



# Zoning Board of Appeals Meeting Agenda

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

Tuesday, June 16, 2026  
5:30 PM

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

## I. CALL TO ORDER

## II. UNFINISHED BUSINESS

ZBA 011-26 14XX, 15XX and 16XX Edson Road and part of 8631 11th Street, Applicant Venture One Acquisitions, LLC, Ward 6 [26-00744](#)

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

**Laid over from May**

## III. NEW BUSINESS

ZBA 013-26 2520 Driftwood Lane, Applicant Christian Solares, Ward 12 [26-00746](#)

**Variation** to reduce the required front yard setback from 30 feet to 20 feet and 5 inches in an R-1, Single family Residential Zoning District

ZBA 016-26 8539 East State Street, Applicant Armen Properties, LLC, Ward 1 [26-00747](#)

**Zoning Map Amendment** from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District

ZBA 018-26 134 North Main Street, Applicant Oliver Emerson Development, Ward 13 [26-00748](#)

**Special Use Permit** for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District

ZBA 019-26 325 South Madison Street, Applicant Oliver Emerson Development, Ward 5 [26-00749](#)

**Special Use Permit** for residential units on the ground floor in a C-4, Urban Mixed-Use 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.**