



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 022-26

APPLICANT: Jennifer Spencer of Studio GWA for Centennial United, LLC

LOCATION: 219 South 2nd Street

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District.

EXISTING USE: Vacant church

PROPOSED USE: Ten (10) apartments, a restaurant and a banquet hall

DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 36,315 square feet

ADJACENT ZONING AND LAND USES:

NORTH:	R-2, C-4	Multi-family residence, City Hall
EAST:	R-2, C-3	Single-family residences, Two-family residences, First Evangelical Church and Music Academy
SOUTH:	R-2	Single-family residences, Two-family residences
WEST:	R-2	Single-family residences, Carpenters Building, Rockford Fire Department Administration Building

YEAR 2040 PLAN: Institutional - Mixed Use

SOILS REPORT:

HISTORY: File #019-26: A Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District is currently going through the Zoning Board of Appeals process for the property located at 325 South Madison Street. This is west of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District. Exhibit A shows the subject property is located on the northwest corner of South 2nd Street and Oak Street. The subject property is surrounded by mostly residential and some commercial uses (Exhibits B & C).

The Applicant is, Jennifer Spencer of Studio GWA, representing the developer, Centennial United, LLC. The Applicant would like to establish ten (10) apartments, a restaurant and a banquet hall. The former Centennial United Methodist Church has been vacant for many years. The property is zoned R-2 and this mixed use would not be permitted by right. Due to the scope of this proposed development, this requires a Special Use Permit for a Planned Unit Development.

The Applicant has requested a Special Use Permit for a Planned Unit Development to meet the standards set forth within the City of Rockford Zoning Ordinance. The 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 Plat of Survey for the subject property.

The overall site plan for the development is shown on Exhibit E. The proposed PUD will consist of the existing building, a newly renovated parking lot and new landscaping throughout the site.

Parking is an essential component to the development plan. The Applicant has provided a plan for parking shown as Exhibit E. The Applicant has proposed twenty (20) parking spaces; however, there are six (6) public parking lots within two (2) blocks of the subject property. Staff is satisfied that parking needs will be met for this project.

Exhibit F is the overall landscaping plan submitted by the Applicant. Landscaping is an important element of any Special Use Permit for a Planned Unit Development. The number of parking spaces and the amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. All PUDs require a Type A buffer unless a more intense buffer is required.

Shade trees are required based on the amount of parking spaces (one tree per 10 spaces) provided as well as the linear amount of street frontage (one tree per every 50 lineal feet). The Applicant has provided shade trees in these areas. The Applicant has also shown other areas that will contain interior landscaping, open green areas and common area open space. Additionally, areas for storm water detention have been incorporated into this plan and will play key roles in filtering and detaining storm water runoff.

Exhibit G is the overall interior floor plans for the proposed residential dwelling units on the first and second floors. Additionally, Exhibit G shows the first and second floors will each consist of two (2) one-bedroom apartments and three (3) two-bedroom apartments.

Exhibit H shows the elevations of residential portion of the existing building.

Exhibit I is the service calls for the last few years. The dates are from April 4, 2025 to June 5, 2026. There was a total of 6 calls.

Staff feels that the proposed Planned Unit Development is an appropriate use for this site. Although there are deviations from the Zoning Ordinance, Staff is encouraged by the proposal to create some commercial space and more housing in this area, which is something of a dire need within our city and region.

RECOMMENDATION: Staff recommends **APPROVAL** of Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a Building Permit for Staff's review and approval.
3. The PUD shall follow and comply with the overall site plan approved by Staff, Exhibit F.
4. The PUD shall follow and comply with the overall landscape plan approved by Staff, Exhibit F.
5. The PUD shall follow and comply with the interior plans approved by Staff, Exhibit F.
6. The building designs shall be consistent with the elevations as approved by Staff, Exhibit H.
7. Submittal of a Dumpster Enclosure Permit, dumpster detail and rendering for Staff's review and approval if the developer is going to provide dumpster service for this PUD.
8. All conditions must be met prior to establishment of use.

See attached findings of fact

SC: DM 7/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF TEN (10) APARTMENTS, A
RESTAURANT AND A BANQUET HALL
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 219 SOUTH 2ND 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 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 does conform to the applicable regulations of the R-2 District in which it is located.

Exhibit A
219 South 2nd Street
SUP
#022-26



Exhibit B
219 South 2nd Street
SUP
#022-26

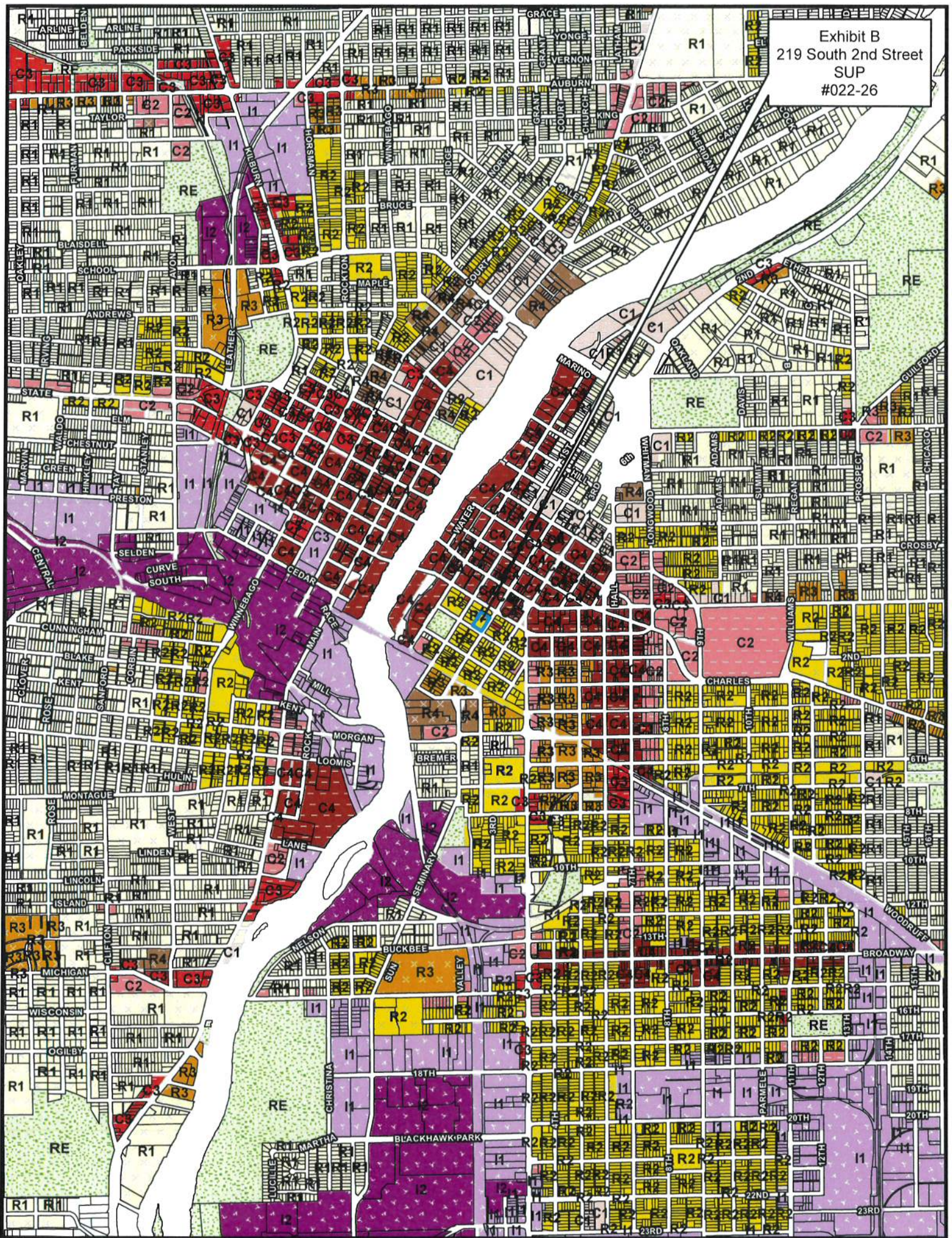
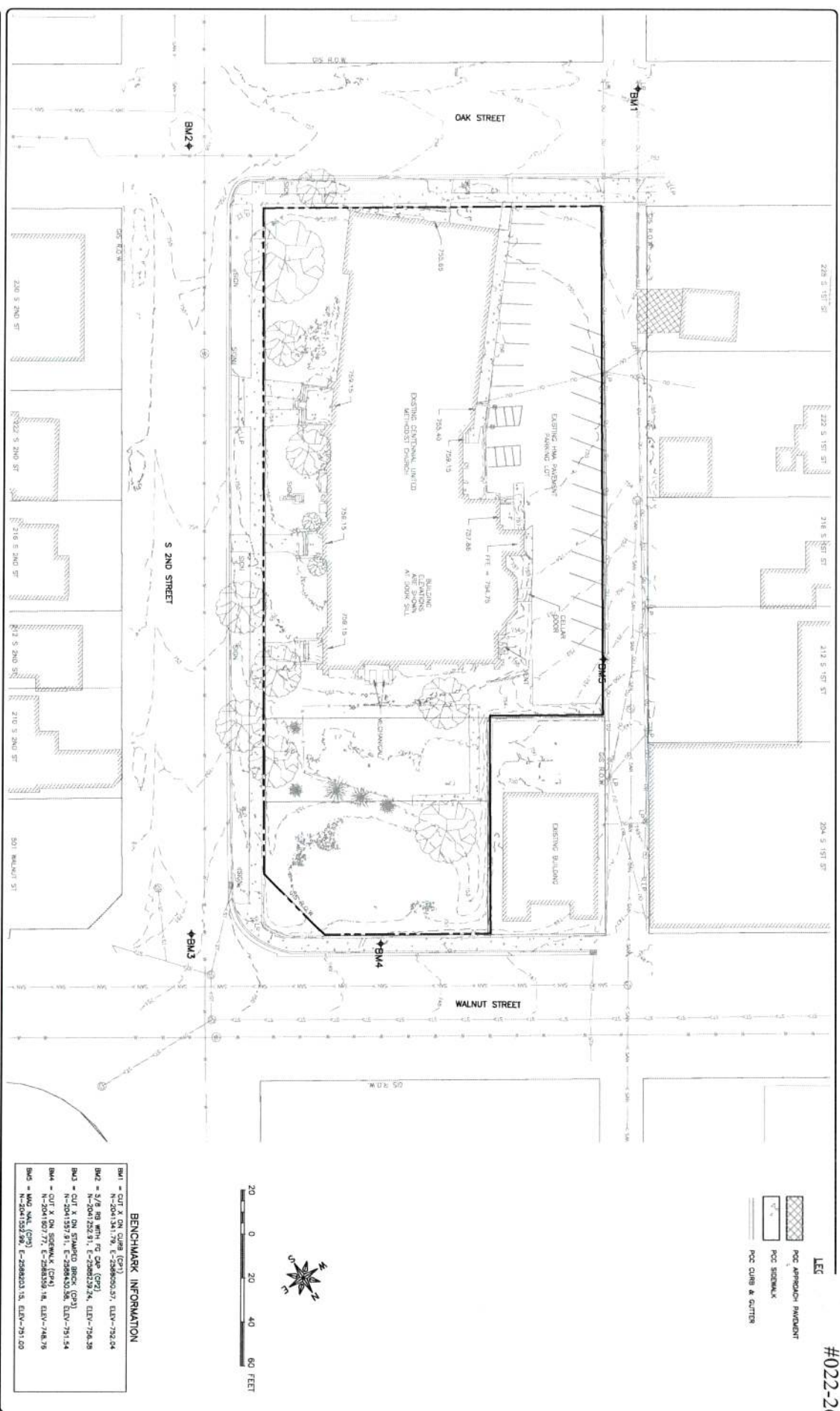


Exhibit C
219 South 2nd Street
SUP
#022-26





BENCHMARK INFORMATION

BM1	=	CUT X ON CURB (CPI)	N-204134.176, E-208650.537, ELEV-732.04
BM2	=	3/8" IRG WITH PG CAP (CPI)	N-204125.811, E-208612.924, ELEV-736.39
BM3	=	CUT X ON STAMPED BRICK (CPI)	N-204133.911, E-208653.58, ELEV-731.54
BM4	=	CUT X ON SIDEWALK (CPI)	N-204130.771, E-208659.14, ELEV-748.79
BM5	=	WALL CORNER (CPI)	N-204130.48, E-208653.15, ELEV-731.00

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS
IOWA
WISCONSIN

STUDIO GWA
200 PRAIRIE STREET, SUITE 201
ROCKFORD, IL 61107

CENTINIAL CHURCH
ROCKFORD, ILLINOIS

DRAWN BY: JH
CHECKED BY: MS
DATE: 6/2025
SCALE: AS NOTED

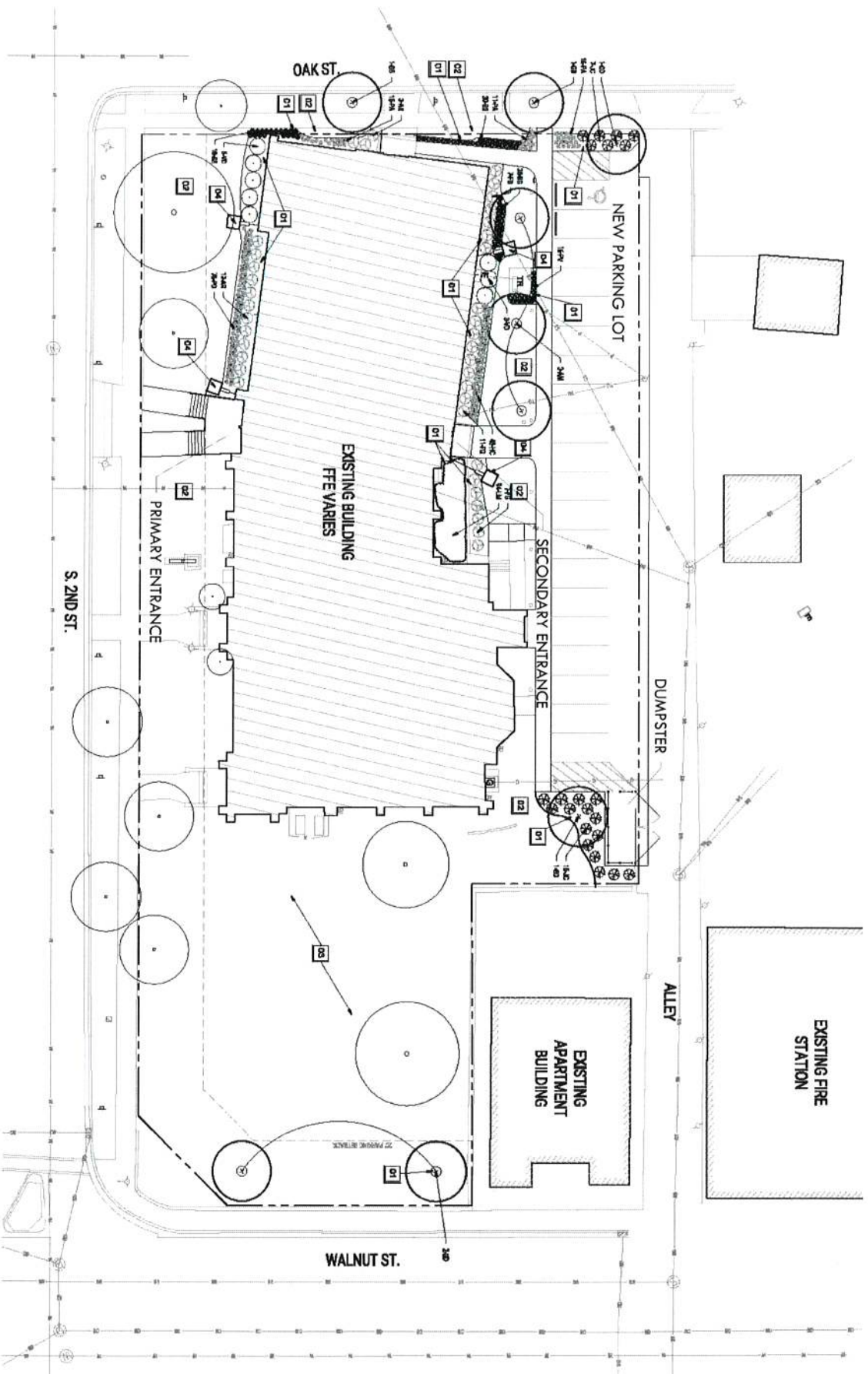
REV.	NO.	DESCRIPTION	DATE

DATE	BY
6/24/2026	STUDIO GWA

251840	1 of 1
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AP002 CENTENNIAL - PHASE 1 PLAT OF SURVEY

NOT TO SCALE



AP003

CENTENNIAL - PHASE 1

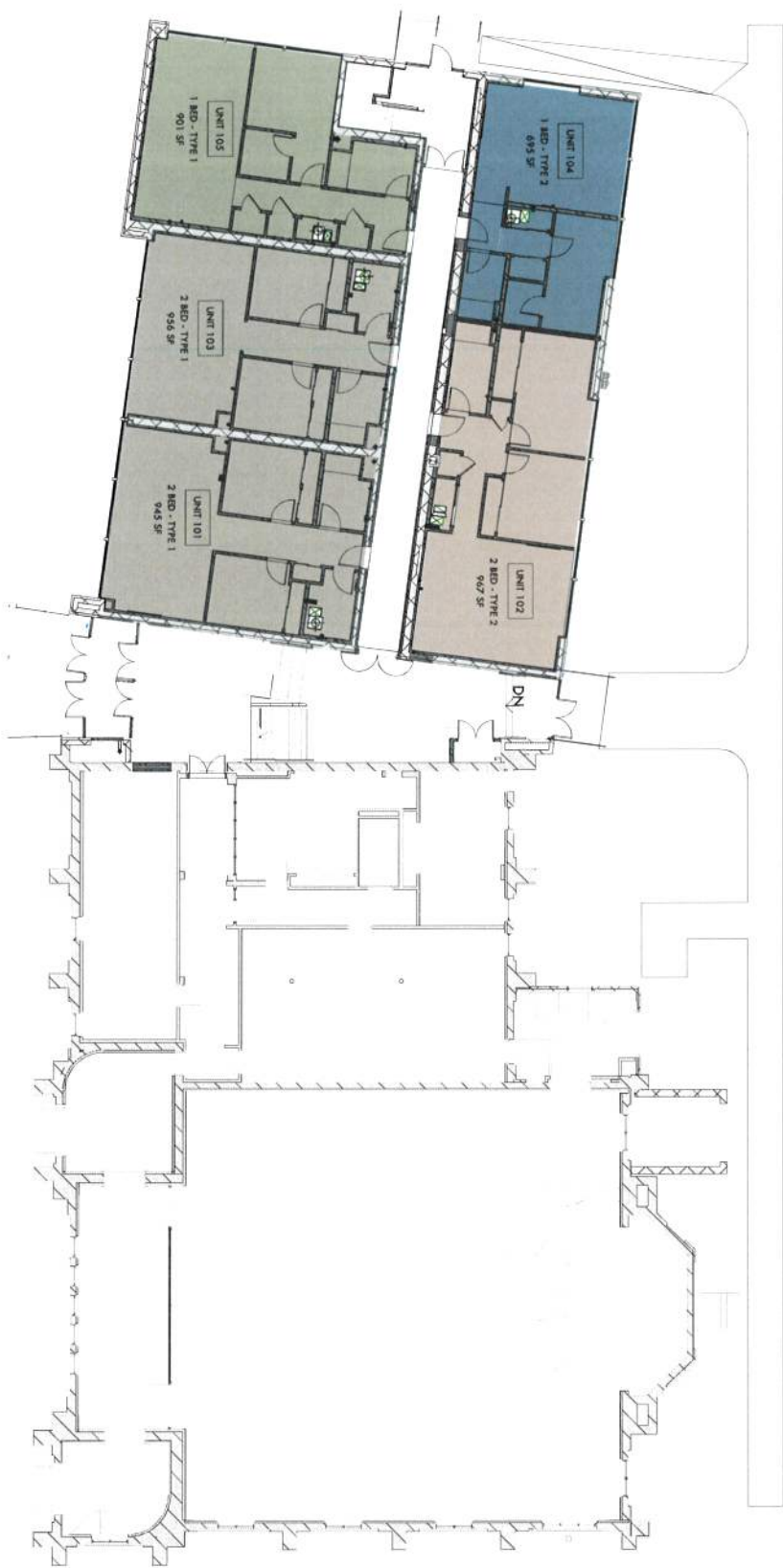


SITE PLAN



6/24/2026

studio **gwa**
PLAN DESIGN DIVISION



AP101

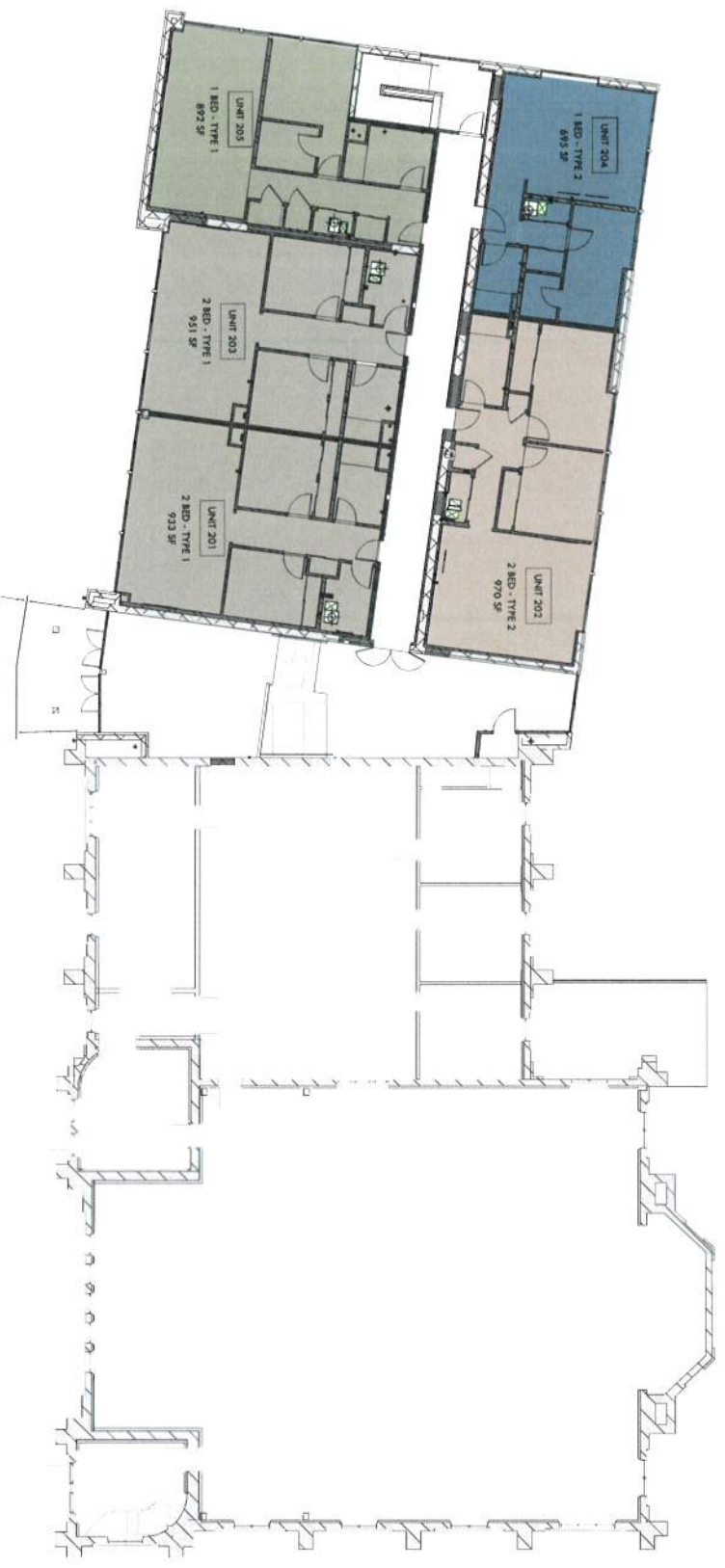
CENTENNIAL - PHASE 1

 FIRST FLOOR PLAN

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

6/24/2026

studio **gwa**
PLAN DESIGN DIVISION



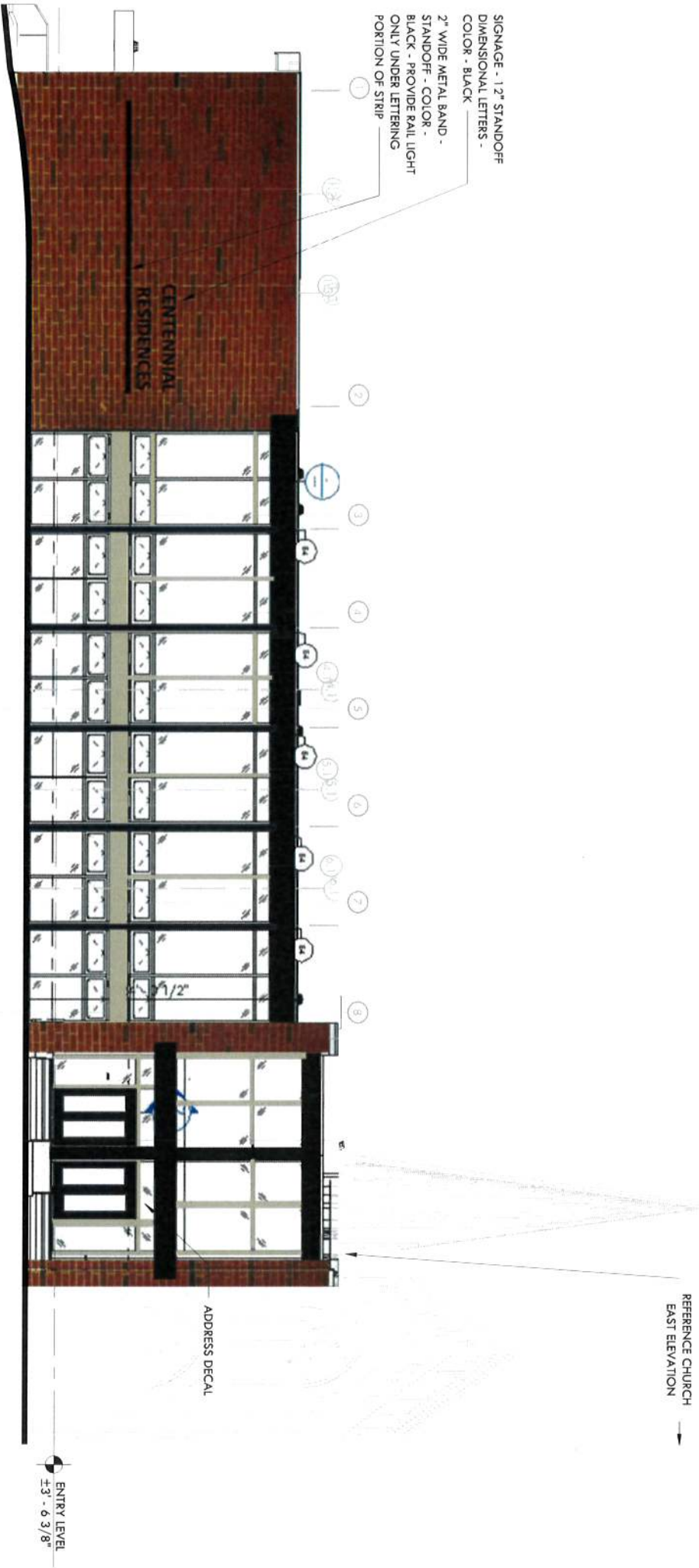
AP102

CENTENNIAL - PHASE 1

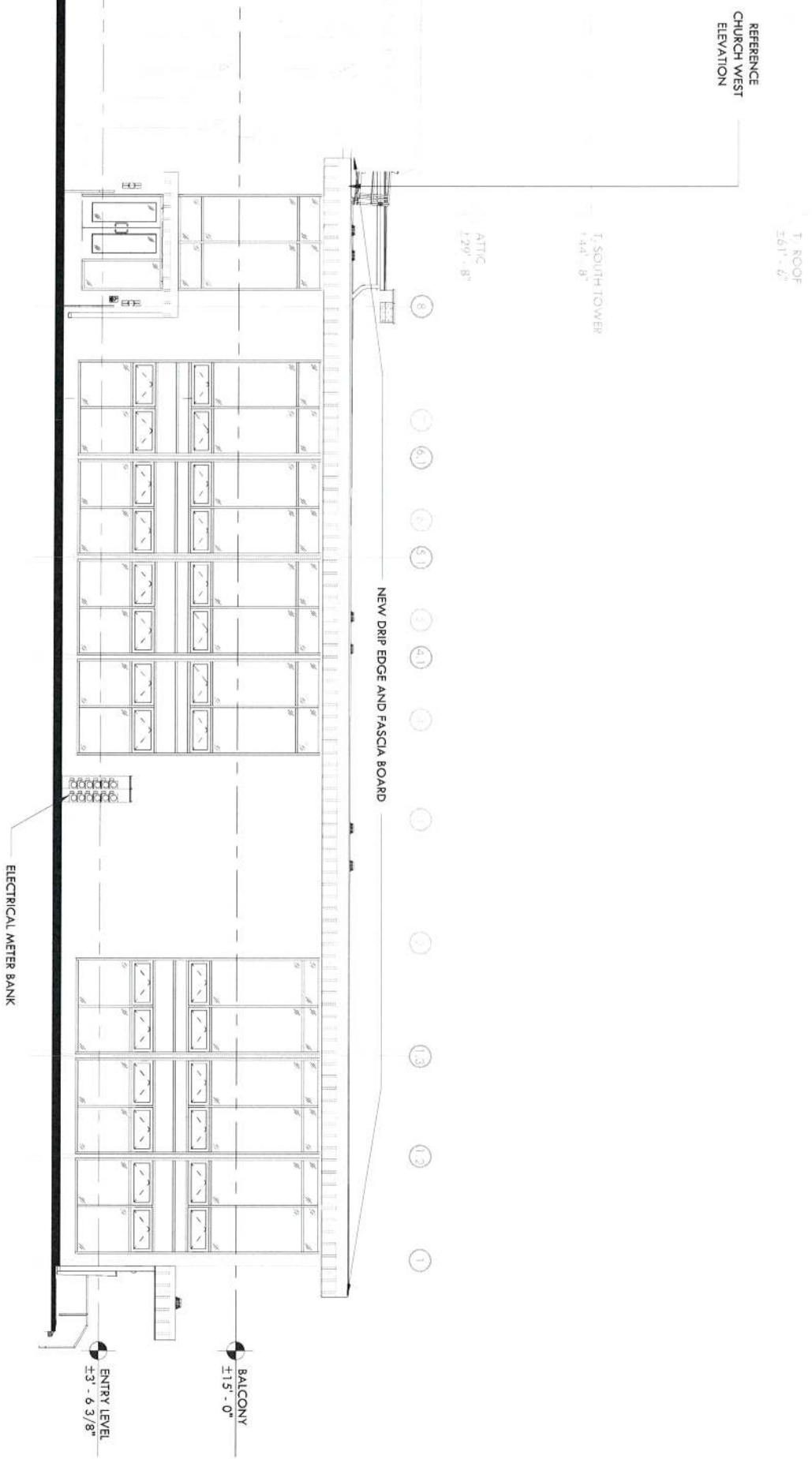
SECOND FLOOR PLAN

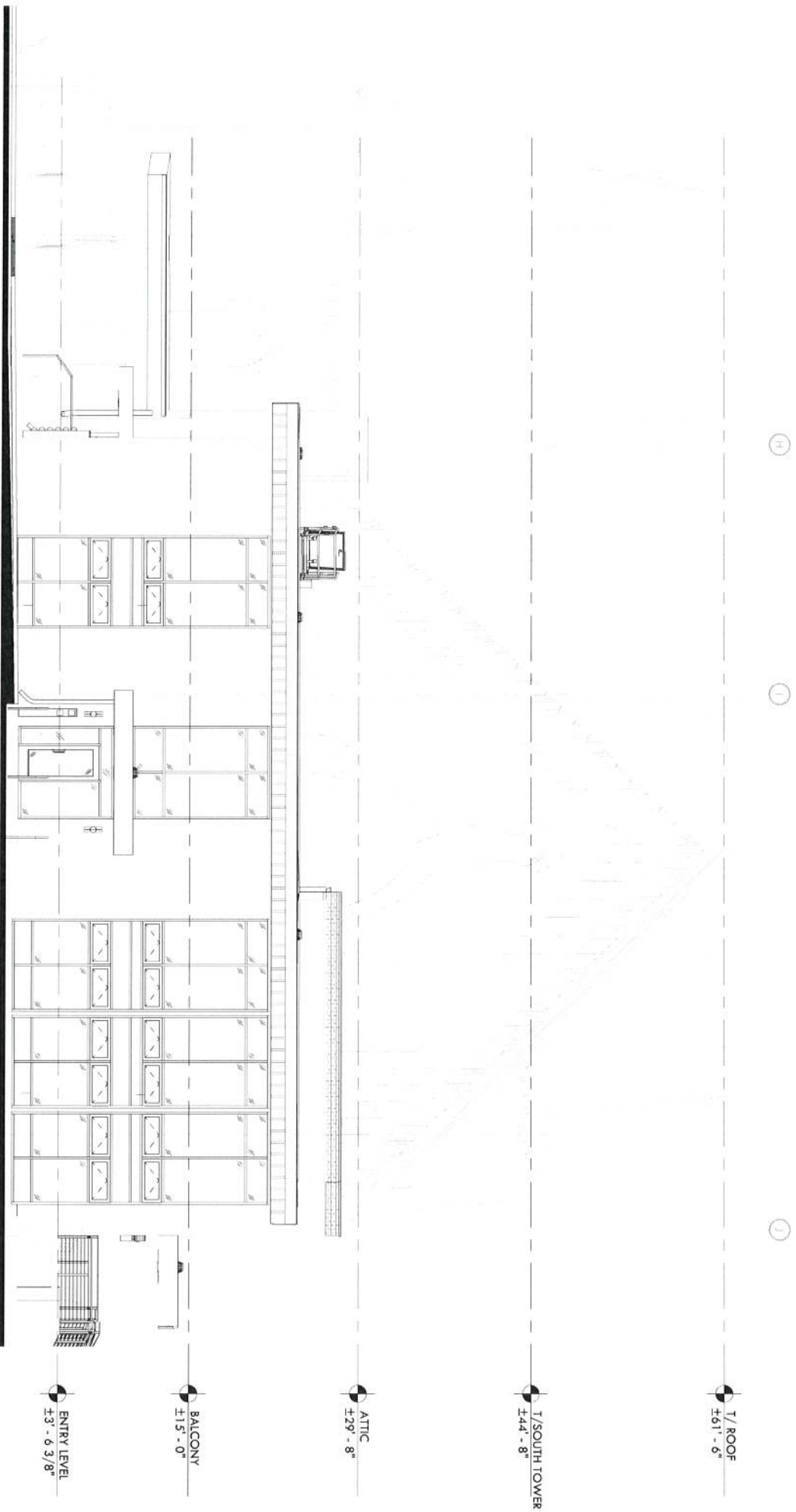
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0" 6/24/2026

studio gwa
ARCHITECTS



AP300 CENTENNIAL - PHASE 1 EAST ELEVATION





AP302

CENTENNIAL - PHASE 1

SOUTH ELEVATION

Call Number	Event Date	Location	Situation Reported	Call Disposition	Age
26-121492	06/05/2026 06:59:04 PM	219 S 2nd St	BUILDING CHECK	NRPT - NO REPORT	Rockford Police Department
26-089362	04/27/2026 10:30:53 PM	219 S 2ND ST	SUSPICIOUS PERSON	RPT - REPORT	Rockford Police Department
25-217677	10/04/2025 04:52:45 AM	219 S 2nd St	SUSPICIOUS PERSON	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-208498	09/23/2025 11:22:10 AM	219 S 2nd St	PUBLIC COMPLAINT PRIORITY	ADV - ADVISED	Rockford Police Department
25-205839	09/19/2025 10:31:31 PM	219 S 2ND ST	SUSPICIOUS PERSON	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	Rockford Police Department
25-067948	04/04/2025 10:55:05 AM	219 S 2ND ST	CRU	RPT - REPORT	Rockford Police Department