

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 8539 East State Street
PIN: 12-24-401-001**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street.

Approval is based on the attached Findings of Fact.

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

Committee Action Taken:

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

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
ZBA 016-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO
C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 8539 EAST STATE STREET

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 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 zoning district.
- 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 C, Commercial and Retail.