symbiotic ecosystem with Rockford University, whose residential facilities are aging. The University would greatly benefit from new residential product to help attract and retain students.

The development will feature future retail development along East State Street, fronting a modern apartment complex on the northern portion of the parcel. This apartment building will have modern amenities, energy efficient construction, and maintain connectivity to surrounding areas including the University. An integrated bus stop is contemplated on the site as well.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

University Hill Development and Place Foundry are seeking approval from the City of Rockford for a Special Use Permit for a Planned Unit Development. The current zoning does not allow for the uses and density that are being proposed on the site. To create the highest probability of financial feasibility at the site, a dense housing use for a majority of the site acreage has been considered. Future retail development along East State Street is also planned. The team also believes that this combination of asset types creates the highest and best use of the site given its characteristics, location, and the overall need for housing in the region.

The plan emphasizes creativity in the housing product, not leaning on typical garden-style apartments with limited amenities that have been built in Rockford in the past. The focus on creating a desirable place to live with connectivity to retail, local transportation networks, and the University has driven the vision of the renderings presented in this application. The PUD allows the team to overcome residential density restrictions, height limits, and parking requirements to deliver the most economically feasible and desirable development at this location.

The preservation of open space and providing the opportunity for residents at University Hill to engage with friends and community members outdoors is an important part of this project's vision. The layout of the apartment building is both functional and allows for a natural "courtyard" feel in the open area which the building creates. This area will feature green space, amenities such as a pickleball court, and potentially a pet park area. Connectivity to the surrounding areas, such as Rockford University, is also important and the development will seek to take advantage of the proximity to the University through pedestrian-friendly paths. The commercial component of the development, while slotted for future development, also builds on the connectivity of the housing portion of the PUD by providing amenities immediately adjacent to apartment residents.

City approval for a Planned Unit Development would allow the University Hill site to achieve its full potential through a more creative and expansive use of the parcel, the creation of open space, connectivity to area transit and Rockford University, and mixed uses on the site to create a desirable living environment for residents.

ALIGNMENT WITH COMPREHENSIVE PLAN

According to the City of Rockford's 2040 comprehensive plan, the number of housing units has decreased by 3% between 2010 and 2019. In 2019, the City of Rockford had approximately 66,469 units. Using data from the 2020 Decennial Census, there was an estimate of 66,612 units, where the housing stock grew by 143 housing units from the previous year. The University Hill Development would create approximately 338 residential units within the overall development. This would improve the housing stock quantity, quality, and age. According to the City of Rockford's 2040 comprehensive plan, the east side of Rockford has a occupancy rate than other parts of the City. Since the University Hill Development will be located on the east side of Rockford, the area which has the highest occupancy in the area (and, conversely, the lowest availability of vacant units), it stands to reason that these units would be absorbed by the market at a faster rate.

The 2040 Comprehensive Plan has identified goal objectives and implementation strategies that fit the needs for the City of Rockford regarding housing/neighborhoods, land, built environment, transportation, and energy. The University Hill development plans to accomplish the city's objectives through the construction of 13.33 acres of mix-use development.

HOUSING

Enable a range of housing affordability within existing and new neighborhoods

Implement Strategy	How University Hill Accomplishes the Strategy
Encourage transit-oriented development near train stations and along major transit routes	<ul style="list-style-type: none"> - The development has a designated bus route designed into the development - The development is along a major private and public transit route (East State Street)
Prioritize mixed-use, new, affordable, and accessible housing in areas that offer good access to transportation, employment, and public amenities	<ul style="list-style-type: none"> - There is multi-family residential and future commercial with the option for residential on the second floor - The development is in proximity to public transportation, Rockford University, and several major employers such as OSF St. Anthony Hospital

Develop parks and open space within existing and new neighborhood development

Implement Strategy	How University Hill Accomplishes the Strategy
Identify vacant land or soon-to-be demolished properties to expand parks and recreation opportunities near new neighborhood developments	<ul style="list-style-type: none"> - University Hill development will have open green space and amenities that encourage outdoor recreation on the site

Improve access and availability of essential services within neighborhood commercial corridors and centers

Implement Strategy	How University Hill Accomplishes the Strategy
Promote a compatible mix of land uses that create a diversified environment for living, shopping, recreation, and employment	<ul style="list-style-type: none"> - University Hill will incorporate diverse land uses that include residential, retail, and recreation - A goal for the development is to attract both professionals at major employers and students from Rockford University to live near their respective institutions

TRANSPORTATION

Coordinate land-use decisions with existing and planned transportation assets to increase transportation choices, access to jobs, goods, and services

Implement Strategy	How University Hill Accomplishes the Strategy
Promote mixed use development and walkability near major local and regional transit centers	<ul style="list-style-type: none"> - The development is mixed-use with its inclusion of both residential and retail components across the site
Continue to promote Planned Unit Developments (PUD's) near public transportation options	<ul style="list-style-type: none"> - The development will have a bus route through the center with a dedicated bus lane and stop put in by the owner resident access

STAKEHOLDER SUPPORT

The developer and Place Foundry have taken steps to ensure that the University Hill project is has gained input from local stakeholders, including City staff, the alderperson for this area, and local business owners, among others. Before formally submitting PUD materials to the City, the team met with staff members for initial feedback on items like residential density, site planning and programming, and to raise any concerns that staff leadership felt may be coming. Very little constructive feedback was given, and the team continued forward with a pre-application meeting with the BUILD team on March 12, 2026. Outside of technical changes surrounding stormwater storage and civil planning for the site, each of the different city staff members in the pre-application meeting felt positively about the development. Other considerations, including emergency vehicle and fire access on the rear of the building, were discussed and taken into account as site planning has continued.

As has been referenced previously in this application, the team has met with Rockford University leadership multiple times over the last year to discuss the vision for the project. In sum, leadership was enthusiastic about the prospect of a new housing type being built just steps away from campus. Members of the administration felt that students, faculty, and staff alike could be potential tenants and that the addition of new housing stock would be attractive to prospective students. While University dorms are aging out of useful life, this project would bring some relief as an campus-adjacent option.

In addition, the team met with Alderman Franklin Beach of the 13th Ward for the same purpose of requesting feedback on the overall development plan. The alderman expressed his excitement about the project and was willing to support seeing the project through approvals. The alderman also made the recommendation to reach out to the business association for the Miracle Mile, a stretch of commercial and retail spaces along East State Street just west of the University Hill site. After a brief presentation and Q&A session, Miracle Mile members also had a positive reaction to the vision, goals, and preliminary site planning for the development. They felt that the project would contribute positively to their businesses and create a better experience along East State Street.

All in all, the team has been encouraged by significant positive feedback and believes that the overall mission and vision for the site are aligned with many in the community.

Site Plan & Preliminary Plat

The site plan provides a layout for the proposed University Hill Development, including all improvements such as buildings, private roads, landscaping, and sidewalks. A preliminary plat is also included here.

Exhibit F
53XX East State Street
SUP
#012-26



1 SITE PLAN
1" = 120' - 0"

EAST STATE ST - BUSINESS ROUTE 20

Site Plan with Landscaping

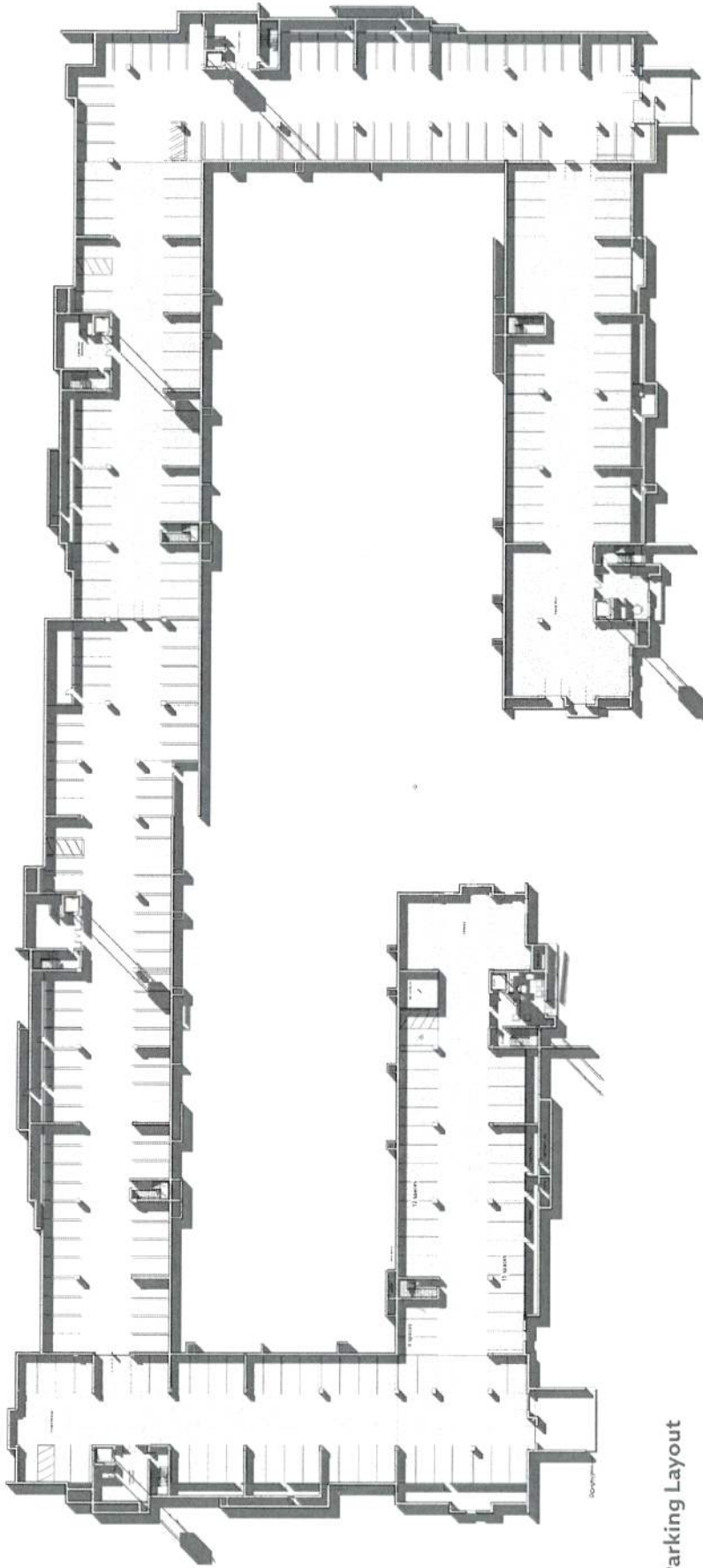
ROCKFORD ZONING					
ZONING PLANTING CALCULATIONS					
CODE SECTION	DESCRIPTIONS	TYPICAL ROCKFORD REQUIREMENT ZONING CALCULATIONS	TYPICAL LUV'S REQUIRED	ACTUAL PUD LANDSCAPING PROVIDED	NOTES
52-002-A-1	SHADE TREES	ONE "SHADE TREE" FOR EVERY 10 PARKING SPACES OR 2,500 SQ. FT. OF PAVED AREA.	34*225 = 7,650 L.U. 34 (SHADE) DECIDUOUS TREES.	34 SHADE TREES PROVIDED = 34*225 = 7,650 L.U.	
52-002-A-2	R.O.W. SHADE TREES	ONE "SHADE TREE" FOR EVERY 30 LINEAL FEET OF R.O.W. WITHIN 20' OF PROPERTY LINE. NO MORE THAN 50% MAY BE WITHIN 20' OF PROPERTY LINE.	STATE STREET = 4800/150 = 16 SHADE TREES PRIVATE STREET = NA	STATE STREET = 38725 = 3650 L.U.	16 (SHADE) DECIDUOUS TREES TO BE PLANTED WITHIN 20' OF THE PROPERTY LINE. COORDINATE WITH OVERHEAD UTILITIES.
52-002-A-4	EXISTING TREES-PROTECT AS PER ZONING CODE 52-002-G-1	1 TREE CREDIT FOR 6" DIAMETER OF TREE	NA - NONE ON PROPERTY	N/A	
52-002-B-1	"STREET FRONTAGE LANDSCAPING" 10 L.U. FOR EACH LINE FT. OF PARKING/STORAGE USE NEXT TO R.O.W. 25% REQUIRED TO BE EVERGREEN	<800 LIN. FT. X 10 = 8,000 L.U. ON STATE ST. A 10' WIDE BUFFER VIEWERGREENS COMPRISING 25% - NA - NO PARKING ON STATE ST	NA - NO PARKING ON STATE STREET	N/A	
52-002-E	"LANDSCAPE BUFFER"	ZONING DISTRICTS	NA AS NO ZONING BOUNDARY AS PROPERTY LINE		
52-002-E-1(C)	"INTERIOR LANDSCAPING" 6% OF PAVED AREAS UNDER 5,000 S.F. 8% OF PAVED AREAS BETWEEN 5,000 S.F. AND 30,000 SQ.FT 10% OF PAVED AREAS OVER 30,000 SQ.FT. 50% NEXT TO BUILDING FOUNDATION NO MORE THAN 20' PARKING SPACES IN A ROW	INTERIOR PAVING AREA = 171,600 SQ.FT. 10% = 17,160 L.U.	17,160 L.U.	20*225 EVERGREENS = 4,500 L.U. 20*150 ORNAMENTALS = 3,000 L.U. 20*30 EVERGREEN SHRUBS = 600 L.U. 20*15 DECIDUOUS SHRUBS = 300 L.U. 100*15 PERENNIAL GRASSES = 1,500 L.U. 300*10 PERENNIALS = 3,000 L.U. = 17,400 L.U.	THE MIX OF TREES, SHRUBS AND PERENNIALS MAY CHANGE BUT THE LANDSCAPE UNITS WILL MEET OR EXCEED 17,160 L.U.
52-002-F	4' MIN GREEN SPACE ALONG PROPERTY LINES				THIS REQUIREMENT IS MET
52-003	SIGN SQ.FT. * .75 + _____ L.U.		28,460 L.U. CALCULATED	28,460 L.U. PROVIDED = 100% OF L.U.	

PUD Landscaping Requirements

UNIVERSITY HILL DEVELOPMENT PUD APPLICATION

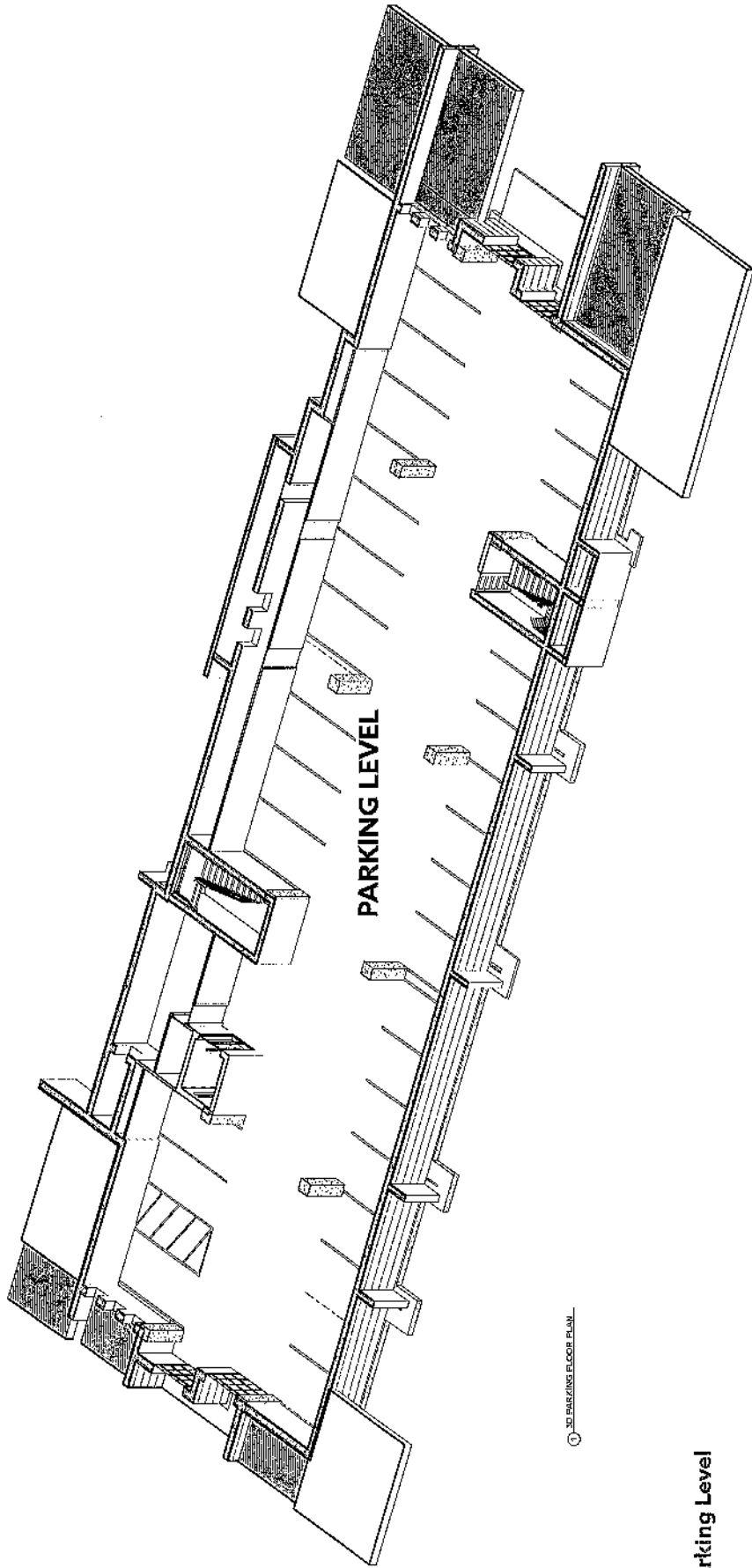
Building Schematic Design

This section will show schematic designs, renderings, and elevations for the proposed improvements at the University Hill site. Each structure will be reviewed and permitted on an individual basis.



Parking Layout

Exhibit G
53XX East State Street
SUP
#012-26



PARKING LEVEL

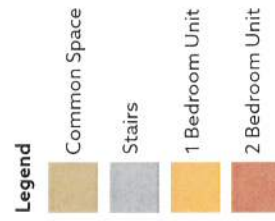
① 30' PARKING FLOOR ELEV.

Parking Level



① 3D TYP. FIRST-THIRD FLOOR PLAN

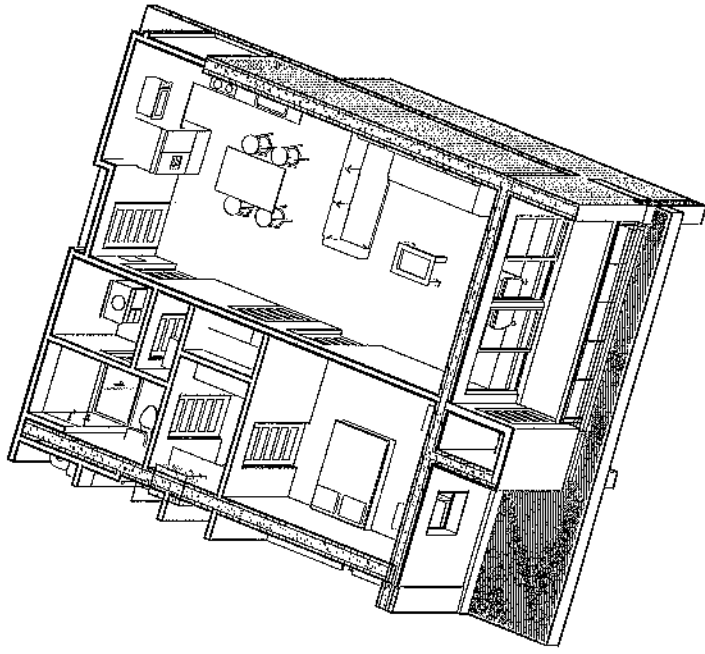
1st Floor



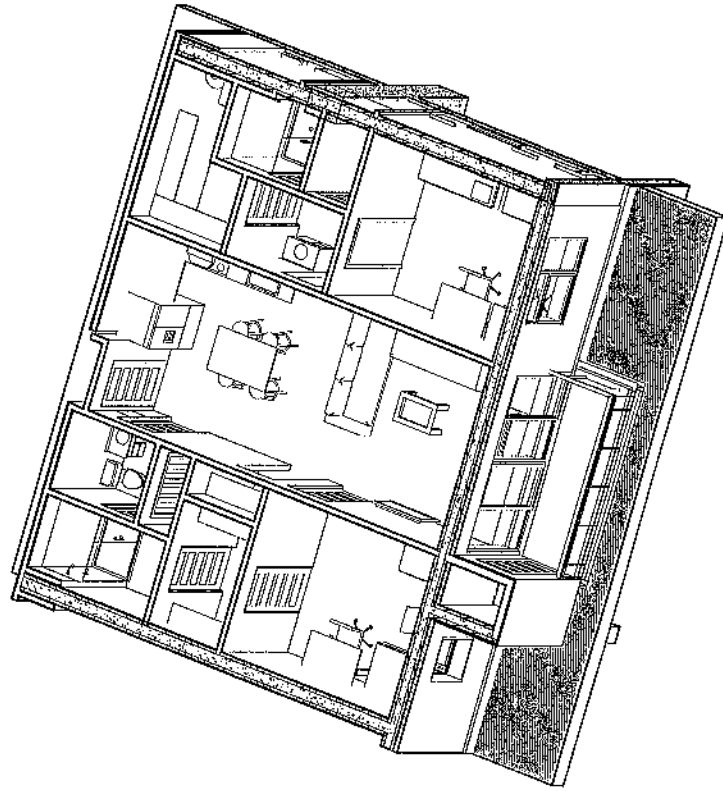


① 3D FOURTH FLOOR PLAN





② TYP. 1BR UNIT



① TYP. 2BR UNIT

Typical 3D Units

Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Site Engineering

The maps in the following section show the development team's plans for site engineering, including stormwater management plans and utility infrastructure provision.

The site will have one main stormwater basin at the southeastern corner off East State Street, which will be approximately 4.13 acre-feet. The team will also work with the City of Rockford to ensure property access to utilities on the site.

Exhibit H
53XX East State Street
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Appendices

Exhibit I
53XX East State Street
SUP
#012-26

Appendix A: City of Rockford PUD Application

Appendix B: Parcels included in PUD

Appendix C: Winnebago County Soil and Water Conservation District Report Application

Appendix D: Letters of Support

PUD Requests

The table below shows the specific variances being requested through the PUD application.

Variations	Required	Proposed
Height	55' maximum	65'
Auto Parking	700 spaces (2/unit)	525 (1.5/unit)
Max. Lot Area	15 dwelling units/acre 199 total dwelling units	27 dwelling units/acre 350 total dwelling units

Included Parcels

The table below shows the parcels that make up the PUD.

Parcel ID Number	Address	Legal Description
12-28-101-007	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 3
12-28-101-008	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 4
12-28-101-009	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 5



OFFICE OF THE PRESIDENT

April 14, 2026

City of Rockford Zoning Board of Appeals

425 East State Street

Rockford, IL 61104

Re: Letter of Support — University Hill Planned Unit Development

Dear Members of the Zoning Board of Appeals,

On behalf of Rockford University, we are pleased to offer our strong support for the University Hill Planned Unit Development proposed by University Hill Development, LLC, for the 13-acre parcel adjacent to our campus on East State Street.

Rockford University has interacted with the development team throughout this process and shares their vision for a vibrant, mixed-use community that will benefit our students, faculty, staff, and the broader Rockford community. As our residential facilities continue to age, this development would provide a modern, high-quality housing option immediately adjacent to campus—an amenity that would strengthen our ability to attract and retain students.

The project's commitment to walkability, transit access, and open green space aligns closely with our institutional values and will enhance the daily experience of our entire campus community. We believe University Hill will be a meaningful investment in Rockford's east side and a catalyst for continued growth along the East State Street corridor.

We respectfully urge the ZBA to approve the University Hill PUD application.

Sincerely,

Patricia A. Lynott, Ph.D.
President
Rockford University

Board of Directors

President

Tom Graceffa

Coyle Kiley Insurance Agency

1st Vice President

Ron Billy

1919 Architects

2nd Vice President/Secretary

Bob Goldbeck

Spark Properties

Treasurer

Kelly Erboe

Erboe & Associates, CPA's

Past President

Arne Jacobsen

Nuvista Capital Management

Miralem Botic

KB Design

Kerlin Fernandez

El Tiempo Spanish Newspaper

Dale Johnson

Guler Appliance

Dan Knipschild

Senior Helpers

Yolanda Sanders

Rockford Community Bank

John Sommer

Don Carter Lanes

Spitty Tata

ACE

Keith Watson

Bygone Brand

Pastor Alvin White

Empowering Word

Board Member Emeritus

Tom Baudhuin

Alpine Inn

Board Member Emeritus

John Mecklenburg

Consultant

Ex-officio

Franklin C. Beach

10th Ward Alderman

Executive Director

Amy Hoening

A Community of Businesses and Residents Growing Together

April 16, 2026

City of Rockford Zoning Board of Appeals
425 East State Street
Rockford, IL 61104

Re: Letter of Support — University Hill Planned Unit Development

Dear Members of the Zoning Board of Appeals,

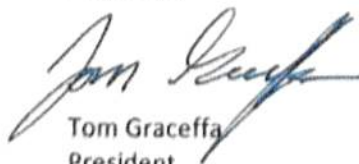
The Miracle Mile Business District Association is proud to express our support for the University Hill Planned Unit Development at 53XX East State Street. Our members represent businesses along one of Rockford's most established commercial corridors, and we believe this development will be a positive addition to our community.

The University Hill team presented their vision to our association, and we were encouraged by their commitment to thoughtful design, retail activation along East State Street, and creating a walkable environment that connects residents to surrounding businesses. The addition of new residential units will generate meaningful foot traffic and consumer activity, benefiting our member businesses.

This project represents exactly the kind of investment our corridor needs—new residents, new energy, and a development that respects the character of East State Street while raising the bar for quality. We are confident it will serve as a catalyst for continued private investment in the area.

We encourage the Zoning Board of Appeals' approval of the University Hill PUD application.

Sincerely,



Tom Graceffa
President

Miracle Mile Business District Association

Exhibit J
 53XX East State Street
 SUP
 #012-26

Event Date	Call Number	Situation Reported	Call Disposition	Location
04/08/2026 02:30:40 PM	26-073203	TRAFFIC STOP	ISS - ISSUED	5330 E STATE ST
04/08/2026 06:51:06 PM	26-073449	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNITY) / CALLER CANCELLED	5301 E State St
01/16/2026 05:56:14 AM	26-011187	ALARM - BURGLAR	CALLER CANCELLED / CALLER CANCELLED	5330 E State St
04/17/2026 01:27:03 AM	26-080188	ALARM - BURGLAR	RPT - REPORT / RPT - REPORT	5330 E State St
02/23/2026 12:28:01 AM	26-038576	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	5301 E STATE ST
02/20/2026 11:50:00 AM	26-036850	CRU	RPT - REPORT	5301 E STATE ST
03/15/2026 10:49:42 PM	26-054688	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/14/2026 11:22:26 AM	26-032172	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
02/17/2026 02:16:41 PM	26-034542	CRU	RPT - REPORT	5301 E State St
01/13/2025 09:12:18 PM	25-008852	SUSPICIOUS VEHICLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
10/30/2024 12:08:32 AM	24-245151	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

10/05/2024 02:16:52 PM	24-225448	JUVENILE PROBLEM	ADV - ADVISED	5301 E State St
02/10/2025 10:56:38 PM	25-028460	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/19/2024 11:33:50 AM	24-260445	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
12/24/2024 10:21:18 AM	24-285434	EMPLOYER EMPLOYEE DISPUTE	RPT - REPORT / RPT - REPORT	5301 E State St
11/24/2024 05:35:59 PM	24-264209	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000-5399 E State St
08/27/2024 03:46:57 AM	24-191885	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
06/17/2024 01:45:01 PM	24-131883	CRU	RPT - REPORT	5300 E State St
09/11/2024 12:36:01 PM	24-204923	DRIVING UNDER THE INFLUENCE	UTL - UNABLE TO LOCATE	5330 E State St
09/11/2024 03:53:09 PM	24-205126	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
09/12/2024 06:17:00 AM	24-205549	CRIMINAL TRESPASS	RPT - REPORT	5301 E State St
07/15/2024 08:21:44 AM	24-156203	CRU	RPT - REPORT	5300 E State St

03/02/2025 08:57:52 PM	25-042962	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
03/02/2025 08:56:27 PM	25-042961	UNKNOWN PROBLEM	RPT - REPORT / RE- ASSIGN/CHANGE OF CALL(UNIT) / RE- ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE / RPT - REPORT	5330 E State St
03/27/2025 11:19:44 AM	25-061636	DIRECTED ASSIGNMENT	NRPT - NO REPORT	5330 E State St
02/25/2025 03:26:04 PM	25-038830	ACCIDENT UNKNOWN INJURY	RPT - REPORT	5000 - 5399 E State St
10/23/2025 04:32:30 PM	25-232491	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
08/03/2025 09:07:59 AM	25-166221	RK-BATTERY	NRPT - NO REPORT	5330 E State St
08/04/2025 08:17:52 AM	25-166941	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
10/03/2025 01:33:53 AM	25-216633	RK-THEFT	DUP - DUPLICATE	5330 E STATE ST
08/15/2025 08:19:27 AM	25-175821	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
09/19/2025 08:21:21 AM	25-205244	CRU	RPT - REPORT	5330 E State St

05/14/2025 05:24:31 PM	25-100306	DOMESTIC		RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5301 E State St
05/24/2025 01:24:52 PM	25-108350	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/30/2025 07:04:13 PM	25-113372	SUSPICIOUS INCIDENT		NRPT - NO REPORT	5330 E State St
10/17/2025 11:22:08 AM	25-227741	CRU		RPT - REPORT	5330 E State St
06/25/2025 01:18:43 PM	25-134080	DISORDERLY		RPT - REPORT	5301 E State St
07/04/2025 05:42:29 AM	25-141297	IN PROGRESS PERSON LIFE SAFETY		UNF - UNFOUNDED / UNF - UNFOUNDED	5330 E State St
06/27/2024 04:14:13 PM	24-140660	JUVENILE PROBLEM		NRPT - NO REPORT	5301 E State St
09/26/2024 04:29:27 PM	24-217822	911 DUPLICATE CALL		DUP - DUPLICATE	5330 E State St
07/10/2024 07:27:15 PM	24-152120	DISORDERLY		RPT - REPORT	5301 E State St
08/31/2024 09:42:45 PM	24-196241	SHOPLIFTING		UTL - UNABLE TO LOCATE	5330 E State St
06/25/2024 11:50:03 AM	24-138661	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St

04/17/2026 12:14:54 PM	26-080487	TRAFFIC STOP		ADV - ADVISED	5300 E State St
04/08/2026 11:30:09 AM	26-073054	TRAFFIC STOP		ISS - ISSUED	5300 E State St
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
01/20/2026 06:09:27 AM	26-013791	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
01/21/2026 01:31:57 PM	26-014919	911 MISDIAL		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
12/06/2025 12:03:08 PM	25-264962	DISORDERLY		RPT - REPORT / RPT - REPORT	5330 E State St
04/22/2026 12:18:36 PM	26-084521	TRAFFIC STOP		ISS - ISSUED	5300 E State St
04/21/2026 06:41:55 AM	26-083374	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP		NRPT - NO REPORT	5330 E STATE ST

04/12/2026 10:44:05 PM	26-076718	TRAFFIC STOP	ADV - ADVISED	5300 E State St
04/06/2026 06:01:36 AM	26-071290	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/15/2026 06:36:46 AM	26-078438	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
11/18/2025 06:03:06 AM	25-251676	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
07/09/2025 03:19:21 PM	25-145834	CRU	RPT - REPORT	5330 E State St
10/08/2025 01:52:28 AM	25-220687	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
10/02/2025 02:27:48 PM	25-216177	DISORDERLY	UTL - UNABLE TO LOCATE	5301 E State St
05/20/2025 04:32:39 AM	25-104714	ALARM - BURGLAR	0003 - FALSE ALARM - WEATHER / 0003 - FALSE ALARM - WEATHER	5350 E State St
05/25/2025 03:12:19 PM	25-109212	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
05/28/2025 09:59:16 AM	25-111295	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	5301 E STATE ST
06/11/2025 08:24:27 PM	25-123216	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St

08/14/2025 12:52:15 AM	25-174771	SUICIDE THREAT		RPT - REPORT / RPT - REPORT	5330 E State St
11/04/2025 05:32:57 PM	25-241581	CRIMINAL TRESPASS		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/22/2025 02:01:12 AM	25-231330	DISORDERLY		NRPT - NO REPORT	5330 E State St
08/12/2025 09:35:53 PM	25-173906	SUSPICIOUS PERSON		NRPT - NO REPORT	5330 E State St
10/12/2025 03:51:09 PM	25-224227	DISORDERLY		UTL - UNABLE TO LOCATE	5301 E State St
02/20/2025 09:34:43 AM	25-034865	911 LANDLINE HANG UP		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
02/25/2025 07:48:33 PM	25-039033	CRIMINAL TRESPASS		ADV - ADVISED / ADV - ADVISED	5330 E State St
12/06/2024 09:17:16 PM	24-272948	911 DUPLICATE CALL		DUP - DUPLICATE	5330 E State St
05/16/2025 08:29:20 PM	25-102276	SUSPICIOUS VEHICLE		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/02/2025 09:19:01 PM	25-022704	911 MISDIAL		911 CLOSE W/O SEND TO PENDING	5330 E State St
01/13/2025 06:07:02 PM	25-008733	SUSPICIOUS PERSON		UTL - UNABLE TO LOCATE	5301 E State St

01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST	NRPT - NO REPORT	5330 E State St
04/20/2025 02:28:08 PM	25-080613	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
08/20/2024 08:03:20 AM	24-186332	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
09/09/2024 08:33:20 AM	24-202936	JUVENILE PROBLEM	RPT - REPORT / NRPT - NO REPORT	5330 E State St
09/16/2024 01:45:56 PM	24-209196	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
07/17/2024 04:55:03 PM	24-158838	911 LANDLINE HANG UP	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/24/2024 01:45:27 PM	24-240816	CITIZEN ASSIST	LAWNO - LAW NO DISPOSITION	5330 E State St
10/30/2024 03:43:30 PM	24-245683	CRU	RPT - REPORT	5301 E STATE ST
08/08/2024 05:40:11 PM	24-177217	PUBLIC COMPLAINT ROUTINE	ADV - ADVISED	5301 E State St
09/26/2024 04:16:28 PM	24-217807	DISORDERLY	RPT - REPORT	5330 E State St
09/26/2024 06:02:43 AM	24-217366	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	5301 E State St

11/04/2025 07:29:32 PM	25-241662	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/08/2025 10:12:44 PM	25-221405	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
07/03/2025 07:32:25 PM	25-140925	CRU	RPT - REPORT	5330 E State St
01/27/2026 07:31:06 PM	26-019082	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	5330 E STATE ST
10/02/2025 05:37:40 PM	25-216354	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
10/03/2025 01:32:00 AM	25-216631	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
08/26/2025 10:47:00 PM	25-185945	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
08/03/2025 08:08:35 AM	25-166199	MISCELLANEOUS ROUTINE	ADV - ADVISED / RE- ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	5301 E STATE ST
04/03/2025 05:51:21 PM	25-067434	TRAFFIC STOP	NRPT - NO REPORT	5300 E State St
04/10/2025 09:35:55 PM	25-072778	SUSPICIOUS VEHICLE	ADV - ADVISED	5330 E State St
04/11/2025 05:10:45 AM	25-072915	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5350 E State St

01/28/2025 10:42:11 PM	25-019157	THEFT JUST OCCURRED	RPT - REPORT	5330 E State St
04/26/2025 06:38:36 PM	25-085936	TRAFFIC STOP	ISS - ISSUED	5330 E State St
04/29/2025 06:05:20 PM	25-088381	TRAFFIC STOP	ADV - ADVISED	5330 E State St
03/04/2025 07:35:22 PM	25-044390	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
05/28/2025 02:36:39 AM	25-111145	DRIVING UNDER THE INFLUENCE	LAWNO - LAW NO DISPOSITION	5330 E State St
05/23/2025 05:49:09 PM	25-107675	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
05/31/2025 06:18:18 PM	25-114112	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
05/24/2025 10:35:23 AM	25-108235	CRIMINAL TRESPASS	NRPT - NO REPORT	5301 E State St
02/23/2025 05:23:44 AM	25-036988	SUICIDE THREAT	RPT - REPORT	5330 E State St
01/17/2025 08:08:43 PM	25-011710	DISORDERLY	CALLER CANCELLED	5330 E State St
11/29/2024 09:25:16 AM	24-267375	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St

09/28/2024 09:08:03 PM	24-219814	SUSPICIOUS PERSON	NRPT - NO REPORT	5330 E STATE ST
10/04/2024 12:24:16 PM	24-224552	CRU	RPT - REPORT	5301 E State St
11/25/2024 12:41:43 PM	24-264737	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
02/02/2025 11:24:45 AM	25-022383	TRAFFIC STOP	ISS - ISSUED	5330 E State St
01/16/2026 05:22:08 PM	26-011632	SUICIDE THREAT	RPT - REPORT	5301 E State St
01/21/2026 01:30:29 PM	26-014917	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
04/18/2026 03:47:08 PM	26-081479	TRAFFIC STOP	ISS - ISSUED	5300 E State St
12/04/2025 06:04:26 AM	25-263244	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
04/08/2026 11:13:57 AM	26-073040	TRAFFIC STOP	ISS - ISSUED	5300 E State St
06/28/2024 06:56:45 PM	24-141537	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/27/2024 04:13:39 PM	24-140659	JUVENILE PROBLEM	DUP - DUPLICATE	5301 E State St

08/10/2024 11:11:46 PM	24-179016	BATTERY REPORT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
08/23/2024 08:44:12 AM	24-188923	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
07/03/2024 09:29:47 AM	24-145281	TRAFFIC STOP	RPT - REPORT / RPT - REPORT	5300 E State St
07/14/2024 01:44:05 AM	24-155200	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/14/2024 08:12:34 AM	24-155370	ABANDONED VEHICLE	NRPT - NO REPORT	5300 E State St
08/02/2025 09:20:42 PM	25-165920	DISORDERLY	ADV - ADVISED	5330 E State St
05/21/2025 03:42:53 PM	25-105886	DISORDERLY	CALLER CANCELLED	5350 E State St
10/04/2025 09:17:58 PM	25-218183	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St
09/03/2025 02:13:33 PM	25-192332	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
06/02/2025 11:28:35 AM	25-115400	CRU	RPT - REPORT	5300 E State St
06/09/2025 03:33:45 PM	25-121316	WELFARE CHECK	NRPT - NO REPORT	5301 E State St

09/25/2025 09:26:30 AM	25-210078	CRU		RE-ASSIGN/CHANGE OF CALL(UNITY) / RPT - REPORT	5330 E State St
08/22/2025 12:53:18 PM	25-182195	STAND BY		RPT - REPORT	5301 E STATE ST
03/03/2025 12:25:29 PM	25-043383	CRU		RPT - REPORT	5330 E State St
12/06/2024 08:39:17 PM	24-272929	MENTAL HEALTH ISSUES		NRPT - NO REPORT	5330 E State St
03/27/2025 05:21:23 PM	25-061960	DISORDERLY		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/22/2024 05:41:46 PM	24-262873	THEFT JUST OCCURRED		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/18/2024 11:24:40 AM	24-259701	PUBLIC COMPLAINT ROUTINE		UTL - UNABLE TO LOCATE	5330 E State St
11/01/2024 07:02:10 PM	24-247437	BUILDING CHECK		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
08/20/2024 11:38:40 AM	24-186499	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
01/08/2026 06:03:50 AM	26-005115	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/23/2025 04:06:42 PM	25-232469	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St

10/23/2025 04:11:47 PM	25-232476	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
01/29/2026 11:32:22 AM	26-020238	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP	NRPT - NO REPORT	5330 E STATE ST
03/31/2026 02:50:09 PM	26-067323	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/17/2026 09:30:16 AM	26-080340	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/18/2026 06:16:24 AM	26-081157	CRIMINAL DAMAGE	RPT - REPORT	5330 E State St
06/18/2024 02:49:32 PM	24-132806	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
05/04/2026 10:21:58 AM	26-094328	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/28/2026 12:21:48 PM	26-089733	TRAFFIC STOP	ISS - ISSUED	5301 E STATE ST
04/29/2026 10:24:34 AM	26-090487	TRAFFIC STOP	ISS - ISSUED	5300 E State St
03/10/2025 08:27:16 PM	25-048838	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St

03/23/2025 12:57:53 PM	25-058663	SUSPICIOUS PERSON	RPT - REPORT / RPT - REPORT	5330 E State St
09/26/2024 04:18:06 PM	24-217811	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
09/26/2024 04:27:18 PM	24-217819	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
10/03/2024 04:28:56 PM	24-223874	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST	NRPT - NO REPORT	5330 E State St
10/30/2024 12:01:17 AM	24-245148	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/25/2025 03:27:44 PM	25-038832	ACCIDENT WITH INJURIES	DUP - DUPLICATE	5000 - 5399 E State St
01/15/2025 10:31:47 PM	25-010300	SUSPICIOUS PERSON	NRPT - NO REPORT	5350 E State St
11/30/2024 02:37:44 PM	24-268210	WELFARE CHECK	ADV - ADVISED / ADV - ADVISED	5330 E State St
09/25/2025 10:31:22 AM	25-210131	FOLLOW-UP	NRPT - NO REPORT	5330 E State St
05/12/2025 08:29:51 PM	25-098702	SUSPICIOUS VEHICLE	CALLER CANCELLED	5330 E State St

04/07/2025 09:09:27 PM	25-070526	RK-THEFT		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/28/2025 04:05:03 PM	25-136784	SUSPICIOUS PERSON		ISS - ISSUED	5330 E STATE ST
04/18/2025 01:05:57 PM	25-078949	DIRECTED ASSIGNMENT		NRPT - NO REPORT	5330 E State St
10/10/2025 02:26:32 PM	25-222642	RECKLESS DRIVING		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/31/2025 11:25:40 AM	25-113846	911 DUPLICATE CALL		DUP - DUPLICATE	5000-5399 E State St
08/22/2025 12:10:40 AM	25-181787	TRAFFIC STOP		ISS - ISSUED / NRPT - NO REPORT	5330 E STATE ST
08/23/2025 11:37:45 AM	25-183103	DISORDERLY		UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St
08/06/2025 06:16:14 AM	25-168493	ALARM - HOLDUP/PANIC		0001 - FALSE ALARM - SUB ERROR	5330 E State St
08/04/2025 04:00:27 PM	25-167316	DISORDERLY		RE-ASSIGN/CHANGE OF CALL(UNIT)/ ADV - ADVISED	5330 E State St
08/30/2024 10:20:46 AM	24-194753	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/23/2024 04:05:42 PM	24-163901	911 LANDLINE HANG UP		NRPT - NO REPORT	5301 E State St

06/03/2024 09:11:20 AM	24-119742	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
10/16/2025 09:03:41 PM	25-227346	RK-THEFT	NRPT - NO REPORT	5330 E State St
10/22/2025 07:24:57 PM	25-231863	RECKLESS DRIVING	911 CLOSE W/O SEND TO PENDING	5330 E State St
02/16/2026 01:55:22 PM	26-033699	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
11/22/2025 09:52:48 AM	25-254824	PUBLIC COMPLAINT ROUTINE	ADV - ADVISED	5301 E State St
11/29/2025 06:04:01 AM	25-259649	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
12/12/2025 08:08:22 AM	25-268927	911 DUPLICATE CALL	DUP - DUPLICATE	5000 - 5399 E State St
12/29/2025 10:00:07 AM	25-280254	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
07/05/2024 05:05:34 PM	24-147720	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
06/26/2024 03:38:54 PM	24-139745	SUSPICIOUS INCIDENT	NRPT - NO REPORT	5330 E State St
09/01/2024 08:22:34 PM	24-197062	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

09/01/2024 08:03:04 PM	24-197041	DISORDERLY	NRPT - NO REPORT	5330 E State St
07/10/2024 03:57:31 PM	24-151978	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
07/14/2024 04:58:43 AM	24-155298	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
05/04/2026 12:22:39 AM	26-094117	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000 - 5399 E State St



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19, 2026

File # 013-26

APPLICANT: Attorney Christian Solares

LOCATION: 2520 Driftwood Lane

REQUESTED ACTION: A Variation to reduce the required front yard setback from 30 feet to 15 feet and 11 inches and a Variation to reduce the required rear yard setback from 30 feet to 16 feet and 4 inches in an R-1, Single family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Single-family residence

DIMENSIONS: Irregular shape lot. See Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Single-family Residences
EAST:	R-1	Single-family Residences
SOUTH:	R-1	Single-family Residences
WEST:	R-1	Single-family Residences

YEAR 2040 PLAN: RL Low Density Residential

HISTORY: There is no relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 15 feet and 11 inches and a Variation to reduce the required rear yard setback from 30 feet to 16 feet and 4 inches in an R-1, Single family Residential Zoning District (Exhibits A & B). This is north of Spring Creek Road and on the west side of Driftwood Lane.

The Applicant, Attorney Christian Solares, is requesting a Variation to reduce the required front yard setback from 30 feet to 15 feet and 11 inches and a Variation to reduce the required rear yard setback from 30 feet to 16 feet and 4 inches in an R-1, Single family Residential Zoning District. The Applicant is looking to build a single-family house with a three (3) car garage. The Zoning Ordinance says “Where no average exists, the front façade of a residential structure must be setback a minimum of 25 feet and any parking garage including an attached garage must be setback a minimum of 30 feet. However, where a residential structure is constructed on a street designated as an arterial street by the Metropolitan Planning Organization Transportation Study, the setback must be consistent with the setback indicated on the recorded lot, or equal to one-half the consistent with the setback a minimum of 30 feet. Additionally, in all other R districts, the required rear setback for principal

buildings other than detached accessory structures is 30 feet.” Due to the required setbacks for both the front and rear yard not meeting a minimum of 30 feet, a Variation is needed. The Zoning Ordinance defines the front yard as “Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located.” For a rear yard as “The area between the side lot lines and most nearly opposite the front lot line at a depth specified for the respective district in which it is located. For a front yard exception, the Zoning Ordinance indicates “Buildings and structures in R Districts must be setback from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. The Zoning Officer may issue a zoning certification based on a determination that the proposed development complies with the depth of the average front setback.” The property is located within the Spring Creek Grove Subdivision with a platted front yard setback of 30 feet. On irregularly-shaped lots, the rear *yard* may be designated by the Zoning Officer. Since the proposed rear setback is less than the required rear setback, it requires a Variation approval.

Exhibit D is a site plan of the proposed layout. The plan shows that the single-family one-story home will be 34' by 98'. There will be a covered entry in the front of the house shown as a covered patio. A pergola covered patio is shown at the rear of the house that will be 12' by 19'. The rear yard setback is shown at the 16 feet and 4 inches and the house will be 28 feet and 5 inches.

Exhibit E is both the front and rear house elevations along with the interior floor plan. The house will have wood siding with various windows and glass doors throughout. There will be an open frame patio/pergola and the garage door will have windows. The house will consist of four (4) bedrooms, two bathrooms, great room, dining room, and kitchen.

Staff is of the opinion that the Applicant's request is unique due to the irregular shaped lot. In this case, it allows for flexibility by permitting a reduction in the front and rear yard and encouraging new construction. This helps achieve the goal of encouraging continued residential reinvestment on a lot that has sat vacant for over 60 years. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards that were established for larger, more uniform subdivisions. Additionally, the character of the home will be consistent with the character of the existing neighborhood. Also, there are existing homes to the south that appear closer to the front and rear yard property than the required setbacks. For these reason, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends APPROVAL of a Variation to reduce the required front yard setback from 30 feet to 15 feet and 11 inches and APPROVAL of a Variation to reduce the required rear yard setback from 30 feet to 16 feet and 4 inches in an R-1, Single family Residential Zoning District subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Must be constructed as shown in submitted building elevation Exhibit E.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REQUIRED FRONT YARD SETBACK FROM
30 FEET TO 15 FEET AND 11 INCHES
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2520 DRIFTWOOD LANE**

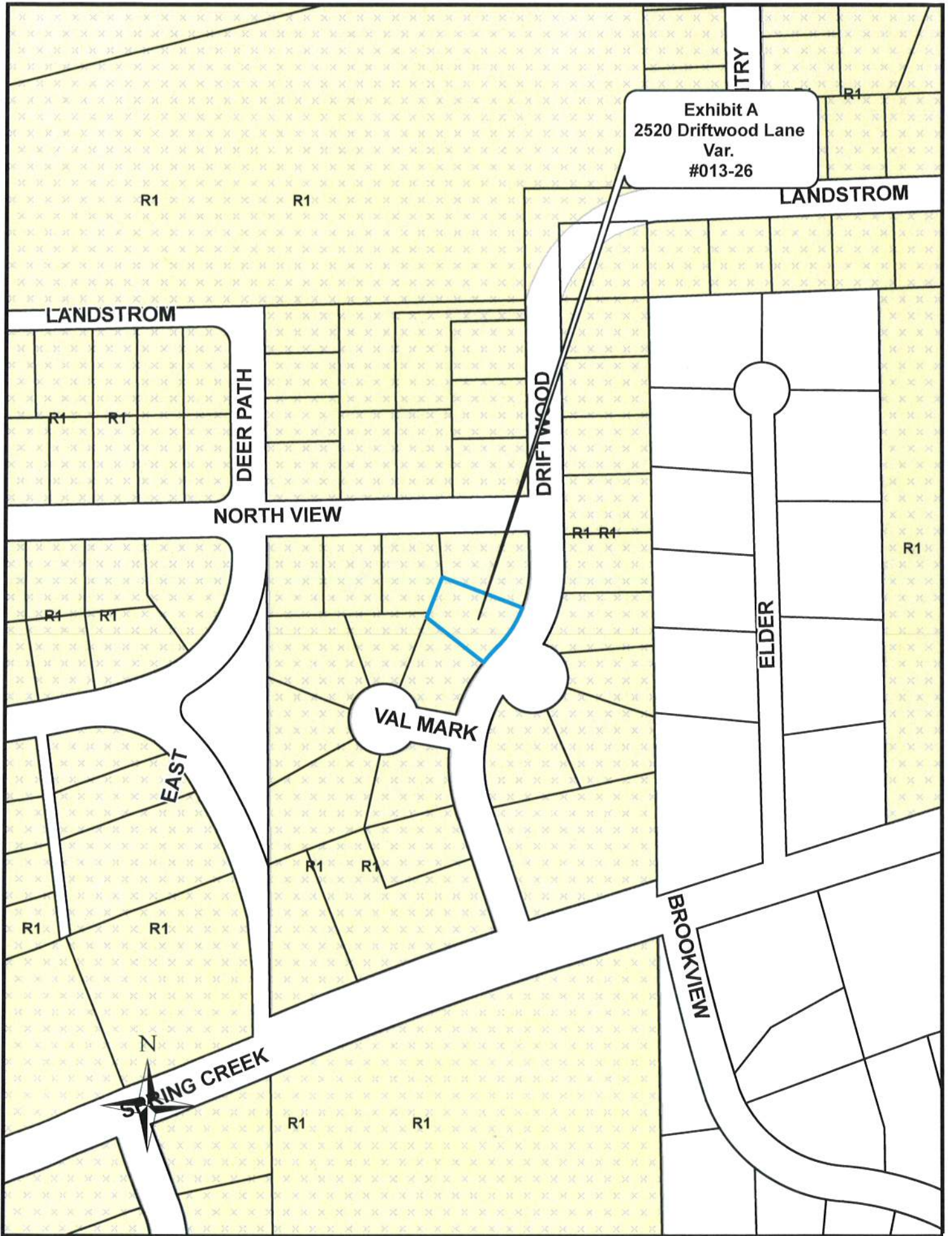
Approval of this Variation is based upon the following findings:

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 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 not 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 not 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 not 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 comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REQUIRED REAR YARD SETBACK FROM
30 FEET TO 16 FEET AND 4 INCHES
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2520 DRIFTWOOD LANE**

Approval 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 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 not 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 not 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 not 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 comply with the spirit and intent of restrictions imposed by this Ordinance.



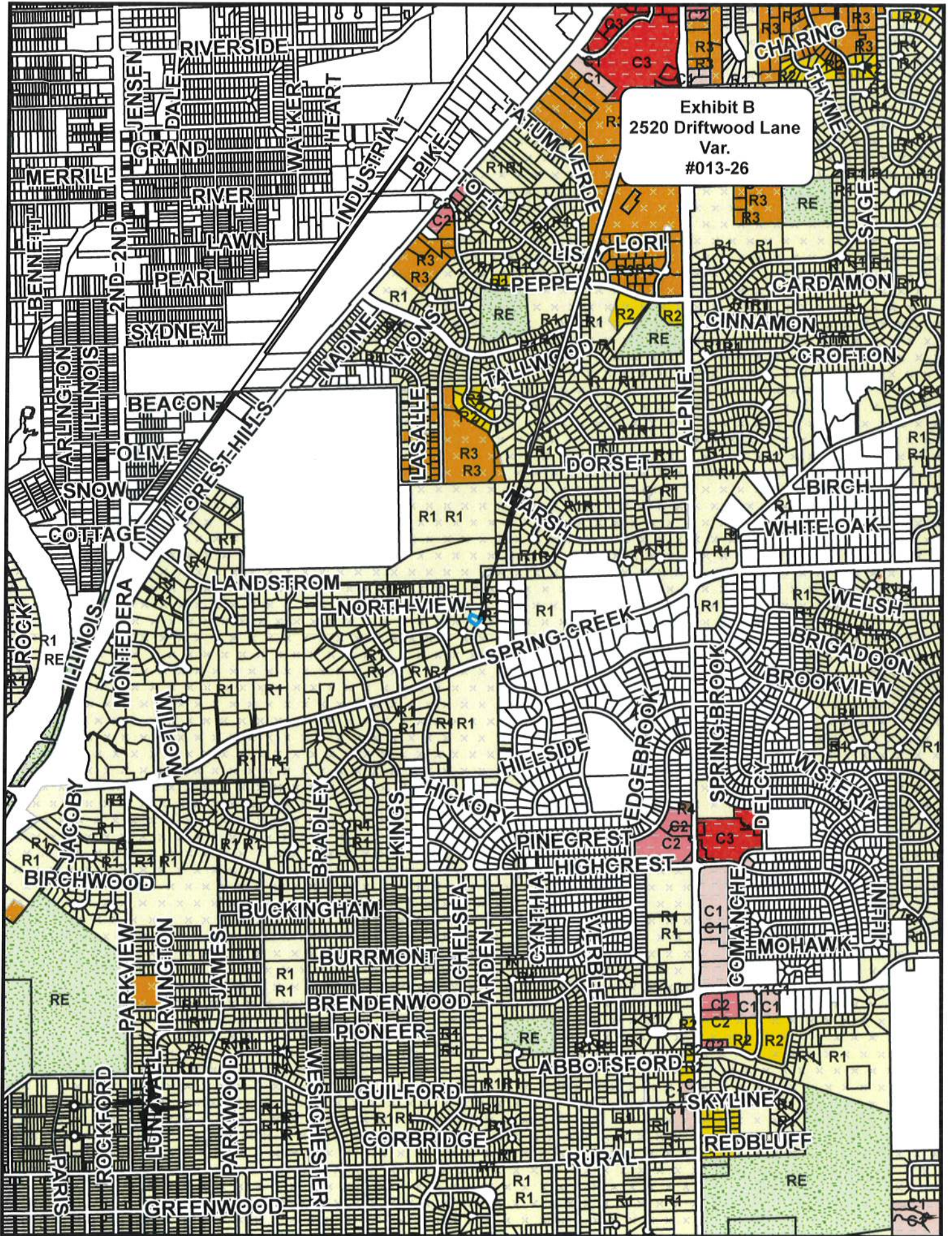


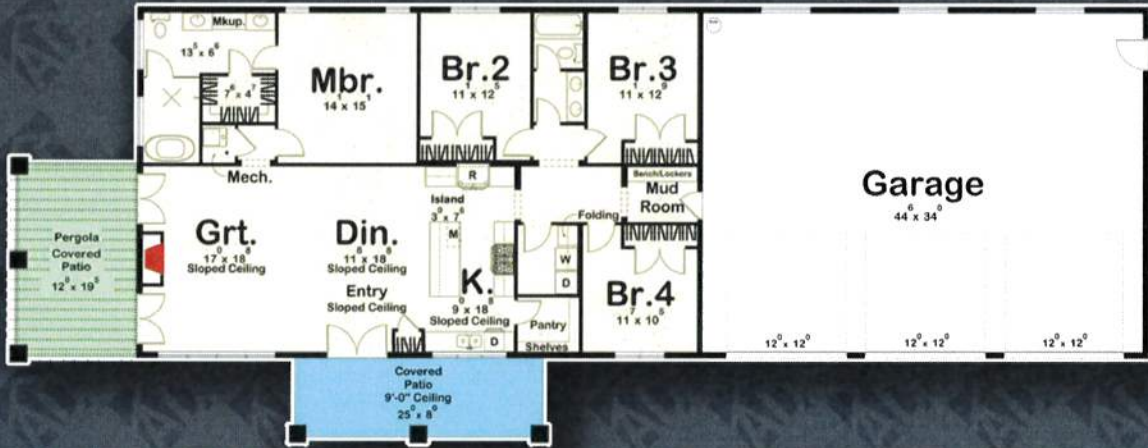


Exhibit C
2520 Driftwood Lane
Var.
#013-26

Exhibit E
 2520 Driftwood Lane
 Var.
 #013-26



Main Level



1,982 Sq.Ft. | 4 Beds | 2 Baths | W: 114' 4" D: 43' 4" H: 18' 7"

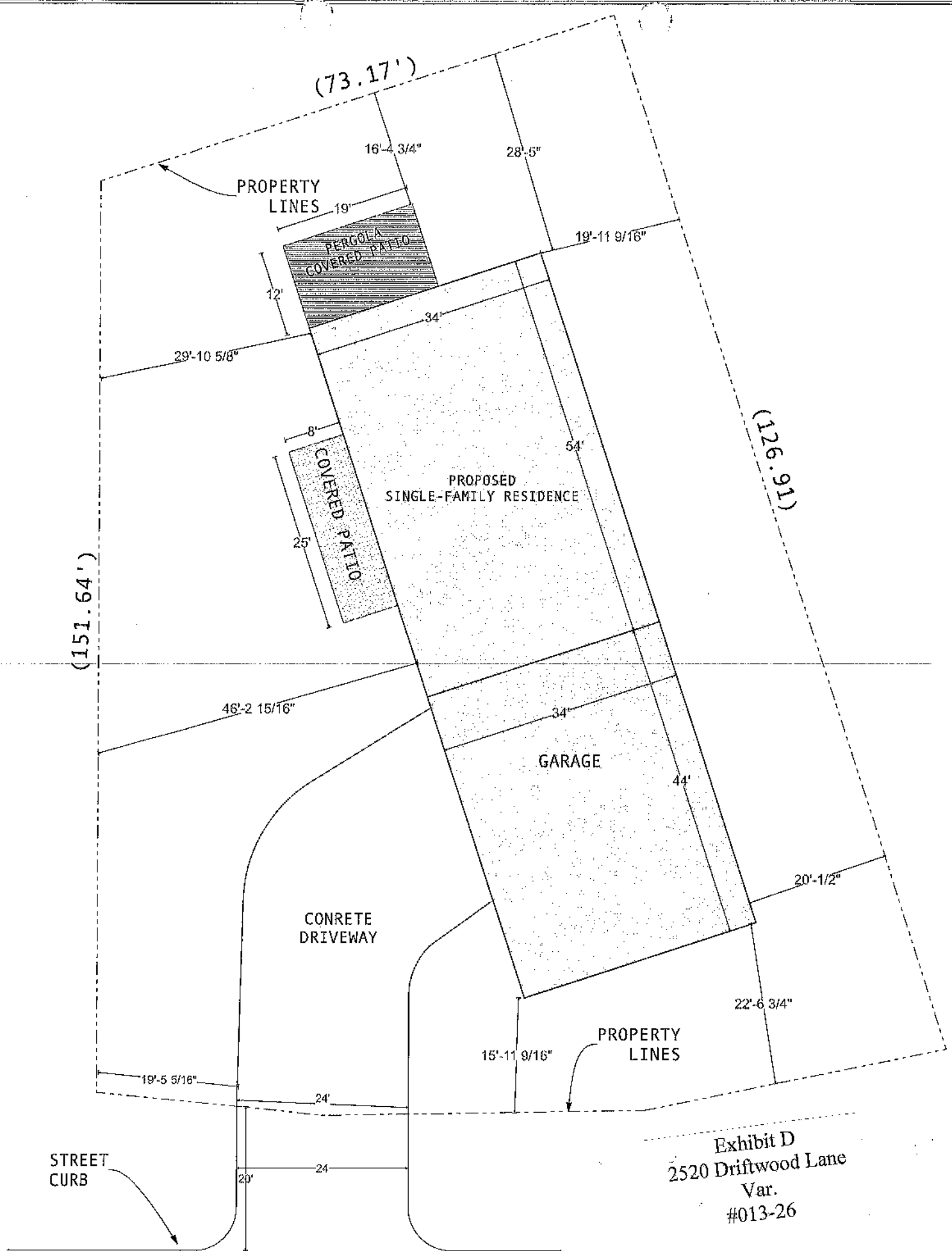


Exhibit D
 2520 Driftwood Lane
 Var.
 #013-26