



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of June 16<sup>th</sup>, 2026

File # 016-26

**APPLICANT:** Armen Properties, LLC

**LOCATION:** 8539 East State Street

**REQUESTED ACTION:** A Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.

**EXISTING USE:** Vacant land with Billboard

**PROPOSED USE:** Vacant land with Billboard

**DIMENSIONS:** See attached Exhibit D

#### ADJACENT ZONING AND LAND USES:

NORTH:	C3	Northern Illinois University
EAST:	Cherry Valley CG	Agricultural. Single-family residence
SOUTH:	C-2	Vacant land, Vacant building
WEST:	C-2	Vacant land

**YEAR 2040 PLAN:** C Commercial & Retail

**SOILS REPORT:** Report #: No soils report on file.

**HISTORY:** **File #008-20:** A Zoning Map Amendment from C-2, Limited Commercial Zoning District an I-1, Light Industrial Zoning District was approved on July 8, 2020 for the property located at 8445 Chandan Drive. This is southwest of the subject property.

**File #010-08:** A Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in an R-1, Single family Residential Zoning District. This is the subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-2, Limited Commercial Zoning District. The subject property is located on the south side of East State Street and 137 feet east of South University Drive.

The subject property was annexed into the City of Rockford in 2004 via surroundment. When properties are annexed into the City via surroundment, the R-1, Single family Residential Zoning District is automatically given to the property. The Applicant has requested this zoning change because their

intent is to sell the property and market it to allow commercial uses permitted in the C-2 District.

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There are no service calls to this property. The Applicant did not provide any concept plans and is just requesting the rezoning of the site. As this proposed zoning change is in line with the Comprehensive Plan, Staff is supportive of this change.

**RECOMMENDATION:** Staff recommends APPROVAL of a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.

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See attached findings of fact.

SC: BM 06/08/26

**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**

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**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.

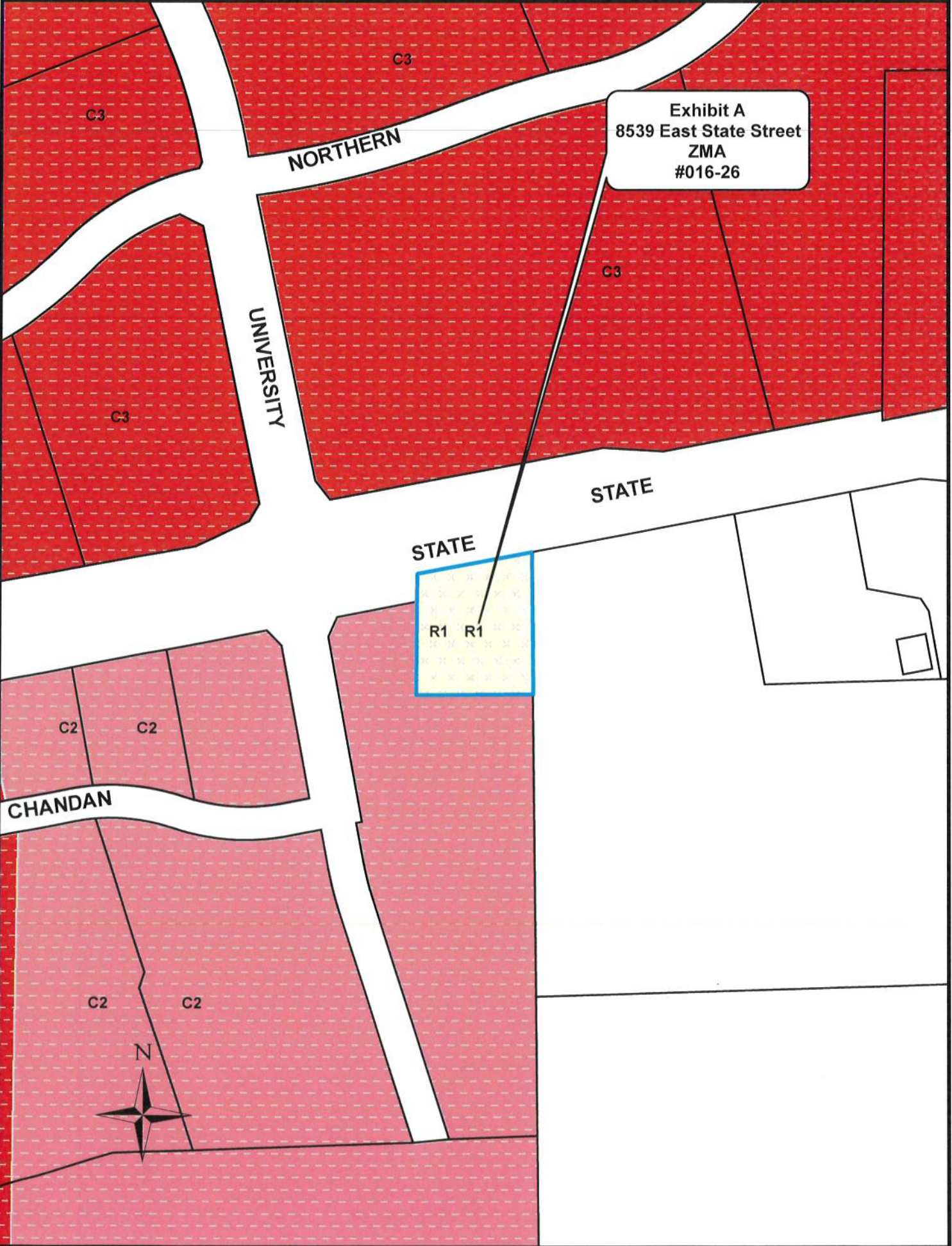


Exhibit A  
8539 East State Street  
ZMA  
#016-26

STATE

R1 R1

CHANDAN



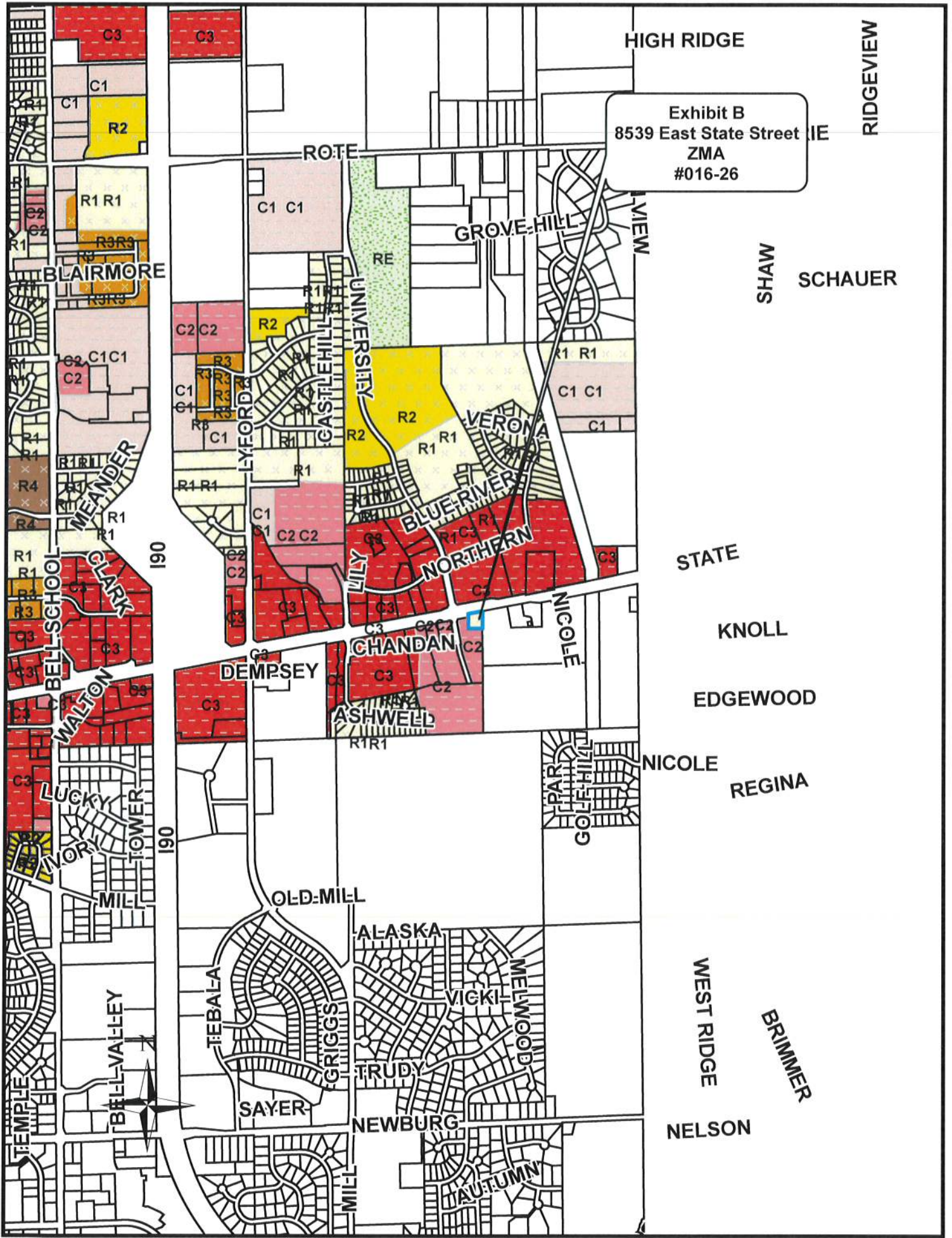


Exhibit B  
 8539 East State Street  
 ZMA  
 #016-26

HIGH RIDGE

RIDGEVIEW

ROTE

GROVE HILL

BLAIRMORE

SHAW

SCHAUER

UNIVERSITY

BELL SCHOOL

190

STATE

KNOLL

EDGEWOOD

CHANDAN

NICOLE  
 REGINA

OLD MILL

ALASKA

WEST RIDGE

BRIMMER

NEWBURG

NELSON



NORTHERN

UNIVERSITY

Exhibit C  
8539 East State Street  
ZMA  
#016-26

STATE

STATE



CHANDAN

