



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

Laid over from June

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: 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

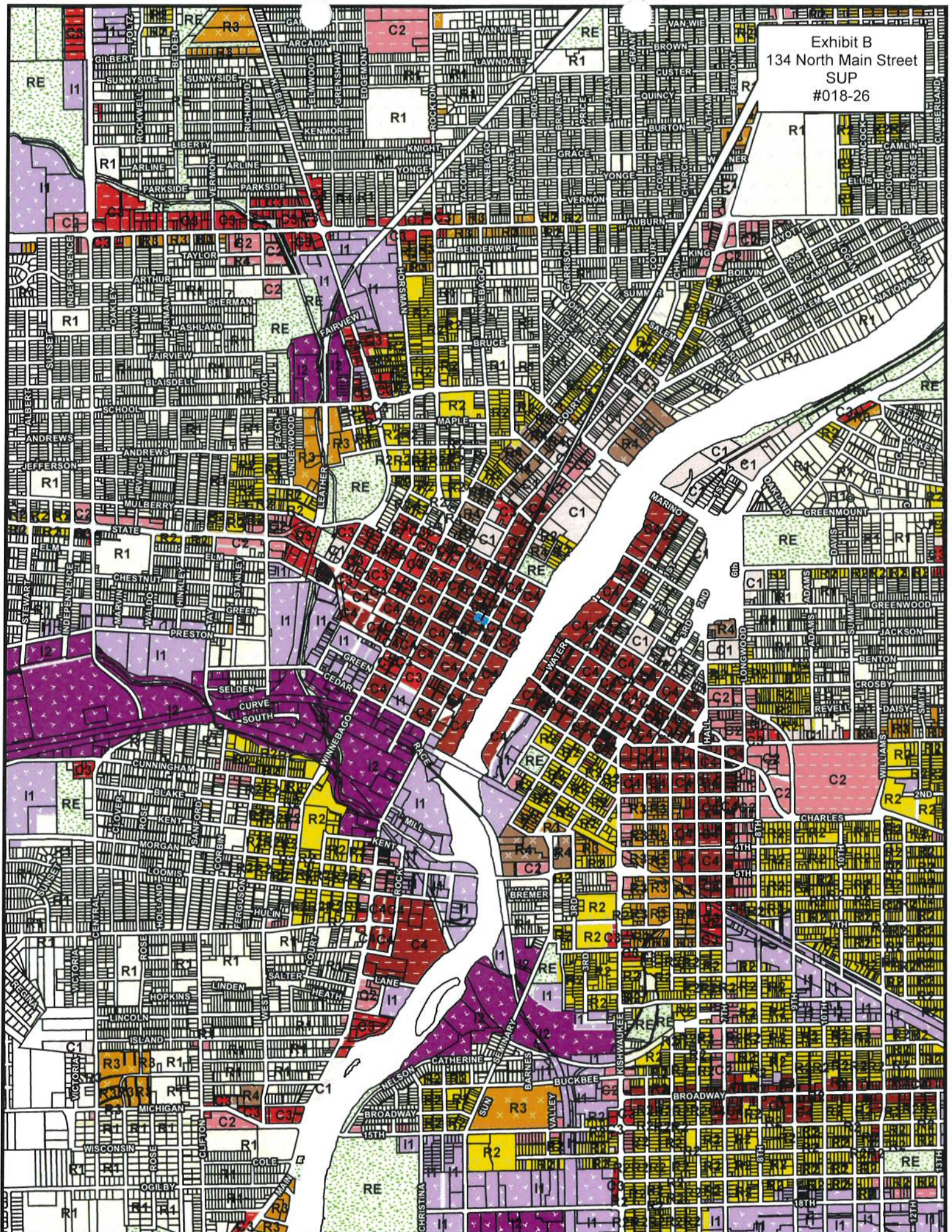


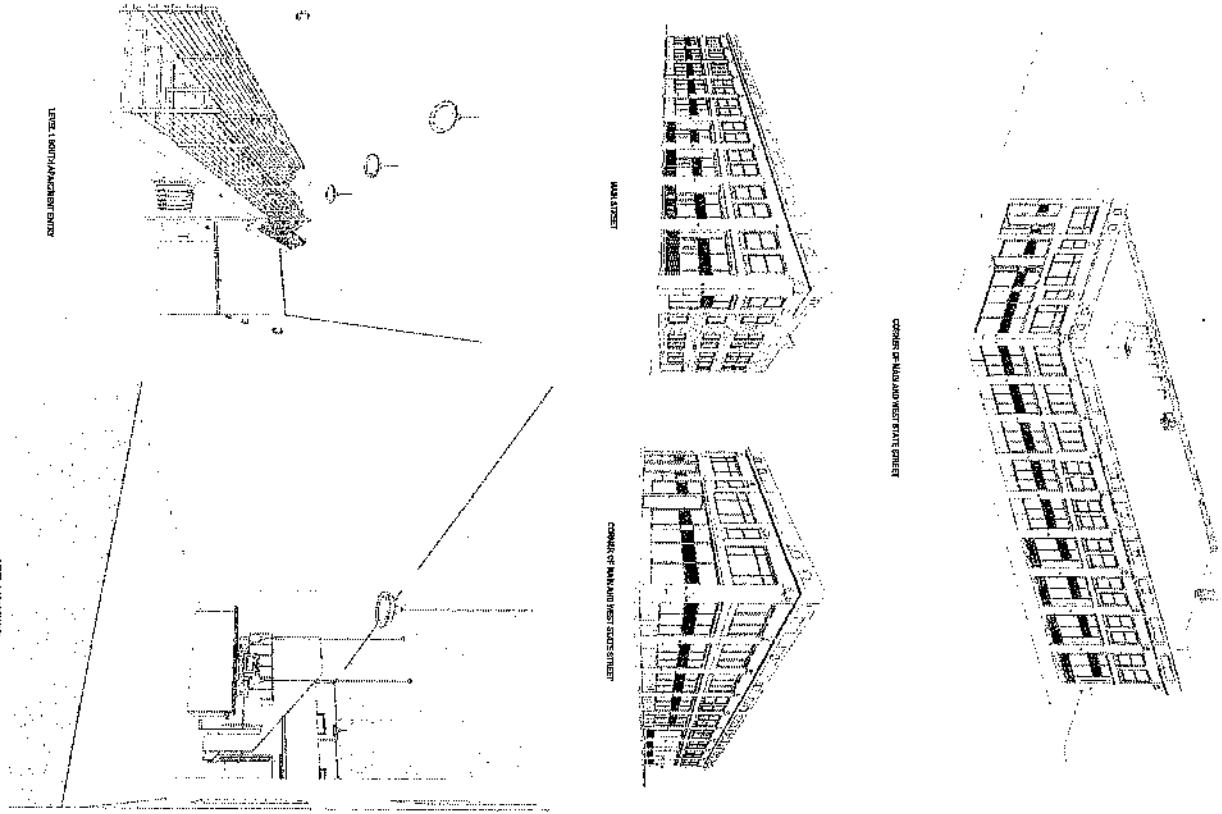
Exhibit C
134 North Main Street
SUP
#018-26



134 N Main - Apartments Schematic Design

134 N MAIN STREET
ROCKFORD ILLINOIS 61104
Job Number: #000

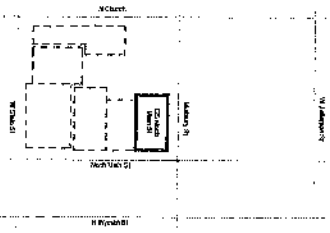
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003	03/15/18	SCHEMATIC DESIGN
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007	07/15/18	SCHEMATIC DESIGN
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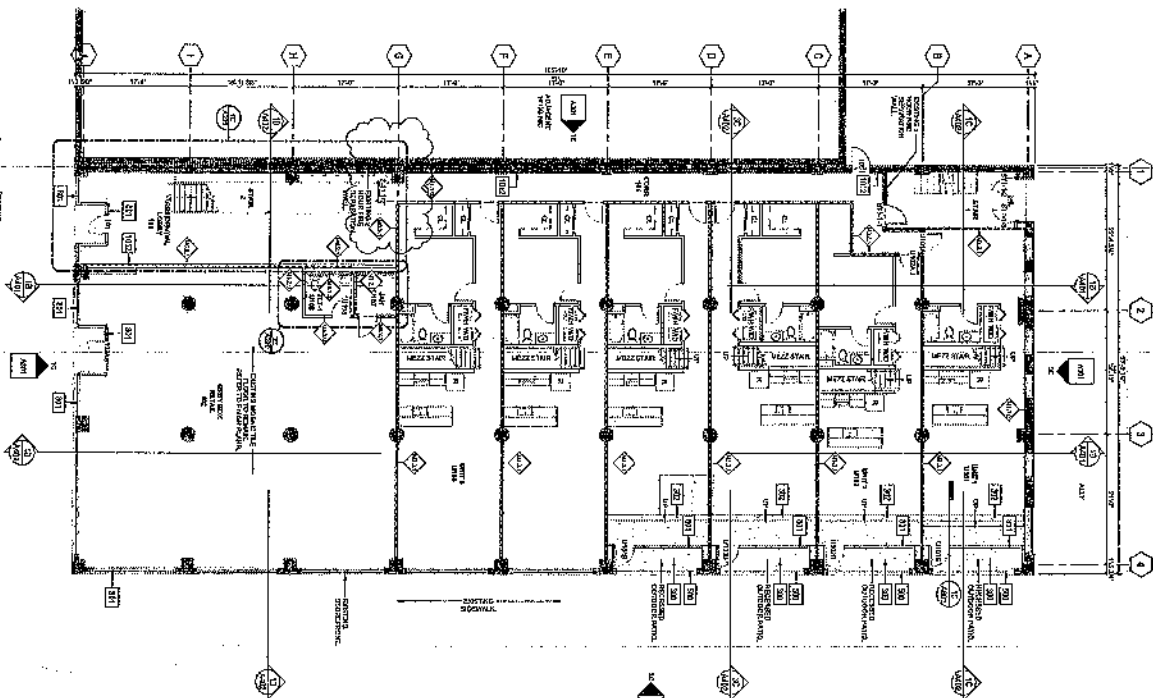
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LOCATION PLAN



OLIVER EMMERSON DEVELOPMENT 134 MAIN STREET, ROCKFORD ILL

REVISIONS	
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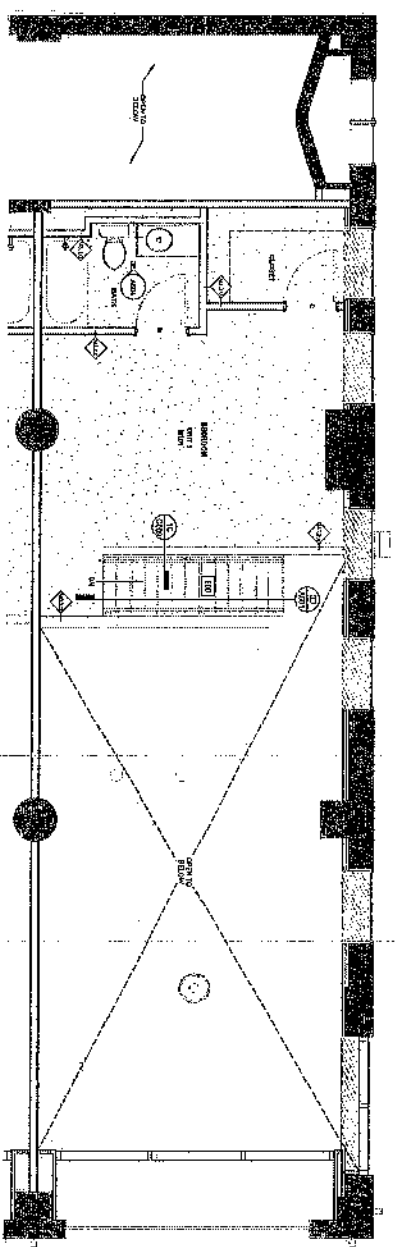
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CHECKED BY:	JD
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SHEET NUMBER
A200
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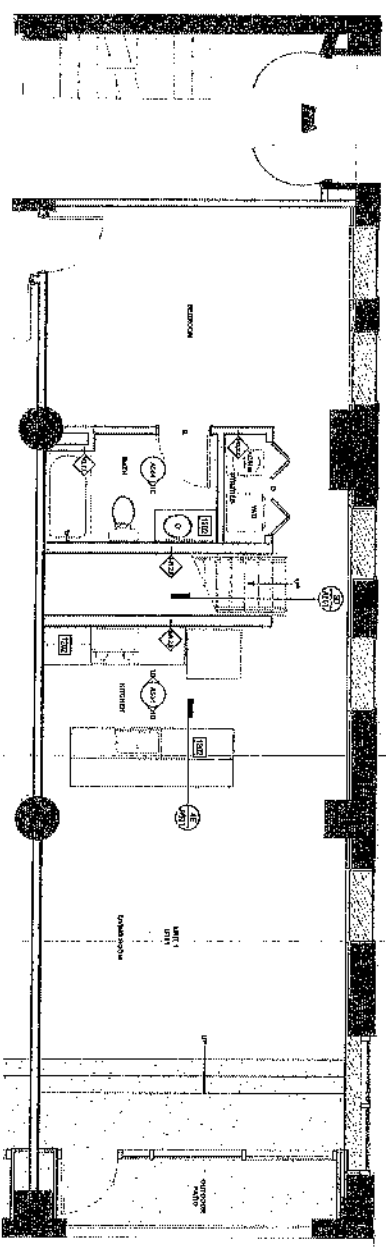
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TIME	10:00 AM

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

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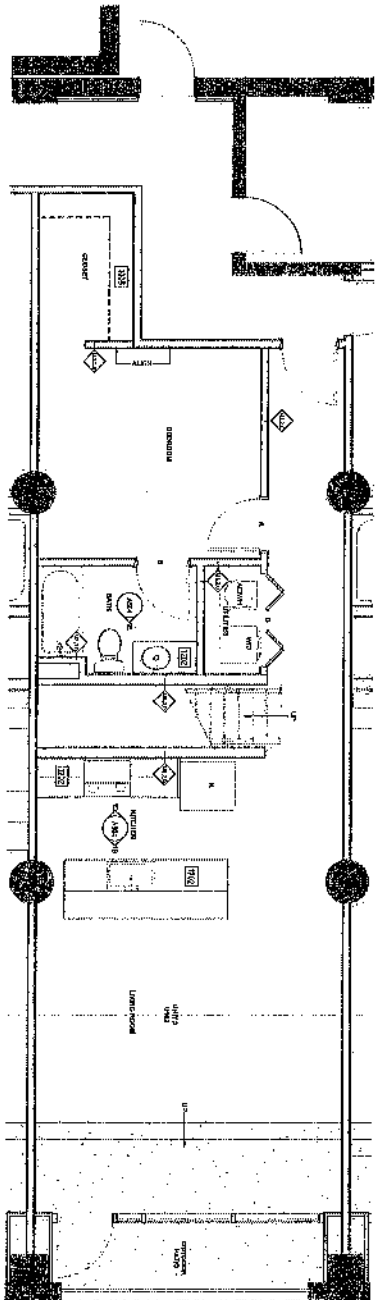
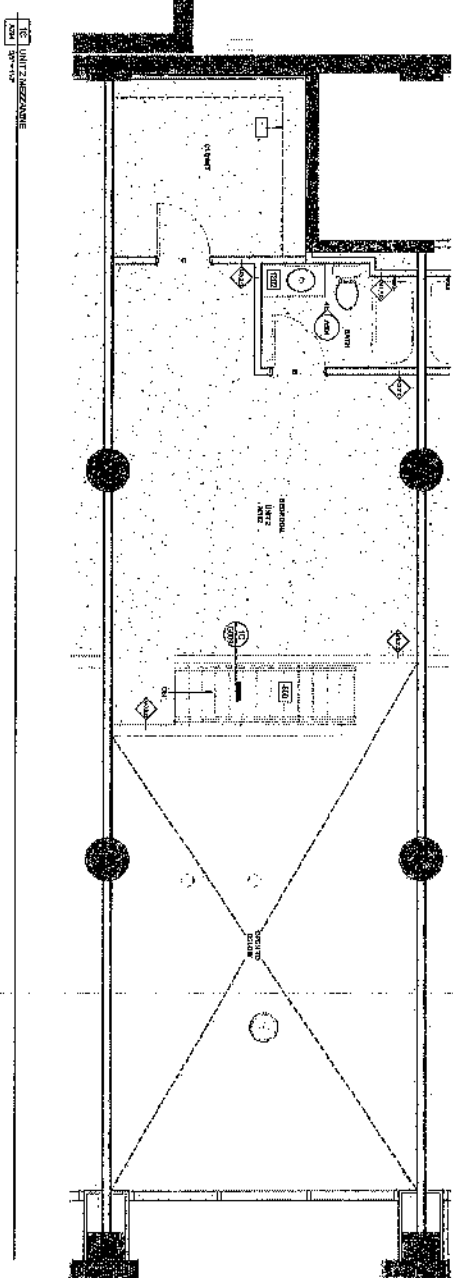
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SHEET NUMBER
A223
TAX CREDIT DRAWINGS

GENERAL NOTES:
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BUILDING CONSTRUCTION, LATEST EDITION.
THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BUILDING CONSTRUCTION, LATEST EDITION.
THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BUILDING CONSTRUCTION, LATEST EDITION.
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NO.	DATE	BY	CHKD.
1	01/18/26	J. J. J.	J. J. J.



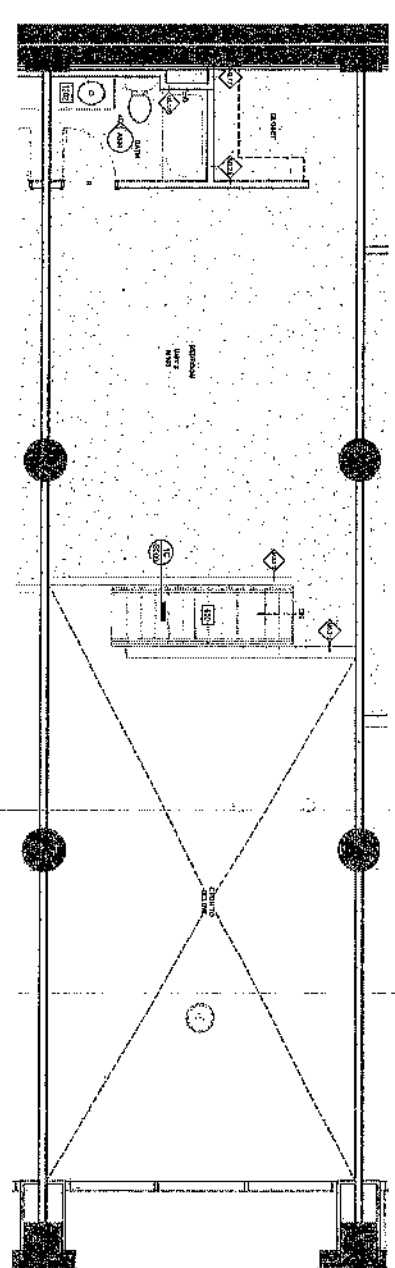
OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

NO.	DATE	BY	CHKD.
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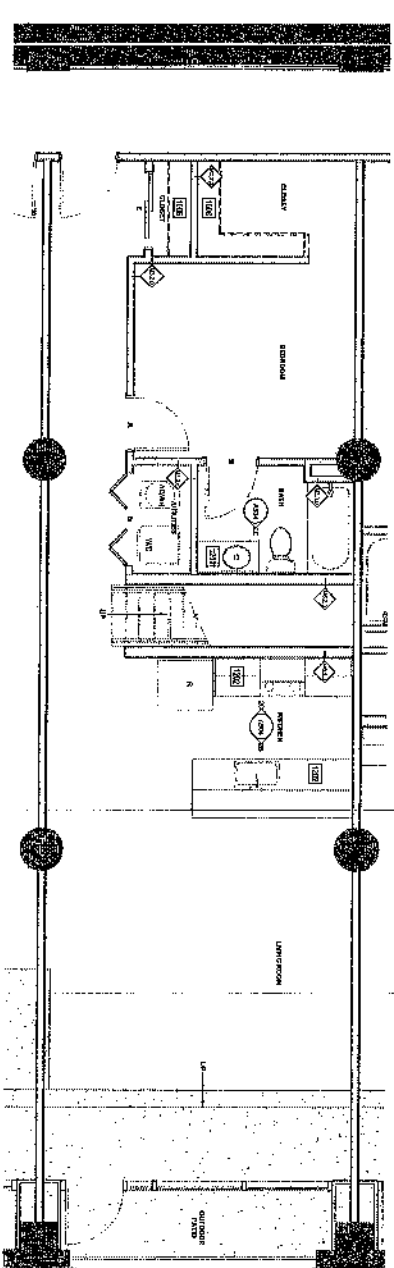
SHEET NUMBER
A224
TAX CREDIT DRAWINGS

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING.
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NO.	DATE	DESCRIPTION
1	01/18/26	ISSUED FOR PERMIT
2	01/18/26	ISSUED FOR PERMIT
3	01/18/26	ISSUED FOR PERMIT



MEZANINE FLOOR PLAN



FLOOR PLAN

OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

NO.	DATE	DESCRIPTION
1	01/18/26	ISSUED FOR PERMIT
2	01/18/26	ISSUED FOR PERMIT
3	01/18/26	ISSUED FOR PERMIT

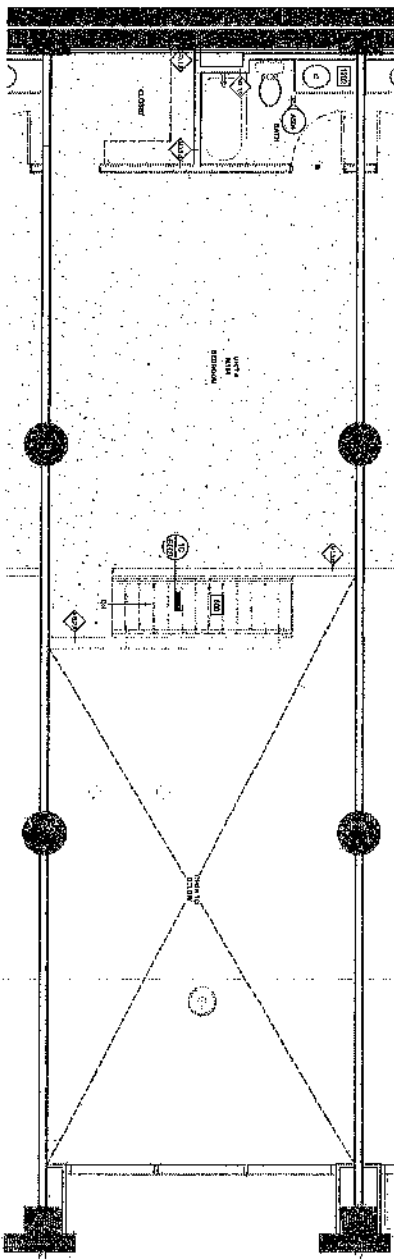
PROJECT INFORMATION	
NAME	OLIVER EMMERSON DEVELOPMENT
LOCATION	134 MAIN STREET, ROCKFORD ILL
OWNER	OLIVER EMMERSON DEVELOPMENT
DESIGNER	OLIVER EMMERSON DEVELOPMENT

SHEET TITLE	
ENLARGED UNIT PLANS	

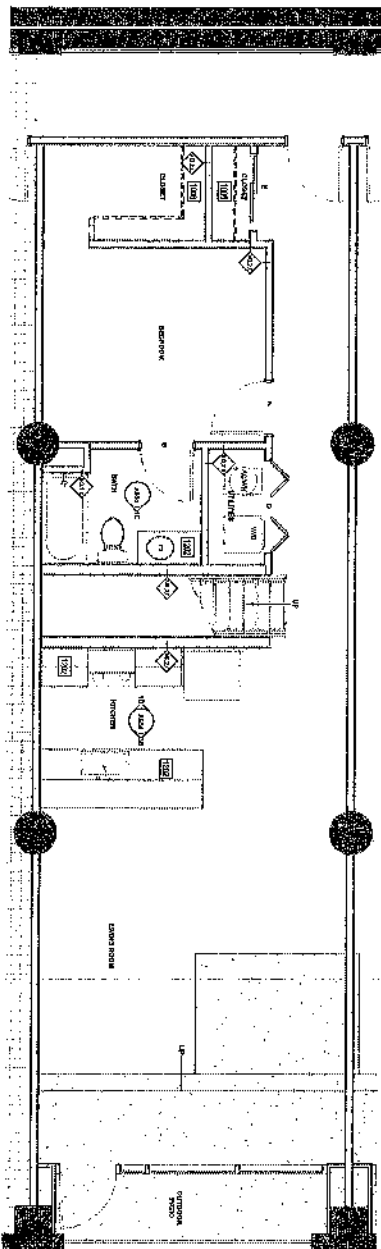
SHEET NUMBER	A225
TAX CREDIT DRAWINGS	

GENERAL NOTES:
ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
DOOR SWING: UNLESS NOTED OTHERWISE, DOORS SWING INTO THE UNIT.
FLOOR FINISH: UNLESS NOTED OTHERWISE, FLOOR FINISH SHALL BE 1/2" THICK POLISHED CONCRETE.
WALL FINISH: UNLESS NOTED OTHERWISE, WALL FINISH SHALL BE 5/8" THICK GYPSUM BOARD.
CEILING FINISH: UNLESS NOTED OTHERWISE, CEILING FINISH SHALL BE 5/8" THICK GYPSUM BOARD.
LIGHTING: UNLESS NOTED OTHERWISE, LIGHTING SHALL BE AS SHOWN ON THE DRAWING.
ELECTRICAL: UNLESS NOTED OTHERWISE, ELECTRICAL SHALL BE AS SHOWN ON THE DRAWING.
PLUMBING: UNLESS NOTED OTHERWISE, PLUMBING SHALL BE AS SHOWN ON THE DRAWING.
MECHANICAL: UNLESS NOTED OTHERWISE, MECHANICAL SHALL BE AS SHOWN ON THE DRAWING.
FIRE PROTECTION: UNLESS NOTED OTHERWISE, FIRE PROTECTION SHALL BE AS SHOWN ON THE DRAWING.
ENVIRONMENTAL: UNLESS NOTED OTHERWISE, ENVIRONMENTAL SHALL BE AS SHOWN ON THE DRAWING.

DATE	10/15/2018
BY	J. J. J.
CHECKED BY	J. J. J.
PROJECT	134 NORTH MAIN STREET
SHEET	134 NORTH MAIN STREET



134 NORTH MAIN STREET
1ST FLOOR PLAN



134 NORTH MAIN STREET
2ND FLOOR PLAN

OLIVER EMMERSON DEVELOPMENT 134 MAIN STREET, ROCKFORD ILL

NO.	REVISIONS	DATE
1	134 NORTH MAIN STREET	10/15/2018

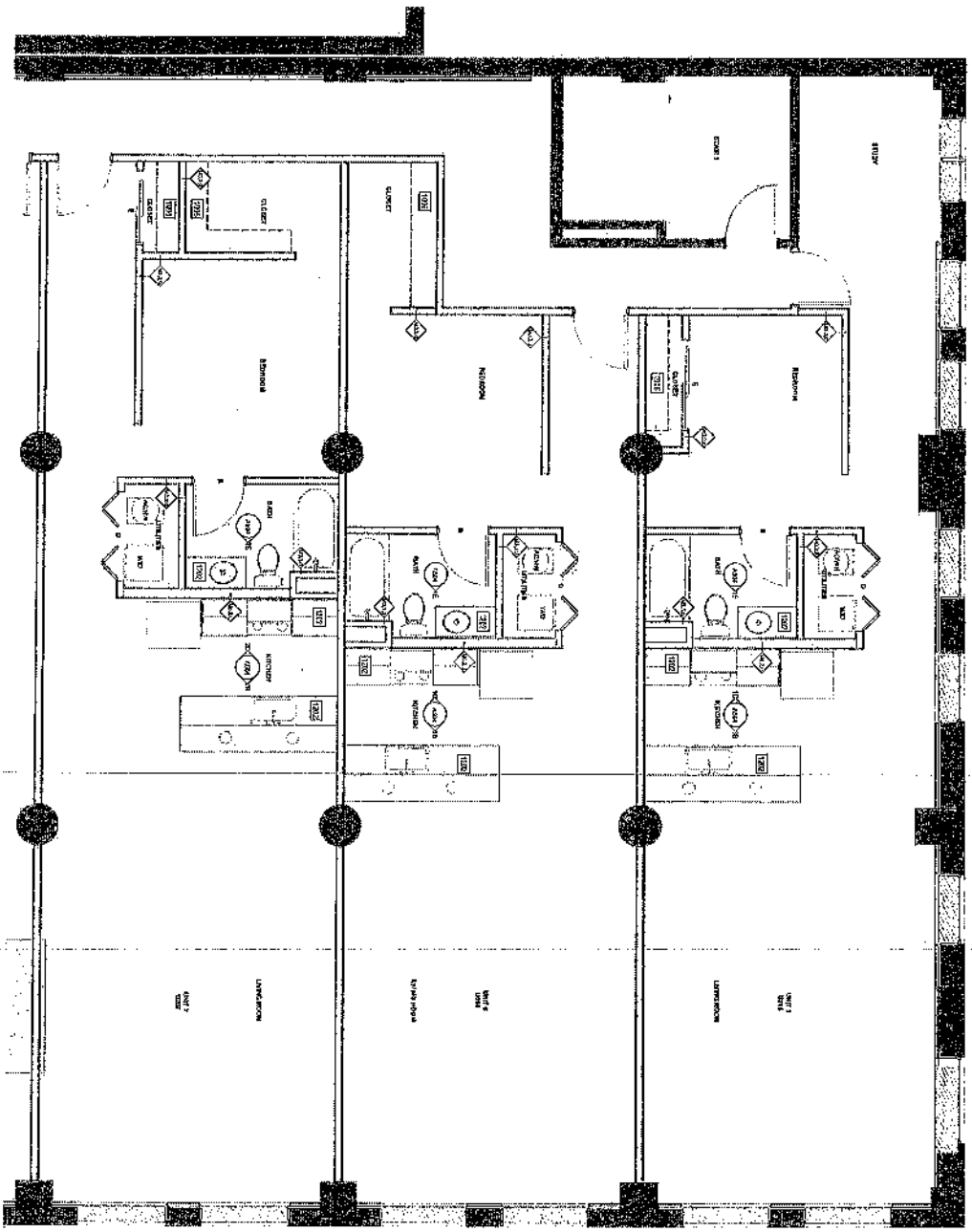
PROJECT INFORMATION
DATE: 10/15/2018
BY: J. J. J.
CHECKED BY: J. J. J.
PROJECT: 134 NORTH MAIN STREET
SHEET: 134 NORTH MAIN STREET

SHEET NUMBER
134 NORTH MAIN STREET

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ROCKFORD.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
7. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

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REVISIONS:
1. 01/15/2018
2. 02/15/2018
3. 03/15/2018



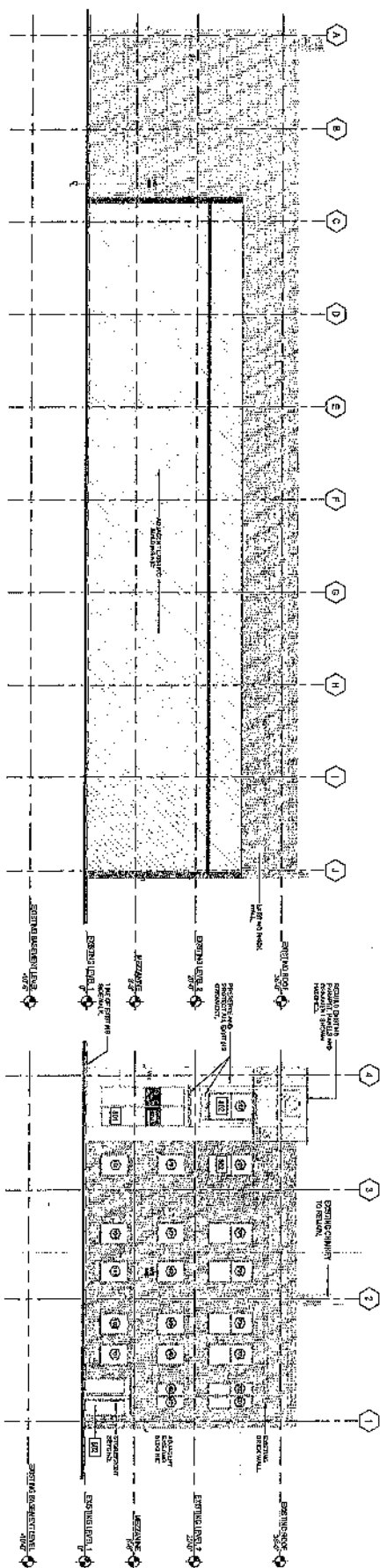
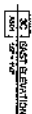
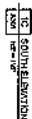
**OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL**

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	01/15/2018
2	REVISED PER CITY COMMENTS	02/15/2018
3	REVISED PER CITY COMMENTS	03/15/2018

PROJECT INFORMATION:
OWNER: OLIVER EMMERSON DEVELOPMENT
DESIGNER: J. J. & S. J. ARCHITECTS
DATE: 03/15/2018

SHEET INFORMATION:
SHEET NUMBER: A227
ENLARGED UNIT PLANS
TAX CREDIT DRAWINGS

SUP
#018-26



OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

EXTERIOR ELEVATIONS

SHEET TITLE

PROJECT INFORMATION

71
nuclides

Figure 1

1. **Introduction**

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A301

TAX CREDIT DRAWINGS:

#018-26

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