



# Zoning Board of Appeals Meeting Agenda

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

Tuesday, July 21, 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 018-26 - 134 North Main Street - Applicant Oliver Emerson [26-00849](#)  
Development- Ward 13

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

ZBA 019-26 - 325 South Madison Street - Applicant Oliver [26-00850](#)  
Emerson Development - Ward 5

Special Use Permit for residential units on the ground floor in a C-4,  
Urban Mixed-Use Zoning District Laid over from June

## III. NEW BUSINESS

ZBA 020-26 - 1232 Soper Avenue - Applicant Luis E. Perez - [26-00859](#)  
Ward 7

Variation to reduce the side yard setback for a covered patio from six (6)  
feet to zero (0) feet in an R-1, Single family Residential Zoning District

ZBA 021-26 - 210 North Longwood Street - Applicant Everardo [26-00852](#)  
Rodriguez - Ward 2

Special Use Permit for body art services in a C-2, Limited Commercial  
Zoning District

ZBA 022-26 - 219 South 2nd Street - Applicant Jennifer Spencer of Studio GWA for Centennial United LLC - Ward 5 [26-00853](#)

Special Use Permit for a Planned Mixed-Use Development consisting of 10 apartments. A restaurant and banquet hall in an R-2, Two-family Residential Zoning District

ZBA 023-26 - 1660 South Mulford Road - Applicant Alsos Behavioral Health - Ward 1 [26-00854](#)

Special Use Permit for an inpatient and outpatient substance use disorder treatment facility with 128 inpatient beds, outpatient clinical group rooms and offices in an R-3, Multi-family Residential Zoning District

ZBA 024-26 - 1010 East State Street - Applicant Tom Baclet - Ward 2 [26-00855](#)

Special Use Permit for body art services in a C-2, Limited Commercial Zoning District

ZBA 025-26 - 3218 11th Street - Applicant Jimmy Smith - Ward 6 [26-00856](#)

A Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) in a C-3, General Commercial Zoning District

ZBA 027-26 - 3598 Export Road - Applicant SolAmerica Energy for Mark Mommsen - Ward 5 [26-00857](#)

Zoning Map Amendment from County AG to City I-1, Light Industrial Zoning District and a Special Use Permit for the installation of a solar farm (freestanding solar panel racks and solar panels) in an I-1, Light Industrial Zoning District

ZBA 026-26 - Text Amendments - Applicant City of Rockford [26-00858](#)

Text Amendments to the City of Rockford Zoning Ordinance to Table 20-1 Use Classification Table, Article 20-005 Lot Area Per Dwelling Unit (Density), Article 20-005-G Rear Setbacks, Table 21-1 Use Classification Table, Article 30 Mandatory Planned Unit Developments, Article 35 Infill Overlay District, Article 50-003 Off-Street Parking Ratios, Article 50-016 Access Locations and Article 80-003 Nonconforming Uses and Continuance of Nonconforming Uses

#### **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.**