



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

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.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16, 2026
Laid over from May

File # 011-26

APPLICANT: Venture One Acquisitions, LLC
LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.
EXISTING USE: Farm Land
PROPOSED USE: Future Industrial Development
DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH: County AG, City I-1 Farm Land, Vacant industrial building
EAST: County AG Gensler Gardens; Farm Land
SOUTH: Ogle County Orchard Hills Landfill
WEST: I-2 Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY: **File #047-11:** A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG, AGRICULTURE TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

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 adjacent residential and 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 surrounding neighborhood.
- 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 I, Industrial and Utilities.

Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

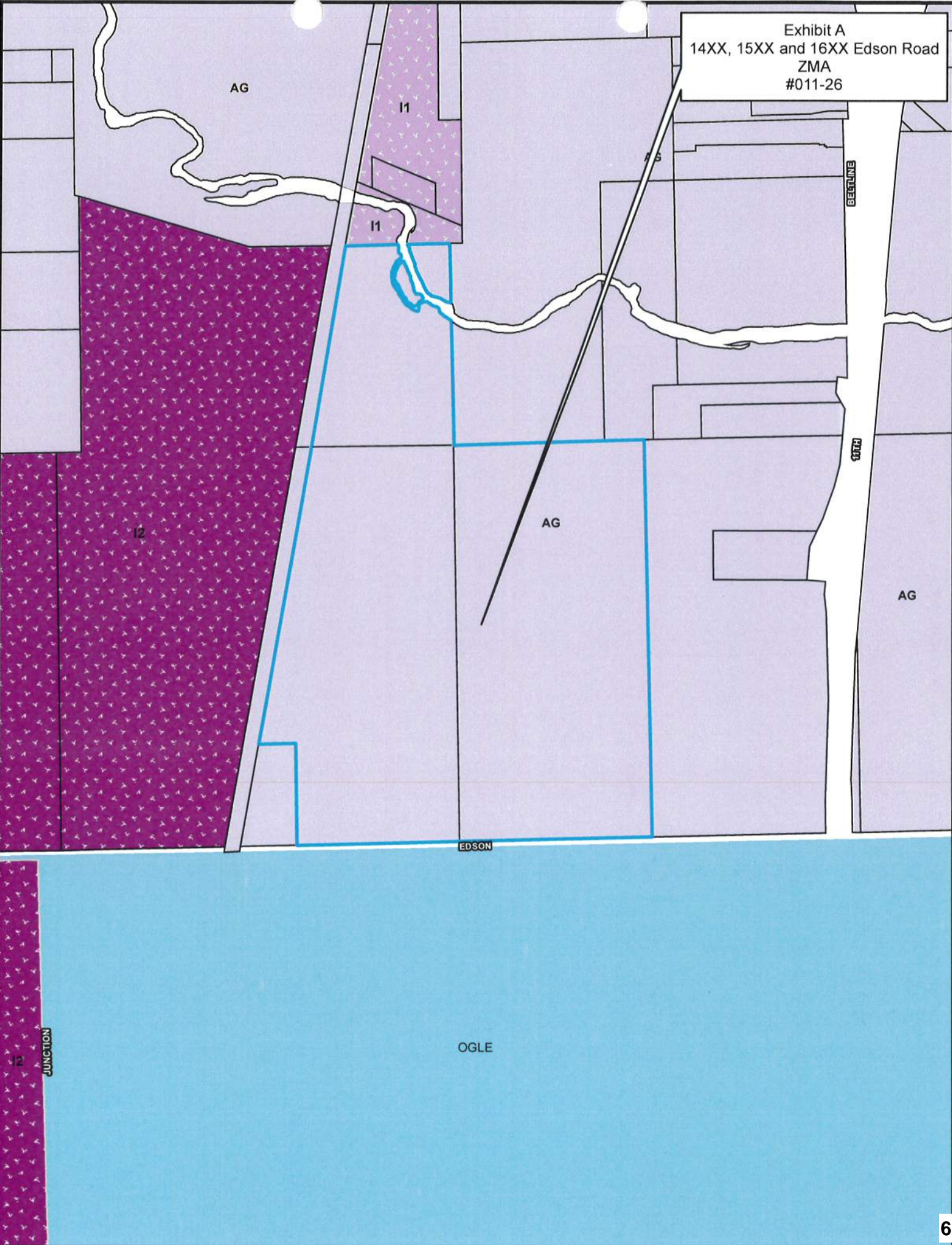
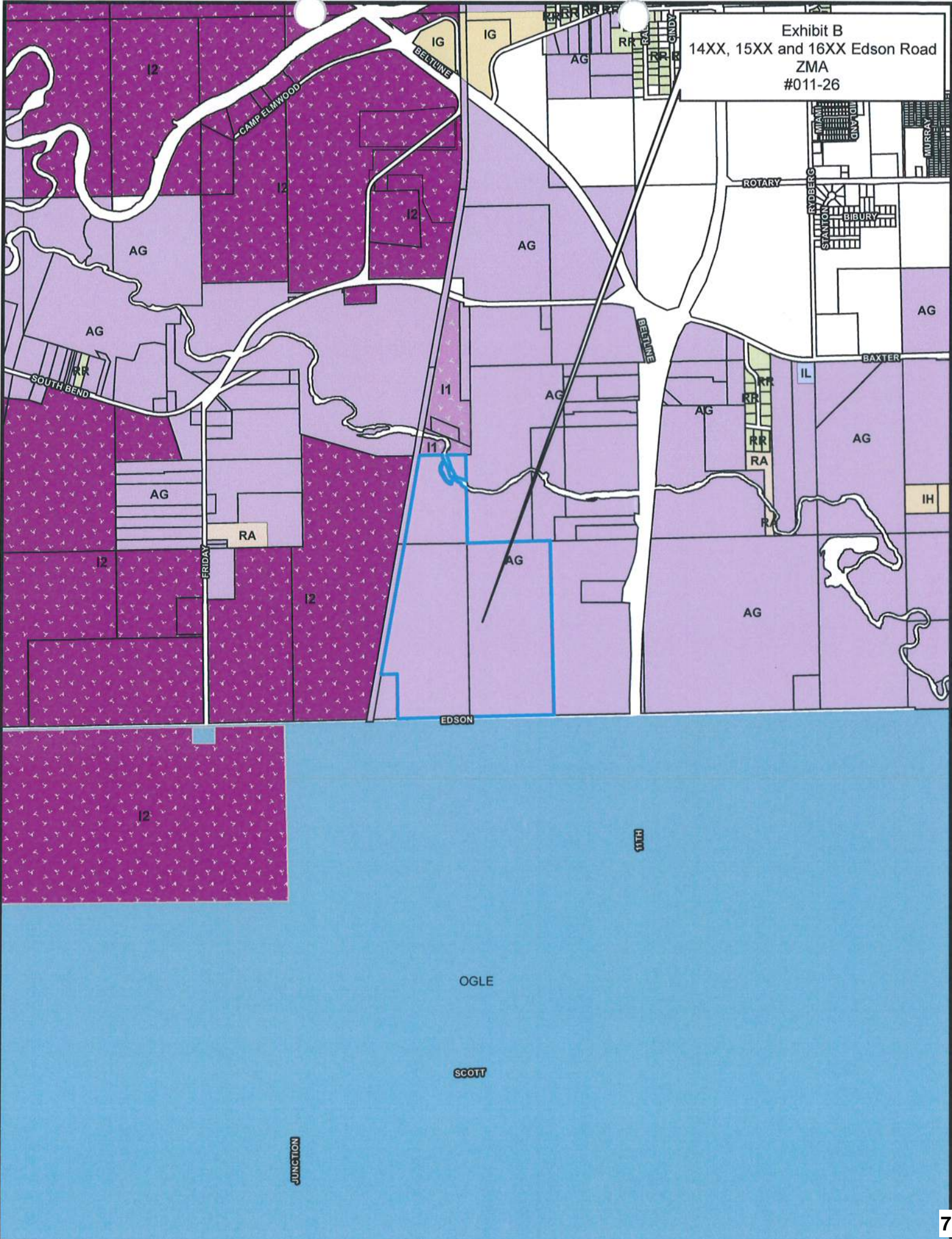


Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26



OGLE
SCOTT

JUNCTION

Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26





PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16, 2026

(Revised) File # 013-26

- APPLICANT:** Attorney Christian Solares
- LOCATION:** 2520 Driftwood Lane
- REQUESTED ACTION:** A Variation to reduce the required front yard setback from 30 feet to 20 feet, inches in an R-1, Single family Residential Zoning District.
- EXISTING USE:** Vacant land
- PROPOSED USE:** Single-family residence
- DIMENSIONS:** Irregular shape lot. See Exhibit D
- ADJACENT ZONING AND LAND USES:**
- | | | |
|--------|-----|--------------------------|
| NORTH: | R-1 | Single-family Residences |
| EAST: | R-1 | Single-family Residences |
| SOUTH: | R-1 | Single-family Residences |
| WEST: | R-1 | Single-family Residences |
- YEAR 2040 PLAN:** RL Low Density Residential
- SOILS REPORT:** No soils report.
- HISTORY:** There is no relevant history in the immediate area.
- REVIEW COMMENTS:** The Applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District (Exhibits A & B). This is north of Spring Creek Road and on the west side of Driftwood Lane.

The Applicant, Christian Solares, is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District. This item was dismissed last month. The Applicant had requested a Variation for both the front and rear yard setback. The original request incorporated a three (3) car attached garage with a new single-family house. There were a few residents in the area that had opposed this proposal so the Applicant has made changes to appease the residents in the area. The Applicant is now just proposing a two (2) car attached garage with the proposed new single family house. The original request is no longer needed for the rear yard since the size of the home has been reduced and it will meet the rear yard setback.

The Zoning Ordinance says "Where no average exists, the front façade of a residential structure must be setback a minimum of 25 feet and any parking garage including an attached garage must be setback a minimum of 30 feet. However, where a residential structure is constructed on a street designated as an arterial street by the Metropolitan Planning Organization Transportation Study, the setback must be consistent with the setback indicated on the recorded lot, or equal to one-half the consistent with the setback a minimum of 30 feet. Additionally, in all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet." Due to the required setbacks for the front yard a minimum of 30 feet, a Variation is needed. The Zoning Ordinance defines the front yard as "Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located." For a front yard exception, the Zoning ordinance indicates "Buildings and structures in R Districts must be setback from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. The Zoning Officer may issue a zoning certification based on a determination that the proposed development complies with the depth of the average front setback. The property is located within the platted Spring Creek Grove Subdivision with a front yard setback of 30 feet.

Exhibit D is an updated site plan of the proposed layout. The plan shows that the single-family one-story home will be 78' by 34'. There will be a covered entry in the front of the house shown as a covered patio 8' by 25'. A pergola covered patio is shown rear of the house that will be 12' by 19'. The closest point of the house will be 20' 5" at the southeast corner and 28' 1 5/8" at the northeast point of the house.

Exhibit E is both the front and rear house elevations along with the interior floor plan. The house will have wood siding with various windows and glass doors throughout. There will be an open frame patio/pergola and the garage door will have windows. The house will consist of four (4) bedrooms, two bathrooms, great room, dining room, and kitchen. This house elevation is not the correct one. The Applicant did not provide the updated house elevation and floor plan with only a two-car garage. Staff recommends that an updated floor plan and elevation plan be submitted for the file.

Staff is of the opinion that the Applicant's request is unique due to the irregular shaped lot. In this case, it allows for flexibility by permitting a reduction in the front yard and encourages new construction. This helps achieve the goal of encouraging continued residential reinvestment on a lot that has sat vacant for over 60 years. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards that were established for larger, more uniform subdivisions. Additionally, the character of the home will be consistent with the character of the existing neighborhood. Also, there are existing homes to the south that appear closer to the front and rear yard property than the required setbacks. For these reason, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends APPROVAL of a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District with the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

SC; BM 06/08/2026

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REQUIRED FRONT YARD SETBACK FROM
30 FEET TO 20 FEET AND 5 INCHES
IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2520 DRIFTWOOD LANE**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

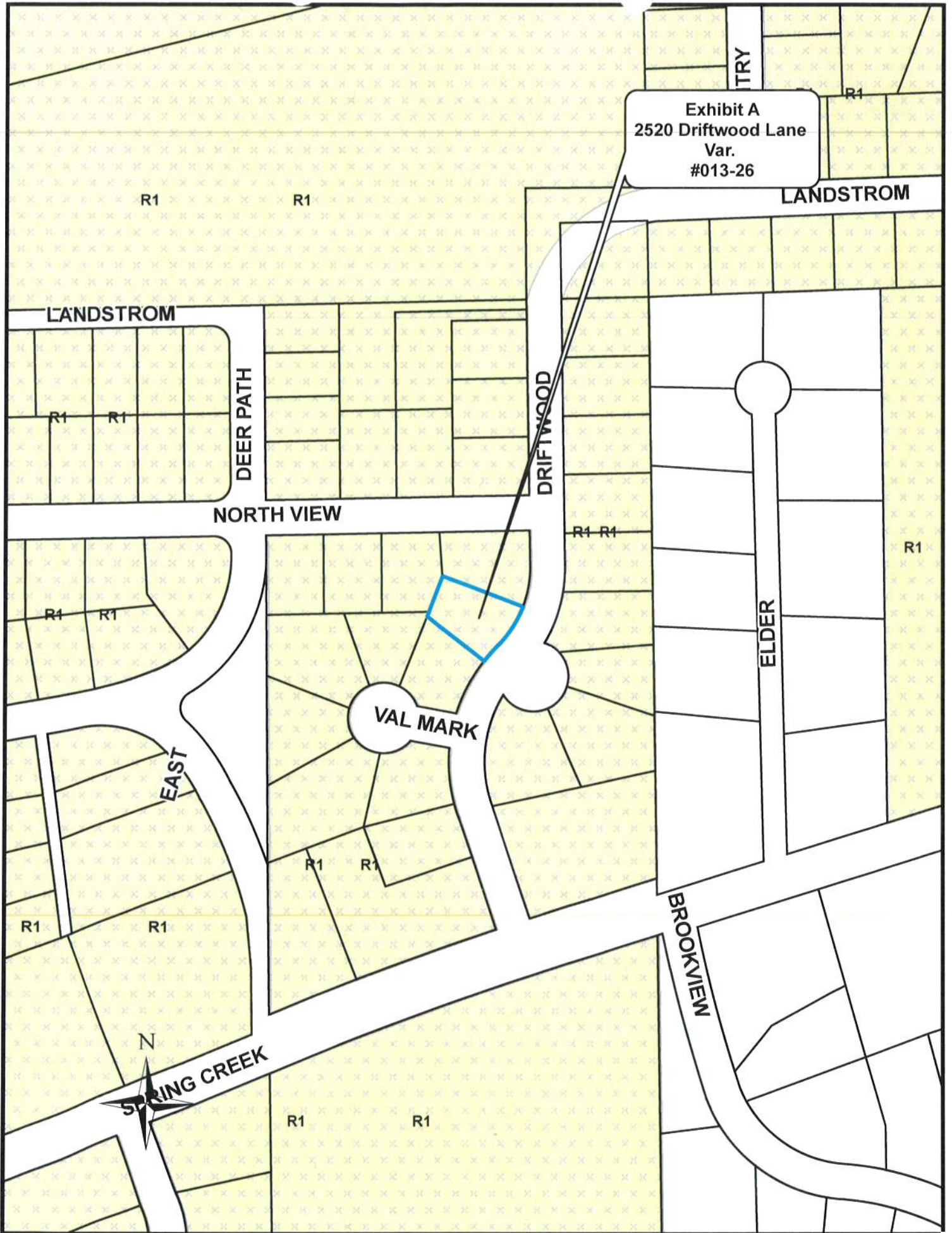


Exhibit A
2520 Driftwood Lane
Var.
#013-26

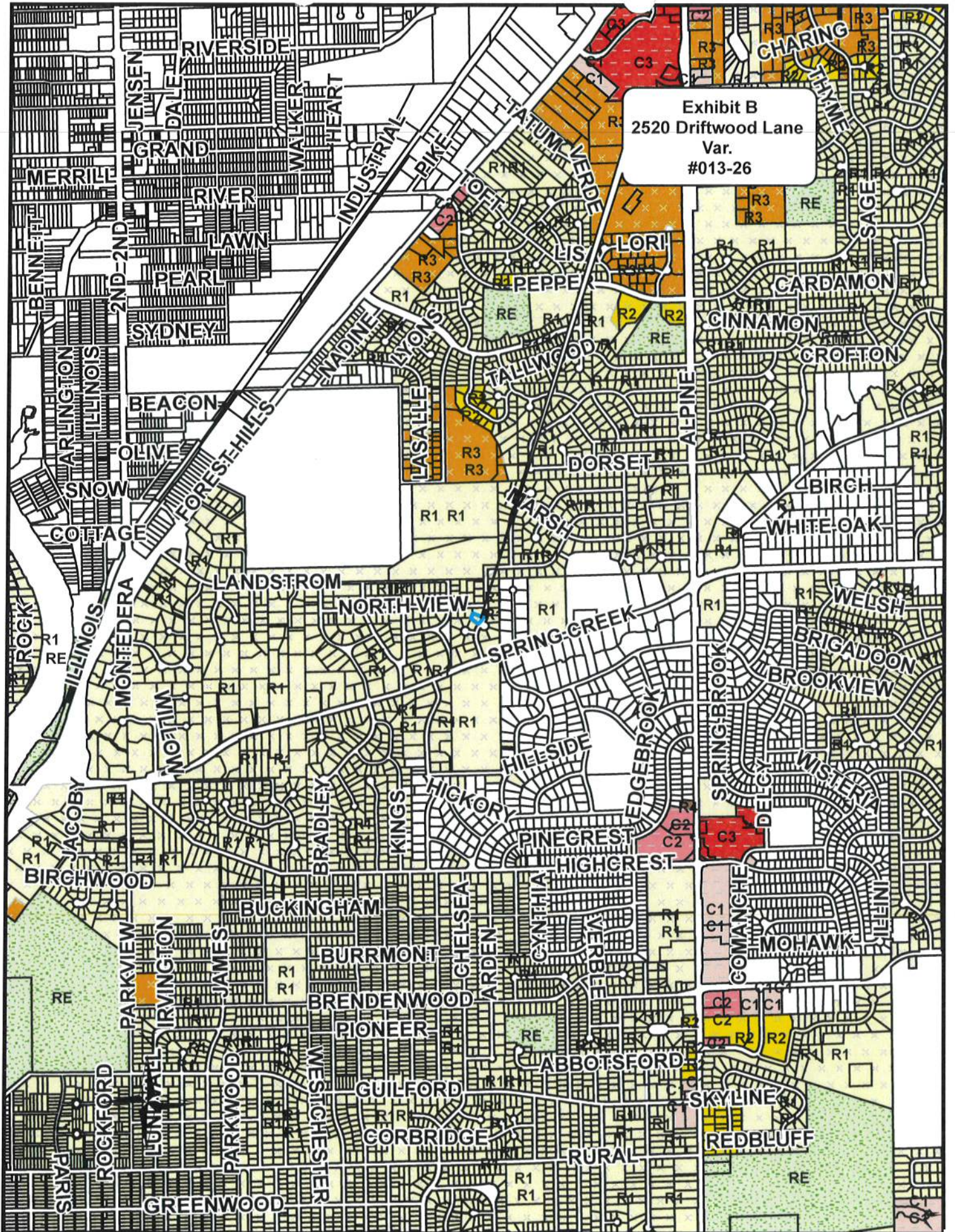


Exhibit B
 2520 Driftwood Lane
 Var.
 #013-26

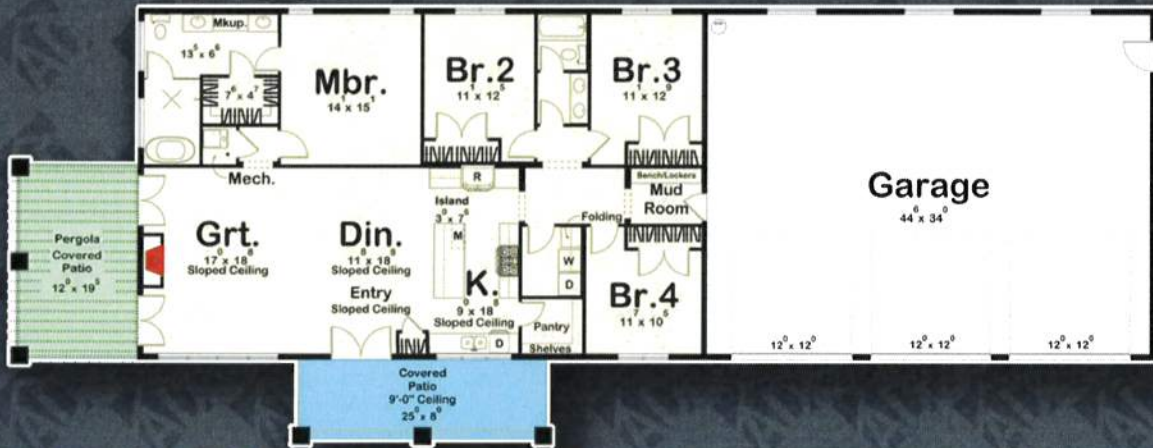


Exhibit C
2520 Driftwood Lane
Var.
#013-26

Exhibit E
 2520 Driftwood Lane
 Var.
 #013-26



Main Level



1,982 Sq.Ft. | 4 Beds | 2 Baths | W: 114' 4" D: 43' 4" H: 18' 7"



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16th, 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.

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.

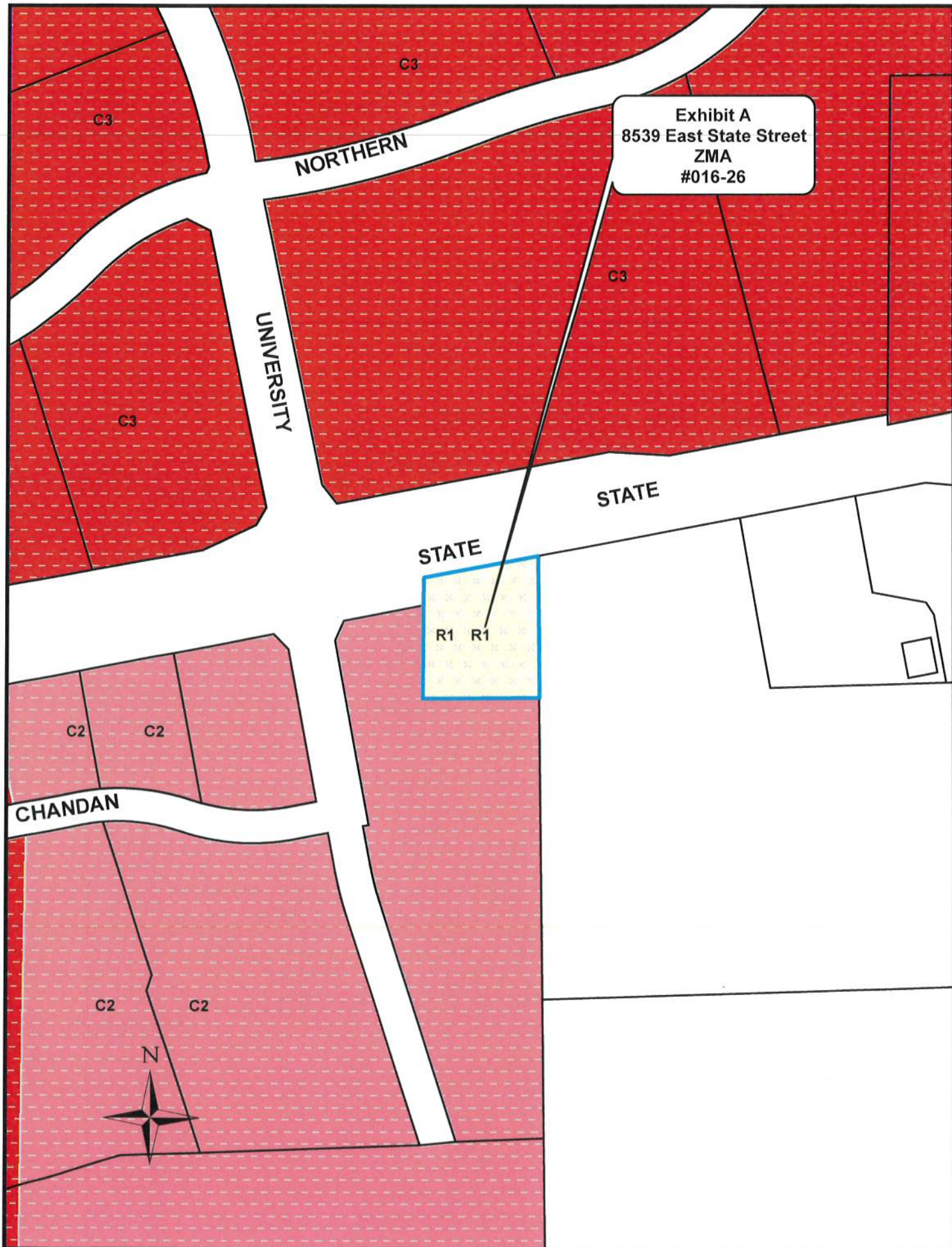
See attached findings of fact.

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

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.



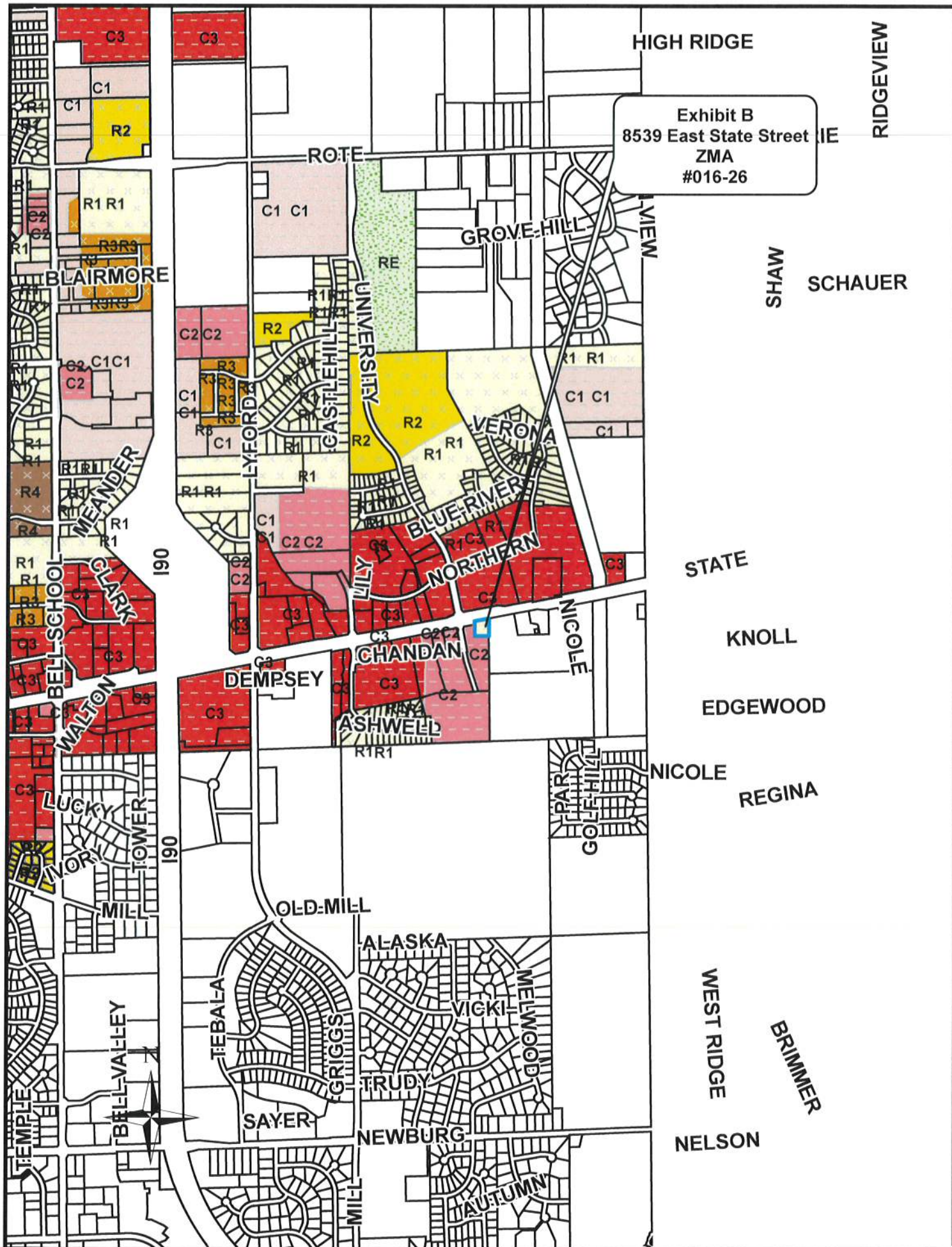


Exhibit B
 8539 East State Street
 ZMA
 #016-26

NORTHERN

UNIVERSITY

Exhibit C
8539 East State Street
ZMA
#016-26

STATE

STATE



CHANDAN





PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

File # 018-26

APPLICANT: Oliver Emerson Development
LOCATION: 134 North Main Street
REQUESTED ACTION: A Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District.
EXISTING USE: Empty commercial building
PROPOSED USE: Residential dwelling units on the ground floor
DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH: C-4; Mixed-Use commercial and residential uses,
EAST: C-4; Parking lot
SOUTH: C-4; Octane
WEST: C-4; Parking lot

YEAR 2040 PLAN: MU Mixed-Use Development

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

HISTORY: File #054-19: A Special Use Permit for a Planned Unit Development consisting of a public library that includes a public plaza area, drive-through book drop/pick up in a C-4, Urban Mixed-Use Zoning District was approved on February 20, 2020 for the property located at 215 and 227 Wyman Street. This property is located two (2) blocks east of the subject property.

File #022-16: A Special Use Permit for a temporary library in a C-4, Urban Mixed-Use Zoning District in a C-4, Urban Mixed-Use Zoning District was granted September 8, 2016 for the property located at 214 and 230 North Church Street. This property is two (2) blocks north west of the subject properties.

File #045-13: A Special Use Permit for a Planned Unit Development consisting of a Women’s and Children’s Center with a new addition and parking lot in a C-3, General Commercial Zoning District was approved on June 17, 2014 for the property located at 715 West State Street, 120 North Rockton Avenue, 1xx and 129 North Horsman Street. This property is located four (4) blocks west of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District. The subject property is located on the southwest corner of North Main Street and Mulberry Street.

The Applicant is Oliver Emerson Development. The Applicant would like to establish residential dwelling units on the ground floor. The commercial space within this building is currently vacant. The property is zoned C-4 and residential is permitted on the second floor but not on the ground floor. Because there would be residential units located on the ground floor, a Special Use Permit would be required to be reviewed and approved.

Exhibit D is the site plan submitted by the Applicant. The subject property is the building with no onsite parking. There is on street parking on North Main Street and Mulberry Street. In the C-4 District, parking is not required for residential. There are two (2) municipal parking lots directly east of the subject property.

Exhibit E is the overall interior floor plan for the proposed six (6) residential dwelling units. Exhibit F is an enlarged interior floor plan for Unit 1. The residential dwelling Unit 1 will consist of a bedroom, kitchen, bathroom, living room, utility room and an outdoor patio on the first floor and a bedroom and bathroom in the mezzanine.

Exhibit G is an enlarged interior floor plan for Unit 2. The residential dwelling Unit 2 will consist of a master bedroom, kitchen, living room, utility room and an outdoor patio on the first floor and a bedroom and bathroom in the mezzanine.

Exhibit H is an enlarged interior floor plan for Unit 3. The residential dwelling Unit 3 will consist of a master bedroom, kitchen, living room, utility room and an outdoor patio on the first floor and a bedroom in the mezzanine.

Exhibit I is an enlarged interior floor plan for Unit 4. The residential dwelling Unit 4 will consist of a master bedroom, kitchen, living room, utility room and an outdoor patio on the first floor and a bedroom and bathroom in the mezzanine.

Exhibit J is an enlarged interior floor plan for Units 5 and 6. The residential dwelling Units 5 and 6 will consist of a master bedroom, kitchen, living room, and utility room and an outdoor patio on the first floor and a bedroom and bathroom in the mezzanine.

Exhibit K shows the building from the west, north and east elevations.

Exhibit L is the service calls for the last few years. The date is May 8, 2026. There was a total of one call for service.

Rather than see this property sit vacant, the developer feels additional units will help in continuing to stabilize the area. They believe more residents will help generate interest in the commercial spaces in the North Main

Street corridor. Additionally, the City Council approved this concept which was a part of the development agreement that was approved in April of 2024. Staff feels that the proposed use will not be detrimental to the surrounding area and Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Interior build-outs shall be in accordance with Exhibits through J.
3. Exterior elevations must meet the Design Standards for C-4 "Pedestrian" Streets as required per the Ordinance.

See attached findings of fact.

SC: DM 6/9/26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR SIX (6) RESIDENTIAL UNITS ON THE GROUND FLOOR
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 134 NORTH MAIN STREET**

Approval of 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 C-4 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been 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 shall conform to the applicable regulations of the C-4 District in which it is located.

Exhibit A
134 North Main Street
SUP
#018-26

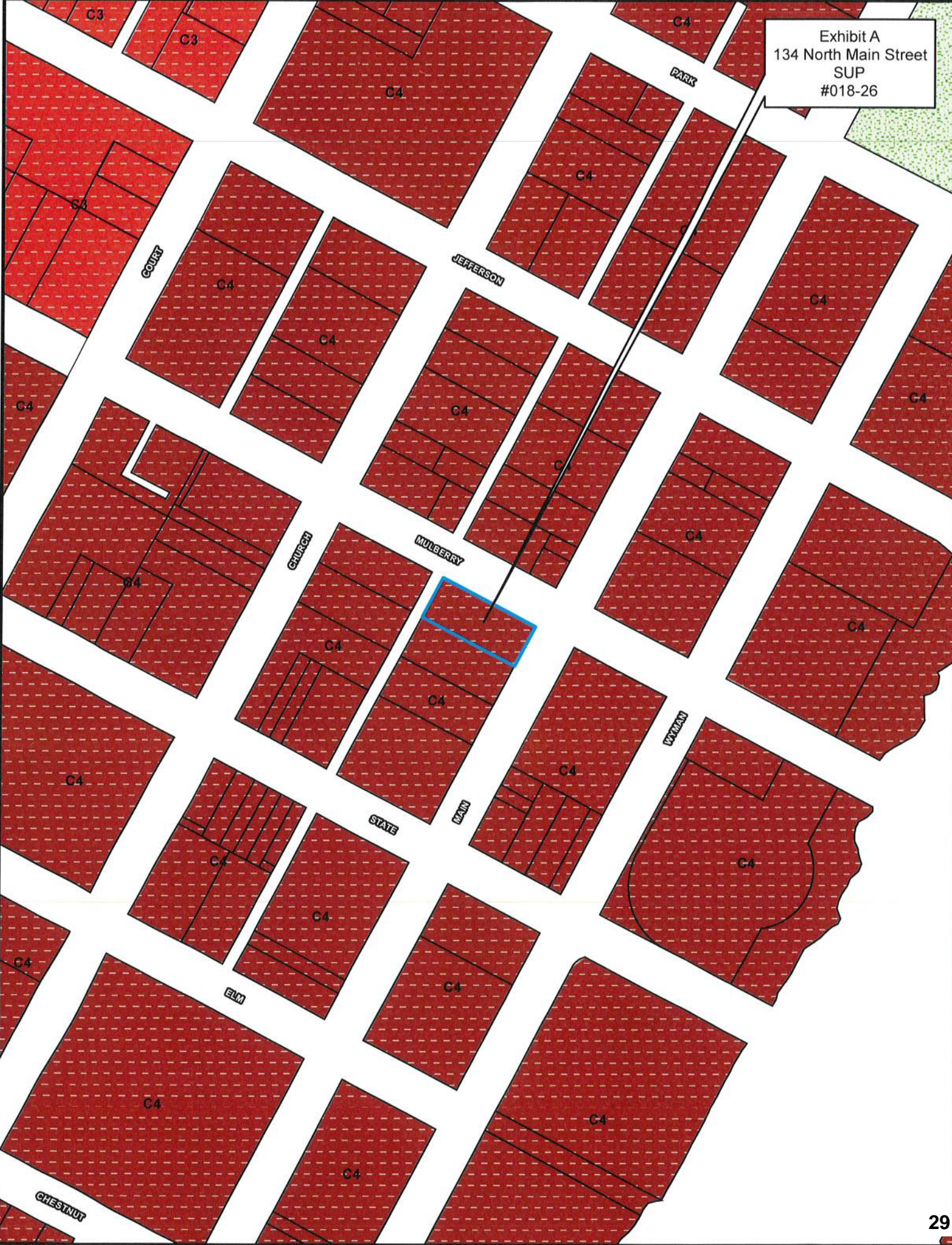


Exhibit B
134 North Main Street
SUP
#018-26

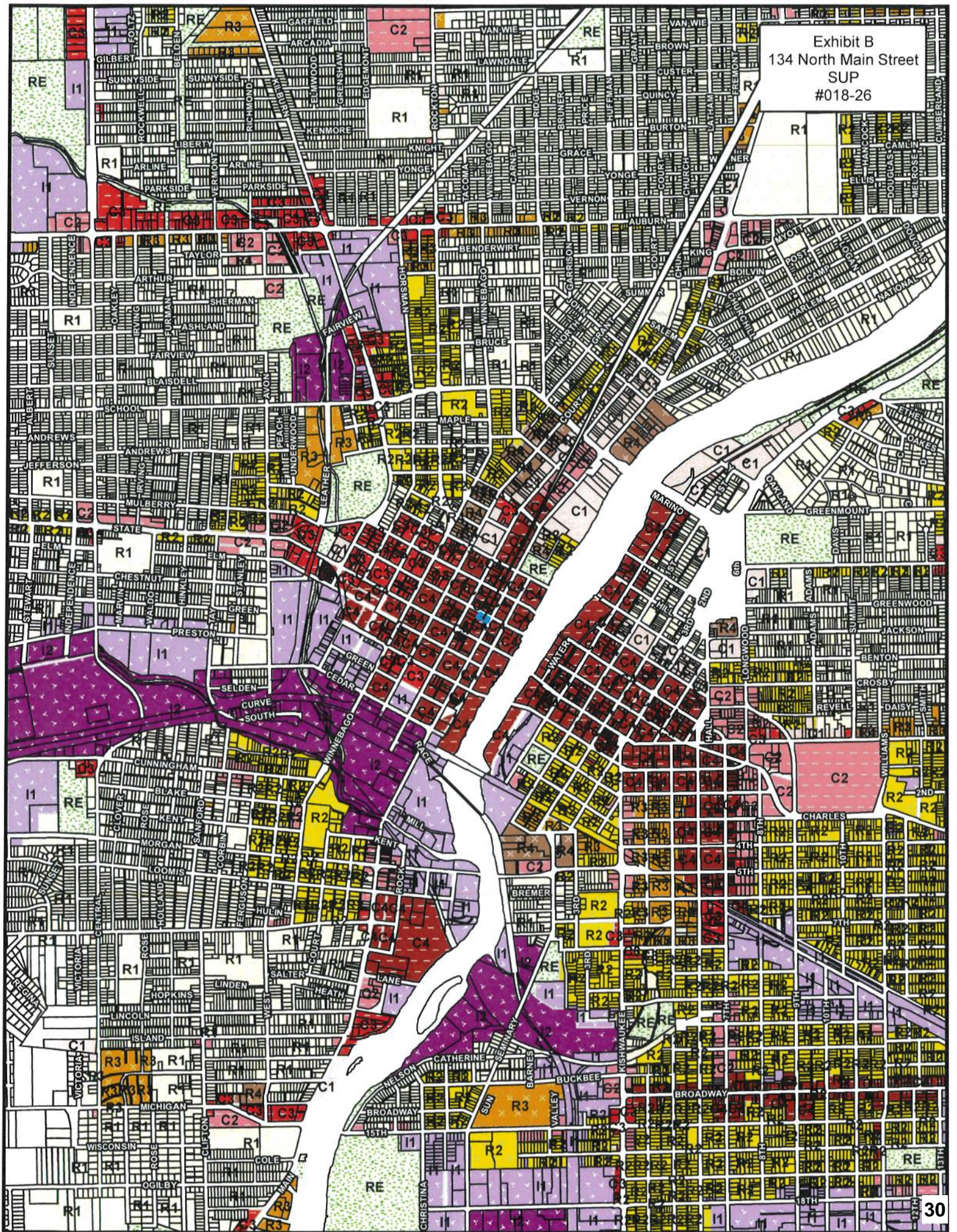
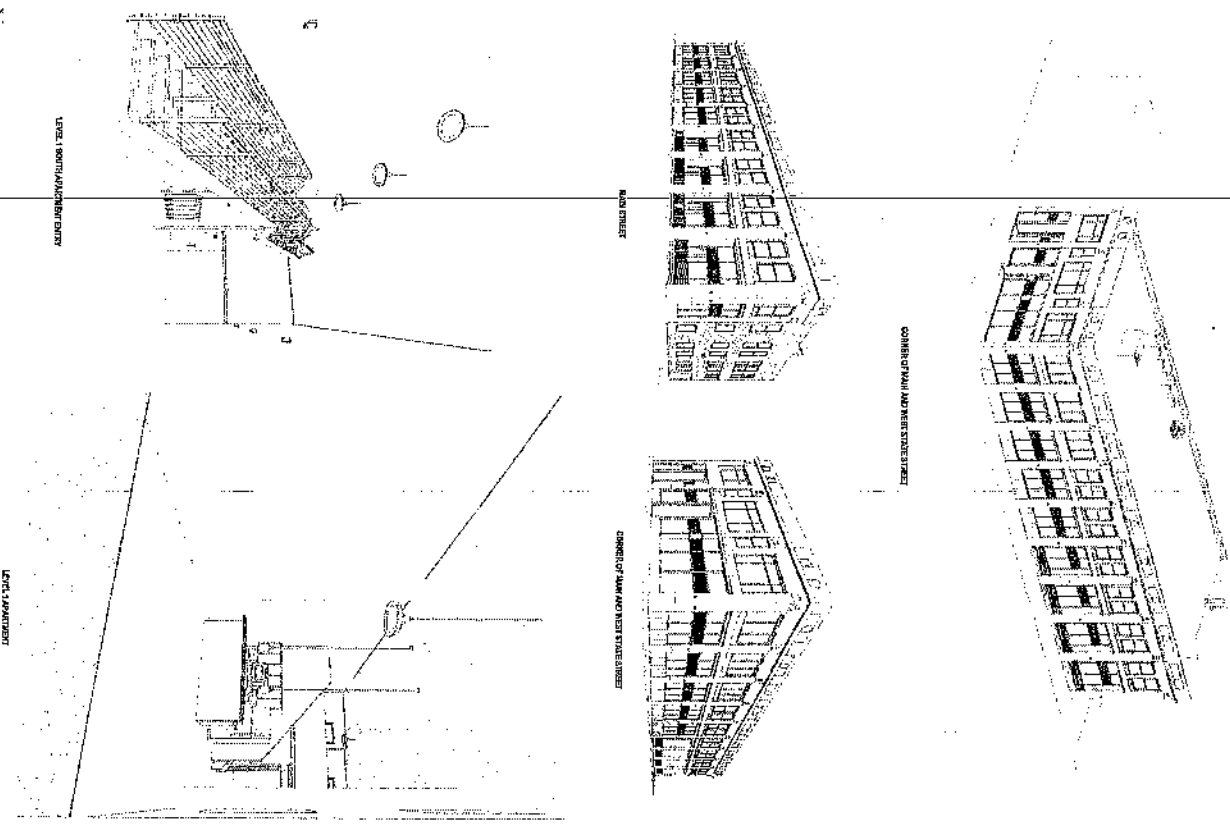


Exhibit C
134 North Main Street
SUP
#018-26



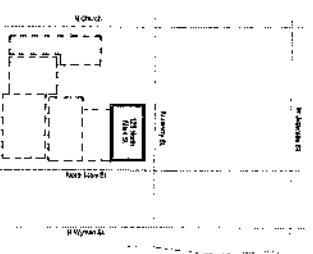
134 N Main - Apartments
Schematic Design
 134 N MAIN STREET
 ROCKFORD ILLINOIS 61104
 Job Number: ###

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 1 | 01/15/12 | SCHEMATIC DESIGN |
| 2 | 01/22/12 | SCHEMATIC DESIGN |
| 3 | 01/29/12 | SCHEMATIC DESIGN |
| 4 | 02/05/12 | SCHEMATIC DESIGN |
| 5 | 02/12/12 | SCHEMATIC DESIGN |
| 6 | 02/19/12 | SCHEMATIC DESIGN |
| 7 | 02/26/12 | SCHEMATIC DESIGN |
| 8 | 03/05/12 | SCHEMATIC DESIGN |
| 9 | 03/12/12 | SCHEMATIC DESIGN |
| 10 | 03/19/12 | SCHEMATIC DESIGN |
| 11 | 03/26/12 | SCHEMATIC DESIGN |
| 12 | 04/02/12 | SCHEMATIC DESIGN |
| 13 | 04/09/12 | SCHEMATIC DESIGN |
| 14 | 04/16/12 | SCHEMATIC DESIGN |
| 15 | 04/23/12 | SCHEMATIC DESIGN |
| 16 | 04/30/12 | SCHEMATIC DESIGN |
| 17 | 05/07/12 | SCHEMATIC DESIGN |
| 18 | 05/14/12 | SCHEMATIC DESIGN |
| 19 | 05/21/12 | SCHEMATIC DESIGN |
| 20 | 05/28/12 | SCHEMATIC DESIGN |
| 21 | 06/04/12 | SCHEMATIC DESIGN |
| 22 | 06/11/12 | SCHEMATIC DESIGN |
| 23 | 06/18/12 | SCHEMATIC DESIGN |
| 24 | 06/25/12 | SCHEMATIC DESIGN |
| 25 | 07/02/12 | SCHEMATIC DESIGN |
| 26 | 07/09/12 | SCHEMATIC DESIGN |
| 27 | 07/16/12 | SCHEMATIC DESIGN |
| 28 | 07/23/12 | SCHEMATIC DESIGN |
| 29 | 07/30/12 | SCHEMATIC DESIGN |
| 30 | 08/06/12 | SCHEMATIC DESIGN |
| 31 | 08/13/12 | SCHEMATIC DESIGN |
| 32 | 08/20/12 | SCHEMATIC DESIGN |
| 33 | 08/27/12 | SCHEMATIC DESIGN |
| 34 | 09/03/12 | SCHEMATIC DESIGN |
| 35 | 09/10/12 | SCHEMATIC DESIGN |
| 36 | 09/17/12 | SCHEMATIC DESIGN |
| 37 | 09/24/12 | SCHEMATIC DESIGN |
| 38 | 10/01/12 | SCHEMATIC DESIGN |
| 39 | 10/08/12 | SCHEMATIC DESIGN |
| 40 | 10/15/12 | SCHEMATIC DESIGN |
| 41 | 10/22/12 | SCHEMATIC DESIGN |
| 42 | 10/29/12 | SCHEMATIC DESIGN |
| 43 | 11/05/12 | SCHEMATIC DESIGN |
| 44 | 11/12/12 | SCHEMATIC DESIGN |
| 45 | 11/19/12 | SCHEMATIC DESIGN |
| 46 | 11/26/12 | SCHEMATIC DESIGN |
| 47 | 12/03/12 | SCHEMATIC DESIGN |
| 48 | 12/10/12 | SCHEMATIC DESIGN |
| 49 | 12/17/12 | SCHEMATIC DESIGN |
| 50 | 12/24/12 | SCHEMATIC DESIGN |
| 51 | 12/31/12 | SCHEMATIC DESIGN |
| 52 | 01/07/13 | SCHEMATIC DESIGN |
| 53 | 01/14/13 | SCHEMATIC DESIGN |
| 54 | 01/21/13 | SCHEMATIC DESIGN |
| 55 | 01/28/13 | SCHEMATIC DESIGN |
| 56 | 02/04/13 | SCHEMATIC DESIGN |
| 57 | 02/11/13 | SCHEMATIC DESIGN |
| 58 | 02/18/13 | SCHEMATIC DESIGN |
| 59 | 02/25/13 | SCHEMATIC DESIGN |
| 60 | 03/04/13 | SCHEMATIC DESIGN |
| 61 | 03/11/13 | SCHEMATIC DESIGN |
| 62 | 03/18/13 | SCHEMATIC DESIGN |
| 63 | 03/25/13 | SCHEMATIC DESIGN |
| 64 | 04/01/13 | SCHEMATIC DESIGN |
| 65 | 04/08/13 | SCHEMATIC DESIGN |
| 66 | 04/15/13 | SCHEMATIC DESIGN |
| 67 | 04/22/13 | SCHEMATIC DESIGN |
| 68 | 04/29/13 | SCHEMATIC DESIGN |
| 69 | 05/06/13 | SCHEMATIC DESIGN |
| 70 | 05/13/13 | SCHEMATIC DESIGN |
| 71 | 05/20/13 | SCHEMATIC DESIGN |
| 72 | 05/27/13 | SCHEMATIC DESIGN |
| 73 | 06/03/13 | SCHEMATIC DESIGN |
| 74 | 06/10/13 | SCHEMATIC DESIGN |
| 75 | 06/17/13 | SCHEMATIC DESIGN |
| 76 | 06/24/13 | SCHEMATIC DESIGN |
| 77 | 07/01/13 | SCHEMATIC DESIGN |
| 78 | 07/08/13 | SCHEMATIC DESIGN |
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| 81 | 07/29/13 | SCHEMATIC DESIGN |
| 82 | 08/05/13 | SCHEMATIC DESIGN |
| 83 | 08/12/13 | SCHEMATIC DESIGN |
| 84 | 08/19/13 | SCHEMATIC DESIGN |
| 85 | 08/26/13 | SCHEMATIC DESIGN |
| 86 | 09/02/13 | SCHEMATIC DESIGN |
| 87 | 09/09/13 | SCHEMATIC DESIGN |
| 88 | 09/16/13 | SCHEMATIC DESIGN |
| 89 | 09/23/13 | SCHEMATIC DESIGN |
| 90 | 09/30/13 | SCHEMATIC DESIGN |
| 91 | 10/07/13 | SCHEMATIC DESIGN |
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| 95 | 11/04/13 | SCHEMATIC DESIGN |
| 96 | 11/11/13 | SCHEMATIC DESIGN |
| 97 | 11/18/13 | SCHEMATIC DESIGN |
| 98 | 11/25/13 | SCHEMATIC DESIGN |
| 99 | 12/02/13 | SCHEMATIC DESIGN |
| 100 | 12/09/13 | SCHEMATIC DESIGN |



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADES ARE TO BE DETERMINED BY THE CONTRACTOR.
3. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
8. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF ROCKFORD ORDINANCES.



OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PROJECT INFORMATION

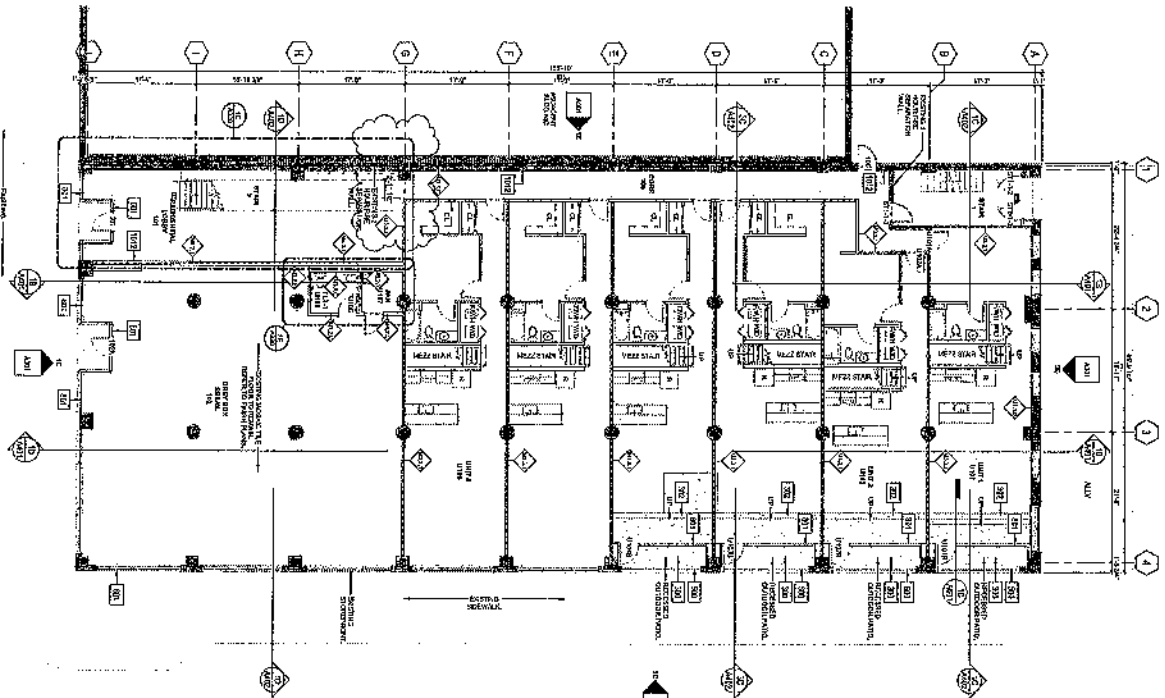
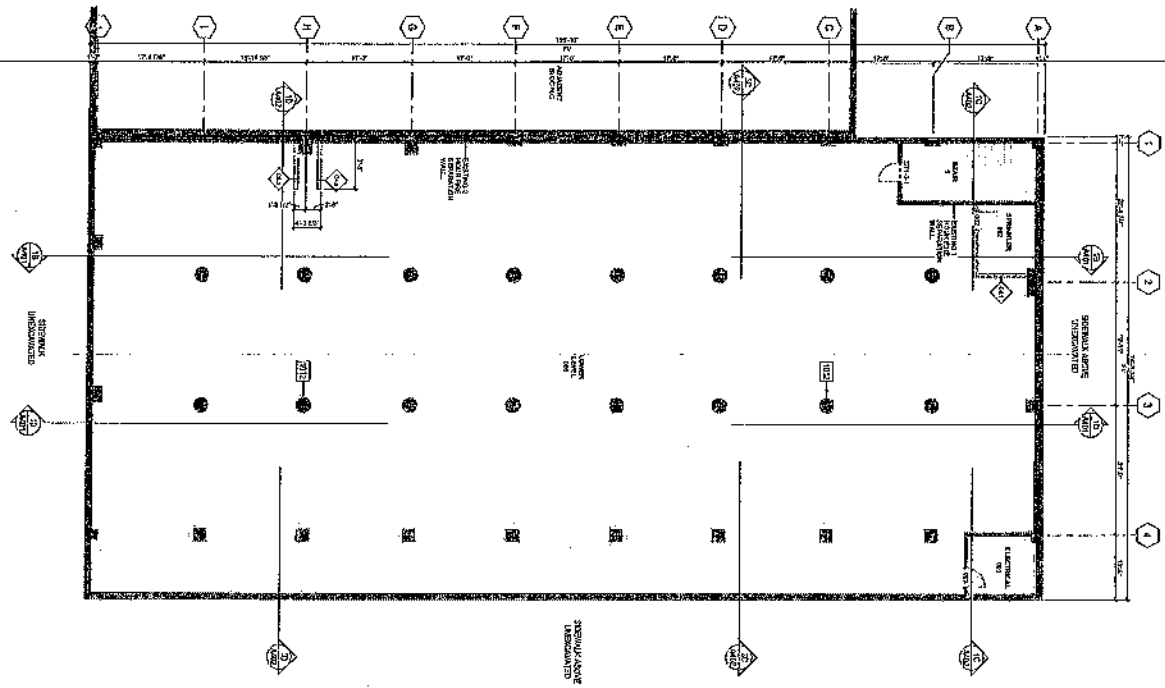
ARCHITECT: OLIVER EMMERSON ARCHITECTS

DATE: 01/15/12

SHEET NUMBER: G001

ARCHITECTURAL COVER SHEET

SUBMIT LOCAL PERMITS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
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 ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.



**OLIVER EMMERSON DEVELOPMENT
 134 MAIN STREET, ROCKFORD ILL**

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |

| PROJECT INFORMATION | |
|---------------------|--|
| OWNER | |
| DESIGNER | |
| DATE | |
| PROJECT | |
| NO. | |

| SHEET TITLE | |
|-------------|--|
| | |
| | |
| | |

SHEET NUMBER
A200
 TAX CREDIT DRAWINGS

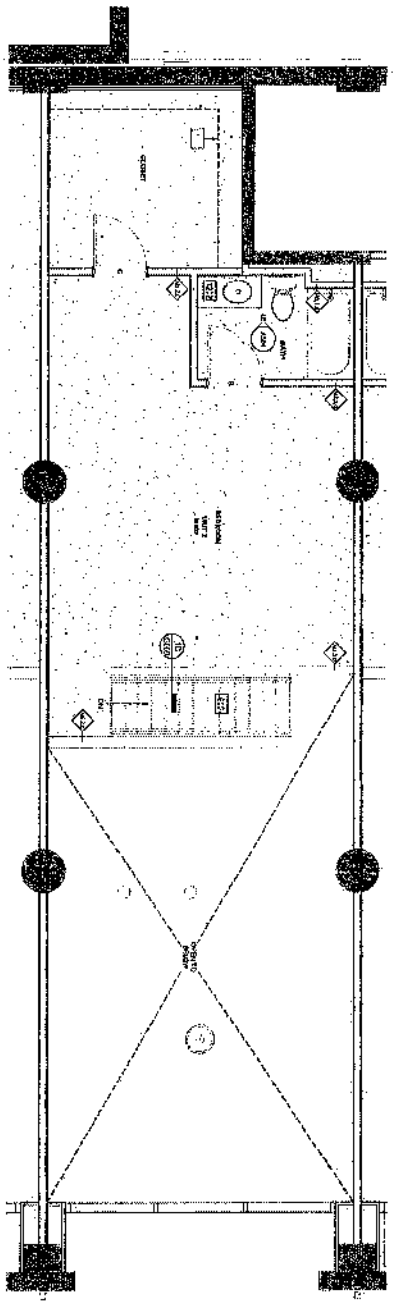
25 BASEMENT FLOOR PLAN
 1/11/11

26 LEVEL 1 FLOOR PLAN
 1/11/11

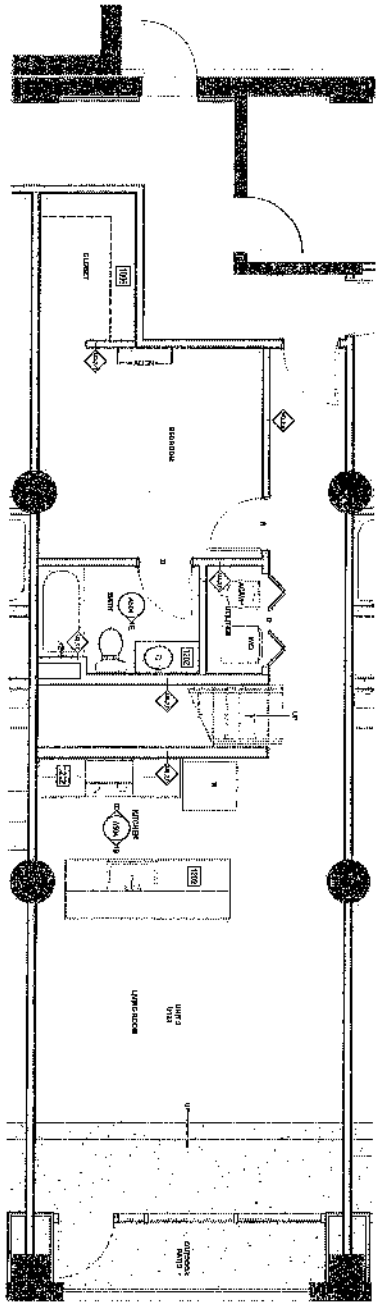
SHEET NUMBER
A200
 TAX CREDIT DRAWINGS

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKFORD, ILLINOIS, ORDINANCES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILLINOIS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILLINOIS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILLINOIS.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILLINOIS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILLINOIS.

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 01/18/26 | ISSUED FOR PERMITS |
| 2 | 01/18/26 | ISSUED FOR PERMITS |
| 3 | 01/18/26 | ISSUED FOR PERMITS |



21 UNIT 2 MEASUREMENTS
 40'-0"
 12'-0"



22 UNIT 1
 40'-0"
 12'-0"

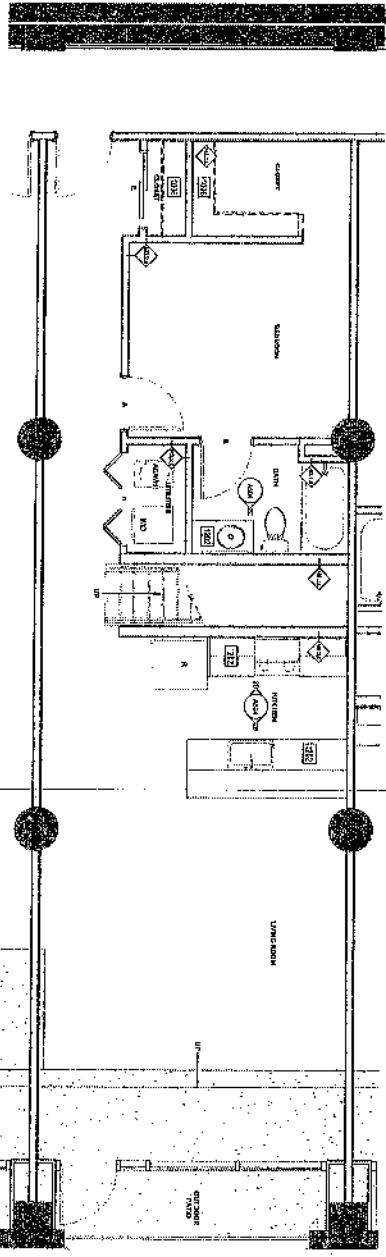
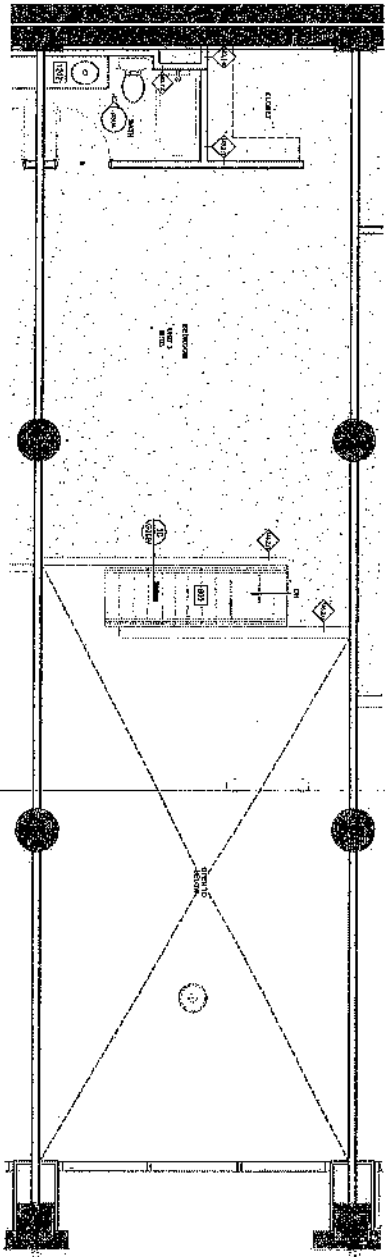
**OLIVER EMMERSON DEVELOPMENT
 134 MAIN STREET, ROCKFORD ILL**

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

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| PROJECT INFORMATION | |
| OWNER: | |
| DESIGNER: | |
| DATE: | |
| SHEET TITLE | |
| ENLARGED UNIT PLANS | |

SHEET NUMBER
A224
 TAX CREDIT DRAWINGS

- REVISIONS**
- | NO. | REVISION | DATE |
|-----|----------|------|
| | | |
- PROJECT INFORMATION**
- NO. 018-26
 134 NORTH MAIN STREET
 ROCKFORD, ILLINOIS
- CLIENT**
 OLIVER EMMERSON DEVELOPMENT
- ARCHITECT**
 SLP
- DATE**
 01/18/2018



**OLIVER EMMERSON DEVELOPMENT
 134 MAIN STREET, ROCKFORD ILL**

REVISIONS

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |

PROJECT INFORMATION

NO. 018-26
 134 NORTH MAIN STREET
 ROCKFORD, ILLINOIS

CLIENT
 OLIVER EMMERSON DEVELOPMENT

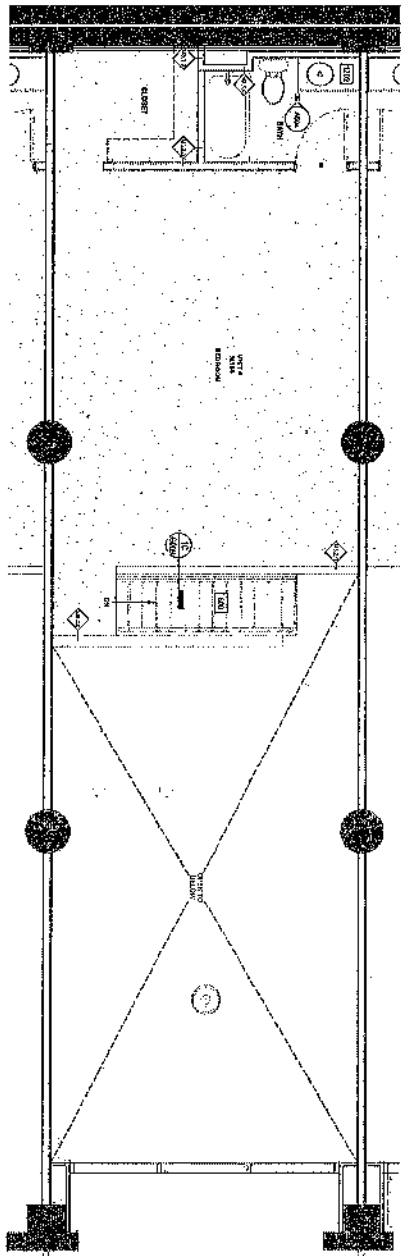
ARCHITECT
 SLP

DATE
 01/18/2018

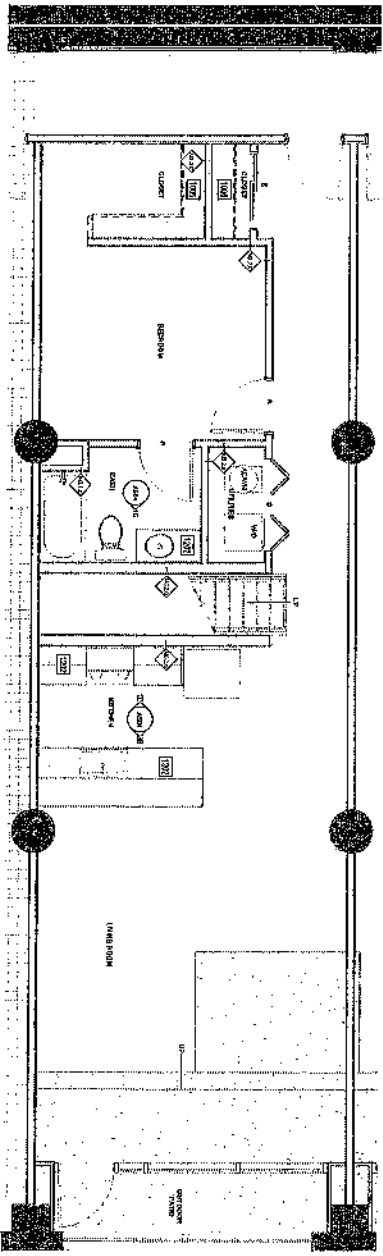
SHEET NUMBER
 A225

TAX CREDIT DRAWINGS

GENERAL NOTES:
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 FINISH FLOOR IS 4" ABOVE FINISH GRADE.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 PROVIDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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1C 1ST FLOOR PLAN



1E 2ND FLOOR PLAN

**OLIVER EMMERSON DEVELOPMENT
 134 MAIN STREET, ROCKFORD ILL**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

| | |
|----------------------------|-----------------------------|
| PROJECT INFORMATION | |
| PROJECT NO. | 134 |
| PROJECT NAME | OLIVER EMMERSON DEVELOPMENT |
| DISTRICT | |
| SHEET TITLE | |
| ENLARGED UNIT PLANS | |

SHEET NUMBER
A226
 TAX CREDIT DRAWINGS

| Call Number | Event Date | Location | Situation Reported | Call Disposition | Agent |
|-------------|------------------------|----------------|----------------------|-------------------------------|----------------------------|
| 26-097891 | 05/08/2026 08:23:27 PM | 134 N Main St | MEDICAL ASSIST | NRPT - NO REPORT | Rockford Police Department |
| 25-238338 | 10/31/2025 11:13:44 AM | 3134 N Main St | CRU | RPT - REPORT | Rockford Police Department |
| 25-037396 | 02/23/2025 09:43:52 PM | 3134 N Main St | 911 CELLULAR HANG UP | 911 CLOSE W/O SEND TO PENDING | Rockford Police Department |
| 24-257561 | 11/15/2024 08:21:11 AM | 3134 N Main St | CIVIL PROCESS | NRPT - NO REPORT | Rockford Police Department |
| 24-256243 | 11/13/2024 01:57:17 PM | 3134 N Main St | CIVIL PROCESS | NRPT - NO REPORT | Rockford Police Department |
| 24-146347 | 07/04/2024 12:21:02 PM | 3134 N Main St | CIVIL PROCESS | NRPT - NO REPORT | Rockford Police Department |



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

File # 019-26

APPLICANT: Oliver Emerson Development
LOCATION: 325 South Madison Street
REQUESTED ACTION: A Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District.
EXISTING USE: Vacant Building (former Watch Factory)
PROPOSED USE: 24-unit apartment building
DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 5.04 acres

ADJACENT ZONING AND LAND USES:

| | | |
|--------|--------------|---|
| NORTH: | C-4 | Parking lot, News Tower |
| EAST: | RE, R-1, R-2 | Ingersoll Centennial Park, Single-family residences |
| SOUTH: | C-4 | Parking lot, Vacant land |
| WEST: | C-4 | Sports Factory, Rock River |

YEAR 2040 PLAN: MU Mixed Use Development

SOIL REPORT: No report on file

HISTORY: File #010-26: A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District was approved on November 6, 2026 for the properties located at 215, 325 and 423 South Madison Street. This is the subject property.

File #064-06: A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Commercial Oldtown Zoning District was approved on November 6, 2006 for the Madison Street area from Market street to Whitman Street. This is two (2) block north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject properties are located on the west side of South Madison Street and south of Walnut Street. The subject property is surrounded by commercial and residential uses and vacant land (Exhibits B and C).

The Applicant is Oliver Emerson Development. The Applicant would like to establish residential dwelling units on the ground floor. The former Watch Factory has been vacant for many years. The property is zoned C-4 and residential uses are permitted on the second floor but not on the ground

floor. Because there would be residential units located on the ground floor, a Special Use Permit would be required to be reviewed and approved.

Exhibit D is the site plan submitted by the Applicant. The subject property is the building, the parking lot and landscaping. There is terrace parking on South Madison Street. In the C-4 District, parking is not required for residential. Additionally, there is a municipal parking lot that surrounds the subject property. Finally, a prefabricated photovoltaic panel carport is proposed in the parking lot over the northmost parking spaces.

Exhibit E is the overall interior floor plan for the proposed residential dwelling units on the first floor.

Exhibit F is an enlarged interior floor plan for Units 6, 7 and 8. The residential dwelling Unit 6 will consist of a master bedroom, kitchen, living room, and a utility room. Additionally, Units 7 and 8 will consist of a bedroom, kitchen, bathroom, living room, and a utility room.

Exhibit G is an enlarged interior floor plan for Units 9 and 10. The residential dwelling Unit 9 will consist of a master bedroom, living room, kitchen, bathroom and a utility room. Additionally, Unit 10 will consist of a master bedroom, office, bedroom, bathroom, living room, kitchen, and a utility room.

Exhibit H shows the building from the south, west, north and east elevations.

Exhibit I is the service calls for the last few years. The dates are from September 6, 2024 to April 28, 2026. There was a total of 3 calls.

The developer feels additional units will help in continuing to stabilize and redevelop the area. Staff agrees that the best use of this site is for residential development. Staff feels that the proposed use will not be detrimental to the surrounding area and Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.

See attached findings of fact.

SC: DM 6/9/26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR RESIDENTIAL UNITS ON THE GROUND FLOOR
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 325 SOUTH MADISON STREET**

Approval of 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 C-4 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been 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 shall conform to the applicable regulations of the C-4 District in which it is located.

Exhibit A
325 South Madison Street
SUP
#019-26

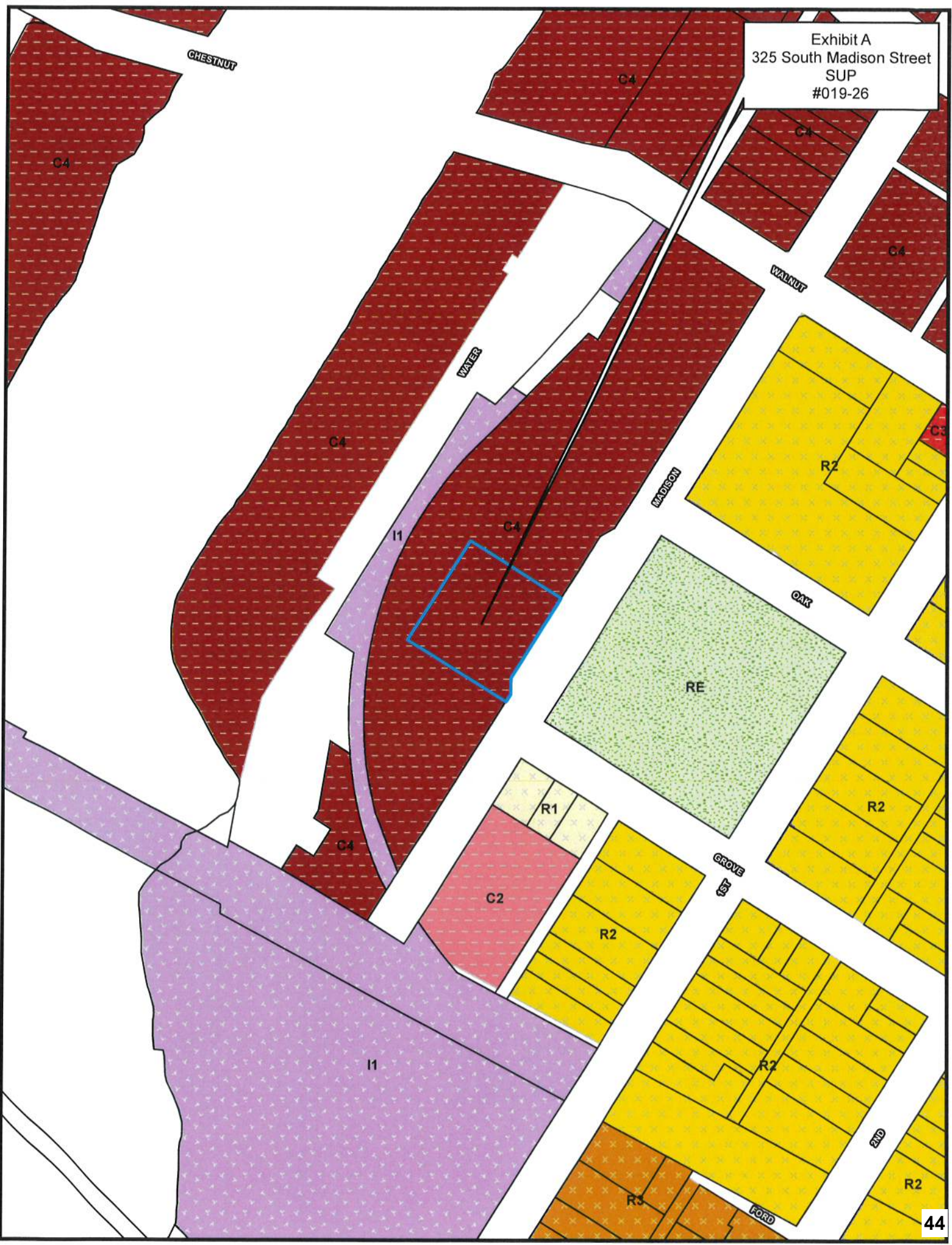


Exhibit B
325 South Madison Street
SUP
#019-26

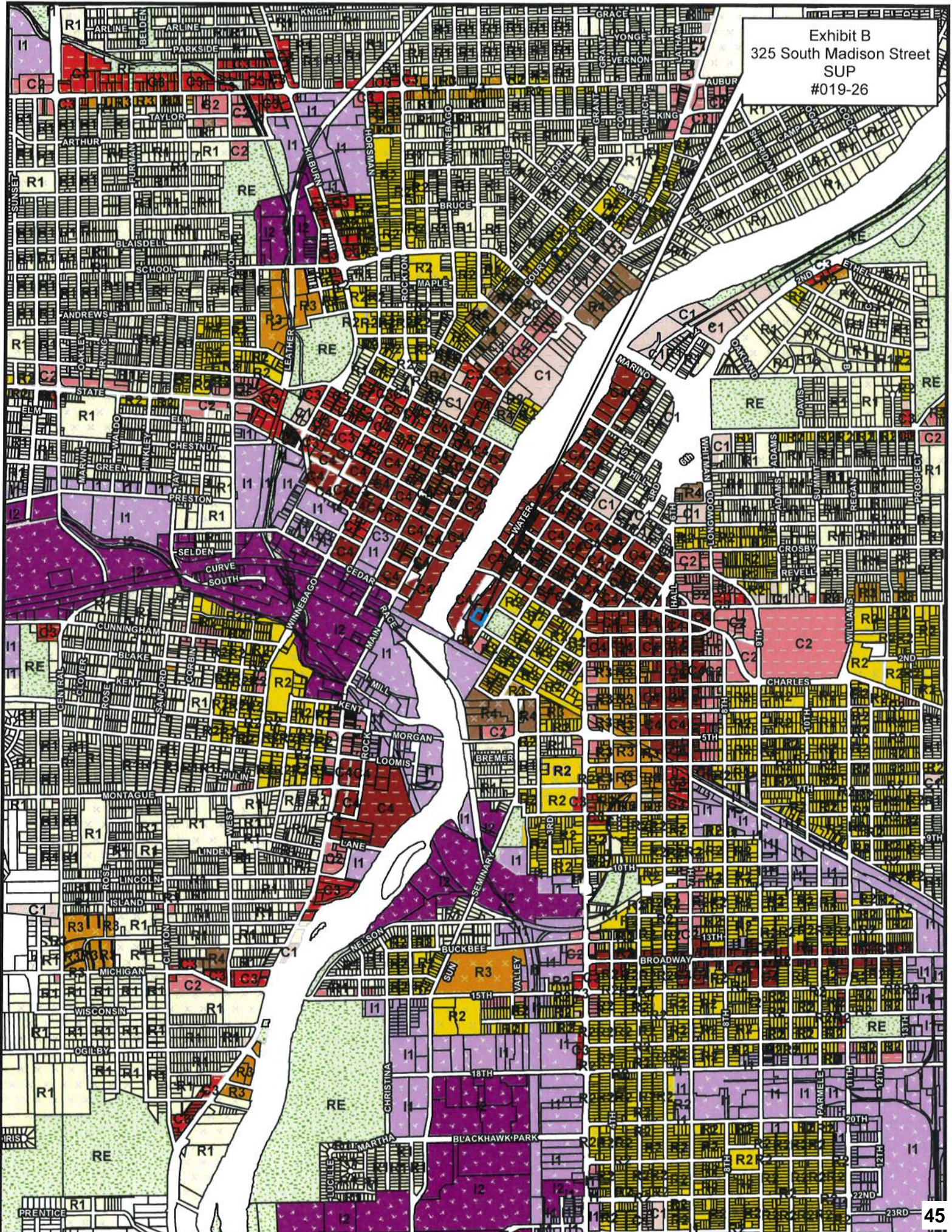
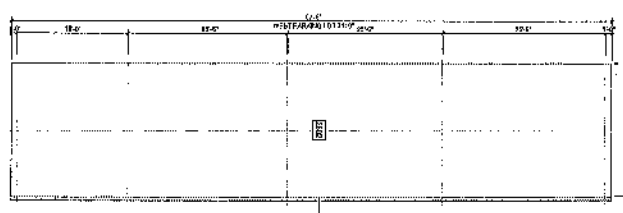
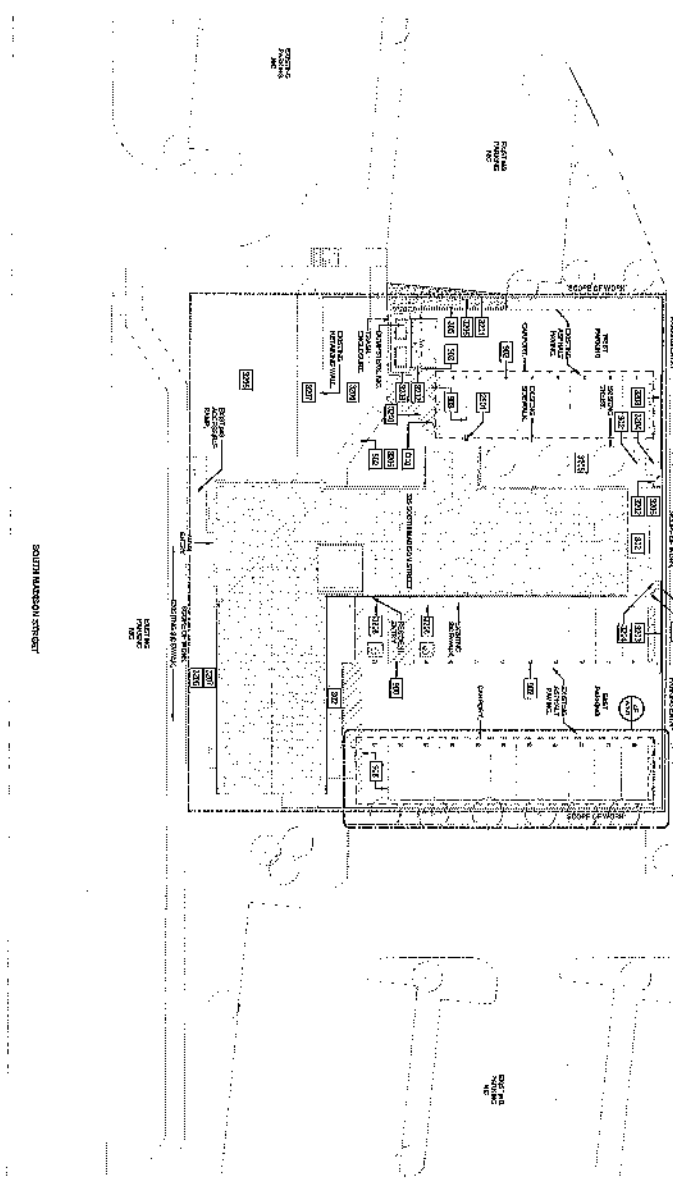


Exhibit C
325 South Madison Street
SUP
#019-26



OWNER: WENT FORTH VENTURES
 ARCHITECT: WENT FORTH ARCHITECTS
 PROJECT: 325 SOUTH MADISON STREET
 SHEET: SUP-019-26
 DATE: 6/10/2024

| NO. | DESCRIPTION | DATE |
|-----|--------------------|-----------|
| 1 | ISSUED FOR PERMITS | 6/10/2024 |
| 2 | ISSUED FOR PERMITS | 6/10/2024 |
| 3 | ISSUED FOR PERMITS | 6/10/2024 |
| 4 | ISSUED FOR PERMITS | 6/10/2024 |
| 5 | ISSUED FOR PERMITS | 6/10/2024 |
| 6 | ISSUED FOR PERMITS | 6/10/2024 |
| 7 | ISSUED FOR PERMITS | 6/10/2024 |
| 8 | ISSUED FOR PERMITS | 6/10/2024 |
| 9 | ISSUED FOR PERMITS | 6/10/2024 |
| 10 | ISSUED FOR PERMITS | 6/10/2024 |



SITE LEGEND

PROJECT FOOTPRINT LINE
 CASUAL
 SHADING SEAFER
 OCEANOGRAPHY
 POWERLINE
 WIND MARKER
 SHADING MARKER
 USER STANDARD

| Project Number | ##/## |
|----------------|-------|
| 6/10/2024 | UNC |
| Drawn By: | UNC |
| Checked By: | UNC |

6/10/2024 Schematic Design
 ARCHITECTURAL
 SITE PLAN
 A101

1507 Tower Square Atlanta
 Georgia 30334
 404.477.1700
 WENT FORTH ARCHITECTS

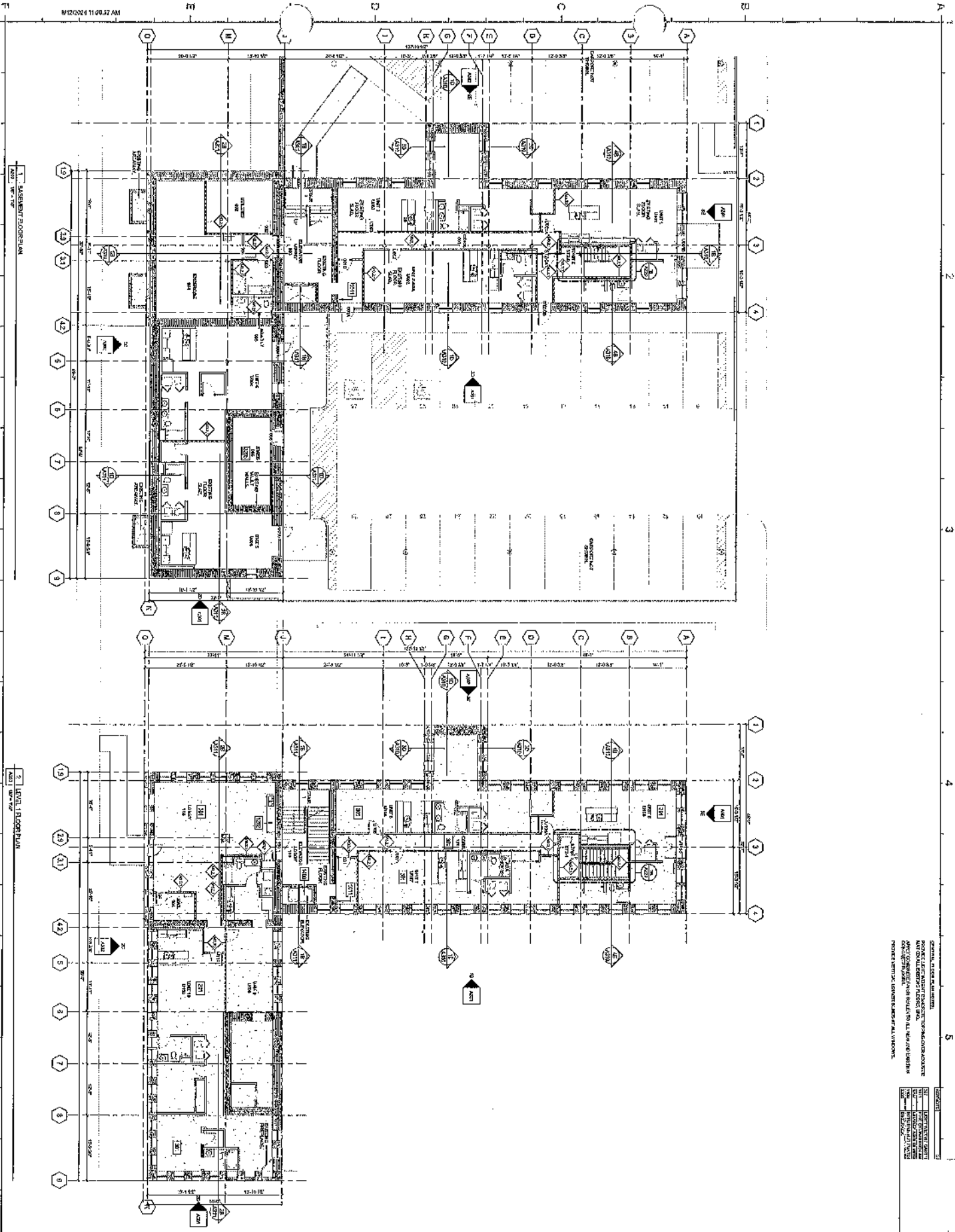
GENERAL NOTES:
 1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 4. PROVIDE ALL NECESSARY CONCRETE AND REINFORCEMENT DETAILS.

| NO. | REVISION | DATE |
|-----|----------------------|-----------|
| 1 | ISSUED FOR PERMIT | 6/10/2024 |
| 2 | REVISED PER COMMENTS | 6/10/2024 |
| 3 | REVISED PER COMMENTS | 6/10/2024 |
| 4 | REVISED PER COMMENTS | 6/10/2024 |
| 5 | REVISED PER COMMENTS | 6/10/2024 |

PROJECT: WATCH FACORY APARTMENTS

ARCHITECT: **ONE** ARCHITECTURE

1807 River Court Avenue
 Suite 100, Madison, TN 37102
 (615) 252-1234
 ONEARCHITECTURE.COM



6/10/2024 Schematic Design

| | |
|----------------|-----------|
| PROJECT NUMBER | ### |
| DATE | 6/10/2024 |
| DRAWN BY | UNC |
| CHECKED BY | UNC |

SCALE: AS SHOWN

A200

BASEMENT AND LEVEL 1 FLOOR PLAN

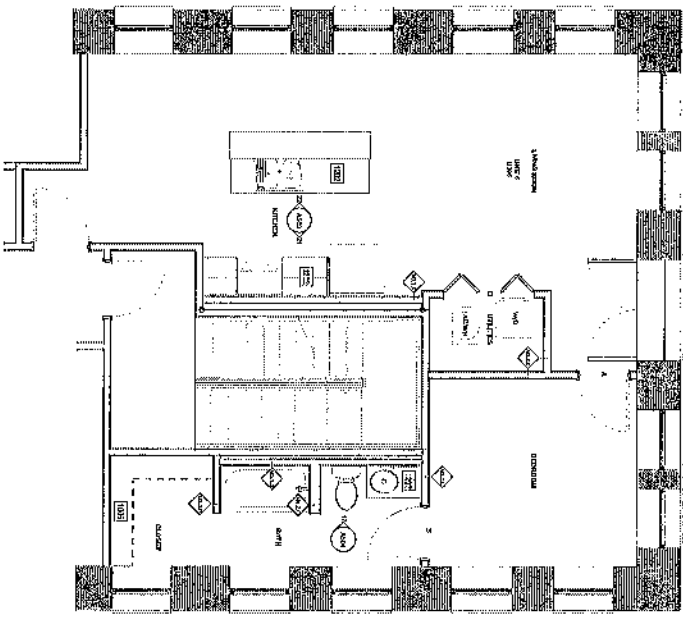
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SUP

WATCH FACILITY
APARTMENTS

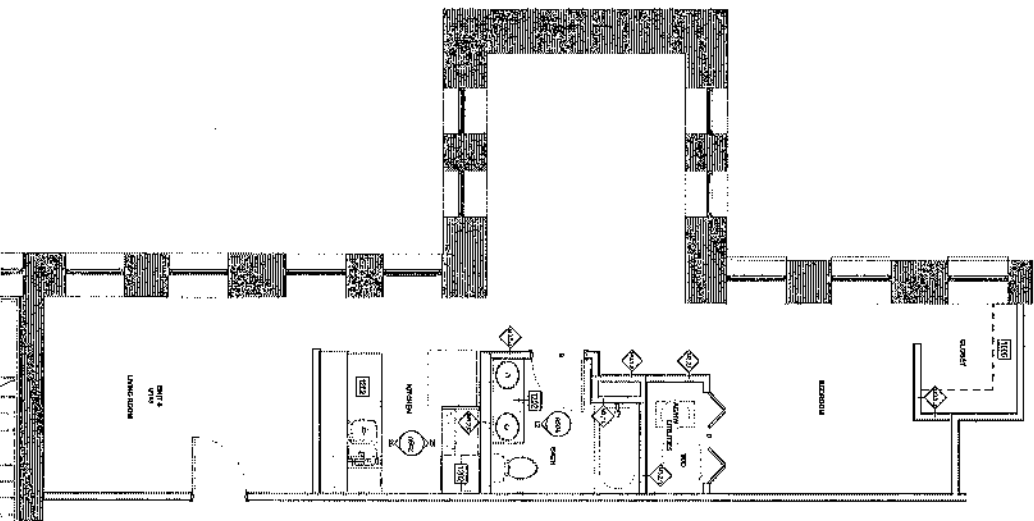
ARCHITECTS
UTZ
ARCHITECTS

1827 Tower Square Avenue
Chicago, IL 60611
Tel: 312.726.1200

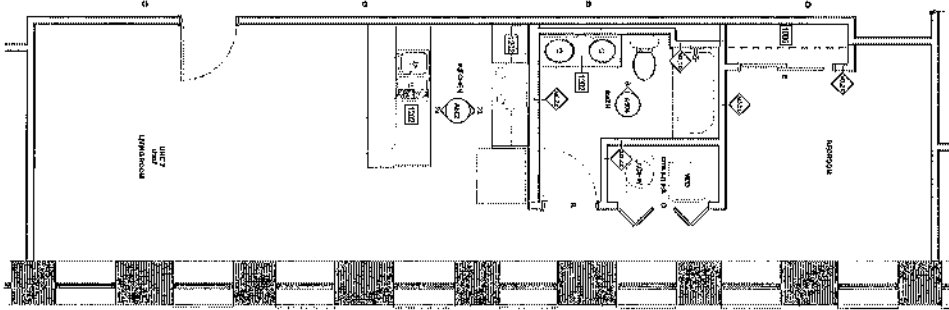
GENERAL NOTES:
1. REFER TO ALL APPLICABLE CODES AND REGULATIONS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. FINISHES ARE AS NOTED OR AS SHOWN ON FINISH SCHEDULE.
4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD CLASSIFICATION GUIDE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL ON FIRE PREVENTION AND CONTROL (NFPA) FIRE HAZARD RISK ASSESSMENT GUIDE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL CENTER FOR CONSTRUCTION EDUCATION AND RESEARCH (NCCER) CONSTRUCTION SAFETY AND HEALTH EDUCATION GUIDE AND ALL APPLICABLE LOCAL ORDINANCES.



05 - UNIT 05
35'0" x 37'0"



06 - UNIT 06
35'0" x 37'0"



07 - UNIT 07
35'0" x 37'0"

6/10/2024 Schematic Design

UNIT PLANS

A223

ADDITION SHEET: 00E-073-12

| NO. | REVISION | DATE | BY | CHKD. |
|-----|-------------------------|-----------|-----|-------|
| 1 | ISSUED FOR PERMIT | 6/10/2024 | UTZ | UTZ |
| 2 | ISSUED FOR CONSTRUCTION | | | |
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Project Number: 61602024
Date: 6/10/2024
Drawn By: UIC
Checked By: UIC

SUP
 #019-26

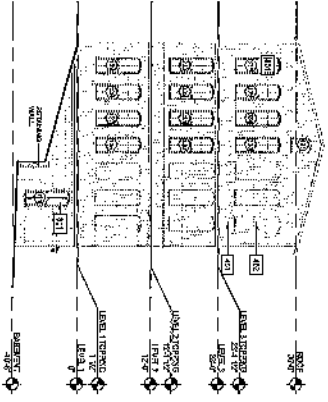
GENERAL NOTES

1. REFER TO ALL APPLICABLE PERMITS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
3. REFER TO ALL APPLICABLE PERMITS FOR ANY SPECIFIC REQUIREMENTS.
4. REFER TO ALL APPLICABLE PERMITS FOR ANY SPECIFIC REQUIREMENTS.
5. REFER TO ALL APPLICABLE PERMITS FOR ANY SPECIFIC REQUIREMENTS.
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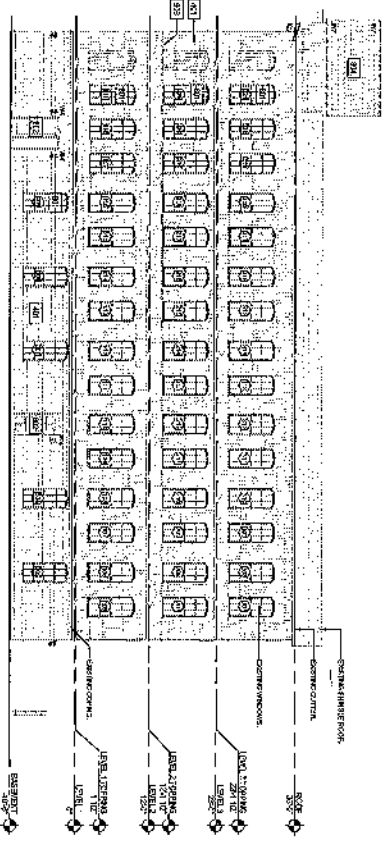
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|-----|--------------------|-----------|
| 1 | ISSUED FOR PERMITS | 6/10/2024 |
| 2 | FOR REVIEW | 6/10/2024 |
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| 4 | FOR REVIEW | 6/10/2024 |
| 5 | FOR REVIEW | 6/10/2024 |
| 6 | FOR REVIEW | 6/10/2024 |
| 7 | FOR REVIEW | 6/10/2024 |
| 8 | FOR REVIEW | 6/10/2024 |
| 9 | FOR REVIEW | 6/10/2024 |
| 10 | FOR REVIEW | 6/10/2024 |

WATCH FACORY
 APARTMENTS

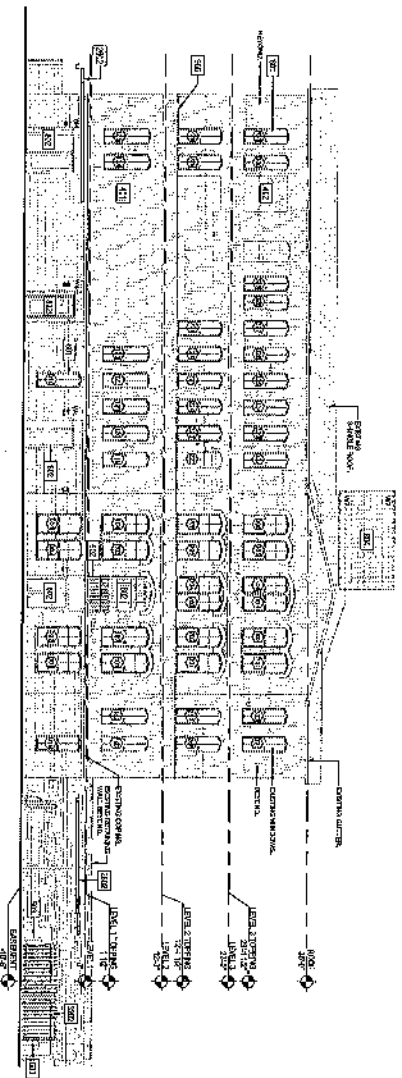
1807 Third Street Avenue
 Suite 1000, Madison, WI 53703
 608.271.1200



20 EAST ELEVATION



19 EAST ELEVATION



18 NORTH ELEVATION

6/10/2024 Schematic Design

| NO. | REVISION | DATE |
|-----|--------------------|-----------|
| 1 | ISSUED FOR PERMITS | 6/10/2024 |
| 2 | FOR REVIEW | 6/10/2024 |
| 3 | FOR REVIEW | 6/10/2024 |
| 4 | FOR REVIEW | 6/10/2024 |
| 5 | FOR REVIEW | 6/10/2024 |
| 6 | FOR REVIEW | 6/10/2024 |
| 7 | FOR REVIEW | 6/10/2024 |
| 8 | FOR REVIEW | 6/10/2024 |
| 9 | FOR REVIEW | 6/10/2024 |
| 10 | FOR REVIEW | 6/10/2024 |

Project Number: 610/2024
 Date: 6/10/2024
 Drawn By: UIC
 Checked By: UIC

Scale: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

A301

| Call Number | Event Date | Location | Situation Reported | Call Disposition | |
|-------------|------------------------|------------------|--------------------------|--|----------------------------|
| 26-089976 | 04/28/2026 05:32:59 PM | 325 S MADISON ST | CRIMINAL TRESPASS | RPT - REPORT | Rockford Police Department |
| 24-204000 | 09/10/2024 11:31:16 AM | 325 S Madison St | SERVICE OTHER AGENCY LAW | NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT | Rockford Police Department |
| 24-202404 | 09/08/2024 11:19:43 AM | 325 S Madison St | BUILDING CHECK | NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT | Rockford Police Department |
| 24-201027 | 09/06/2024 01:48:41 PM | 325 S Madison St | BUILDING CHECK | NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT | Rockford Police Department |