

AC: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 62, Zoning Map, Article 21-001-D of the City of Rockford,
Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31,
2008, a Zoning Map Amendment from R-1, Single-Family Residential Zoning District at
3218 11th Street is hereby approved.

This is based on the Findings of Fact hereto as Exhibit "A," and Legally

Described to-wit:

A/K/A: 3218 11th Street
PIN: 15-01-376-004

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All orders, resolutions, or ordinances in conflict herewith are hereby repealed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.

Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

Anthony Cisneros, Assistant City Attorney

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO
C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 3218 11TH 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 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 Residential-Medium Density.

