

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-\_\_\_\_\_ -O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD,  
WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 64, Variations, of the Zoning Ordinance of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one (1) foot in a C-2, Limited Commercial District at **3207 North Main Street is hereby approved.**

This is based on the Finding of Fact attached hereto and made a part of as Exhibit "A," and Legally Described to-wit:

**A/K/A: 3207 North Main Street**  
**PIN: 11-27-380-017**

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: \_\_\_\_\_, 2026

\_\_\_\_\_  
MAYOR

AYES:

\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_  
\_\_\_\_\_

ABSENT:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
LEGAL DIRECTOR

PASSED:

APPROVED:

PUBLISHED:

FILED in my office this \_\_\_\_\_ day of \_\_\_\_\_, 2026, and published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by order of the City Council of the City of Rockford, Illinois.

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Legal Director and ex officio  
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

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Legal Director Angela Hammer

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION  
TO DECREASE THE MINIMUM SIDE YARD SETBACK FOR A  
COVERED ENTRANCE ADDITION FROM SIX (6) FEET TO ONE FOOT  
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 3207 NORTH MAIN STREET**

**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 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 not 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 caused by this Ordinance and has not 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.