Zoning Board of Appeals Agenda
Wednesday, February 18, 2026
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7423

ZBA 002-26	**609 Kilburn Avenue**
Applicant	Greenlink Solar Solutions for the Boys and Girls Club of Rockford
Ward 13	**Special Use Permit** for a Planned Use Development consisting of a ground mount solar array within the existing parking lot, Variation to allow a chain-link fence within the front yard along Acorn Street and a Variation to increase the fence height from four (4) feet to six (6) feet within the front yard along Acorn Street in an R-1, Single-family Residential Zoning District
ZBA 003-26	**2530, 2710 and 2720 South Main Street**
Applicant	Midwest Yard Holdings, LLC
Ward 5	**Special Use Permit** for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District
ZBA 004-26	**73XX East Riverside Boulevard**
Applicant	2018DT Sandy Hollow, LLC
Ward 4	**Special Use Permit** for a Planned Unit Development consisting of a stand-alone coffee shop with a drive thru and a 11,868 square feet strip center or a 3,864 square feet retail strip center and a 7,405 square feet retail strip center including site, parking, and landscaping plans with deviations from the regulations in a C-3, General Commercial Zoning District

SEE FORMAT ON NEXT PAGE

ZBA MEETING FORMAT & PROCESS

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

The Chairman will call the address of the application.

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

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be Monday, February 23, 2026 at 5:30 PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on Monday, March 2, 2026. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.