



Zoning Board of Appeals Meeting Agenda

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

**Tuesday, August 18, 2026
5:30 PM**

The following represents, in general, the chronological order of proceedings at the City

I. CALL TO ORDER

II. UNFINISHED BUSINESS

1. ZBA 023-26 1660 South Mulford Road, Applicant Alsos Behavioral Health, Ward 1 [26-00941](#)

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 **Laid over from July**

III. NEW BUSINESS

1. ZBA 017-26 2318, 2320, 2326 Starr Street, 2305 Kishwaukee Street, Applicant Nathan Erb for Phil's Garage, Ward 5 [26-00942](#)

Special Use Permit for a Planned Unit Development consisting of an expansion of the existing automotive/truck vehicle inspection and vehicle/truck repair shop in an I-1, Light Industrial Zoning District

2. ZBA 028-26 910 20th Avenue, Applicant Jeffrey P. McBride, Ward 11 [26-00943](#)

Variation to increase the maximum allowed Maximum Impervious Surface Ratio from 50% to 64% to allow an addition to the house in an R-2, Two-family Residential Zoning District

3. ZBA 029-26 2619 Charles Street, Applicant David Walters, Ward 10 [26-00944](#)

Special Use Permit for automobile repair and maintenance facility in a C-2, Limited Commercial Zoning District

4. ZBA 030-26 2520 North Main Street, Applicant Nathan Erb for Otis Estate LLC, Ward 12 [26-00945](#)

Special Use Permit for a Single-Room Occupancy consisting of twenty (20) single-room bedrooms with shared living, kitchen and common spaces in a C-3, General Commercial Zoning District

5. ZBA 031-26 314 Prairie Street, Applicant Megan Huels for Cahoots, Ward 2 [26-00946](#)

Special Use Permit for a mural in a C-4, Urban Mixed-Use Zoning District

6. ZBA 032-26 2640 North Main Street, Applicant Joel Zirkle for North and [26-00947](#)
Main Market Company, LLC, Ward 12

Variation to reduce the required off-street parking spaces from two hundred (200) parking spaces to ninety-four (94) parking spaces, a **Variation** to reduce the minimum required landscaping street frontage width from ten (10) feet to five (5) feet and a **Variation** to reduce the required number of shade tree from ten (10) trees to five (5) trees in a C-3, General Commercial 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.