



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

Laid over from June

File # 019-26

APPLICANT: Oliver Emerson Development

LOCATION: 325 South Madison Street

REQUESTED ACTION: A Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Vacant Building (former Watch Factory)

PROPOSED USE: 24-unit apartment building

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 5.04 acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Parking lot, News Tower
EAST:	RE, R-1, R-2	Ingersoll Centennial Park, Single-family residences
SOUTH:	C-4	Parking lot, Vacant land
WEST:	C-4	Sports Factory, Rock River

YEAR 2040 PLAN: Mixed Use Development

SOIL REPORT: No report on file

HISTORY: **File #010-26:** A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District was approved on November 6, 2026 for the properties located at 215, 325 and 423 South Madison Street. This is the subject property.

File #064-06: A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Commercial Oldtown Zoning District was approved on November 6, 2006 for the Madison Street area from Market street to Whitman Street. This is two (2) block north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject properties are located on the west side of South Madison Street and south of Walnut Street. The subject property is surrounded by commercial and residential uses and vacant land (Exhibits B and C).

The Applicant is Oliver Emerson Development. The Applicant would like to establish residential dwelling units on the ground floor. The former Watch Factory has been vacant for many years. The property is zoned C-4 and residential uses are 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, the parking lot and landscaping. There is terrace parking on South Madison Street. In the C-4 District, parking is not required for residential. Additionally, there is a municipal parking lot that surrounds the subject property. Finally, a prefabricated photovoltaic panel carport is proposed in the parking lot over the northmost parking spaces.

Exhibit E is the overall interior floor plan for the proposed residential dwelling units on the first floor.

Exhibit F is an enlarged interior floor plan for Units 6, 7 and 8. The residential dwelling Unit 6 will consist of a master bedroom, kitchen, living room, and a utility room. Additionally, Units 7 and 8 will consist of a bedroom, kitchen, bathroom, living room, and a utility room.

Exhibit G is an enlarged interior floor plan for Units 9 and 10. The residential dwelling Unit 9 will consist of a master bedroom, living room, kitchen, bathroom and a utility room. Additionally, Unit 10 will consist of a master bedroom, office, bedroom, bathroom, living room, kitchen, and a utility room.

Exhibit H shows the building from the south, west, north and east elevations.

Exhibit I is the service calls for the last few years. The dates are from September 6, 2024 to April 28, 2026. There was a total of 3 calls.

The developer feels additional units will help in continuing to stabilize and redevelop the area. Staff agrees that the best use of this site is for residential development. 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 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.

See attached findings of fact.

SC: DM 6/9/26

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR RESIDENTIAL UNITS ON THE GROUND FLOOR
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 325 SOUTH MADISON 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
325 South Madison Street
SUP
#019-26

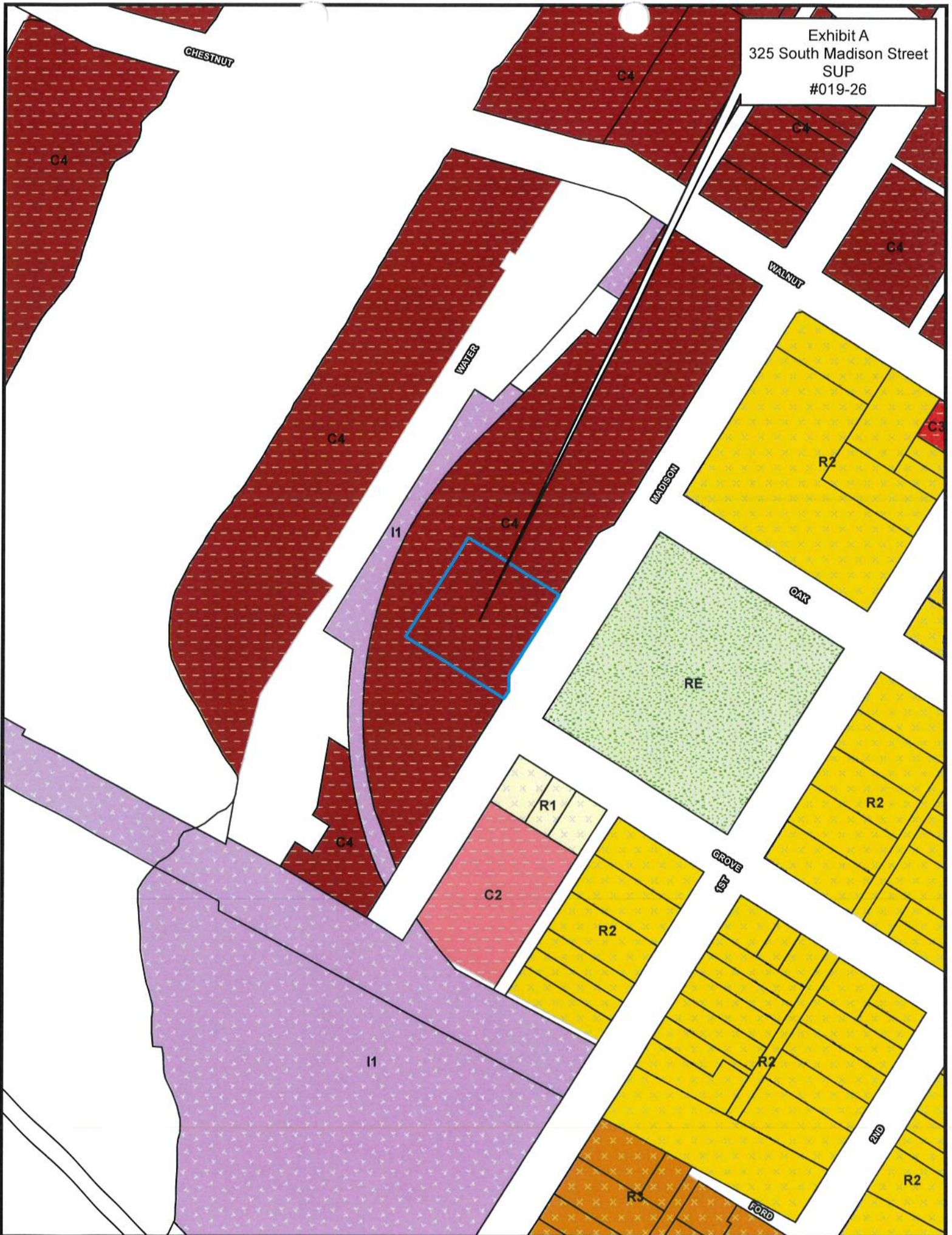


Exhibit B
325 South Madison Street
SUP
#019-26

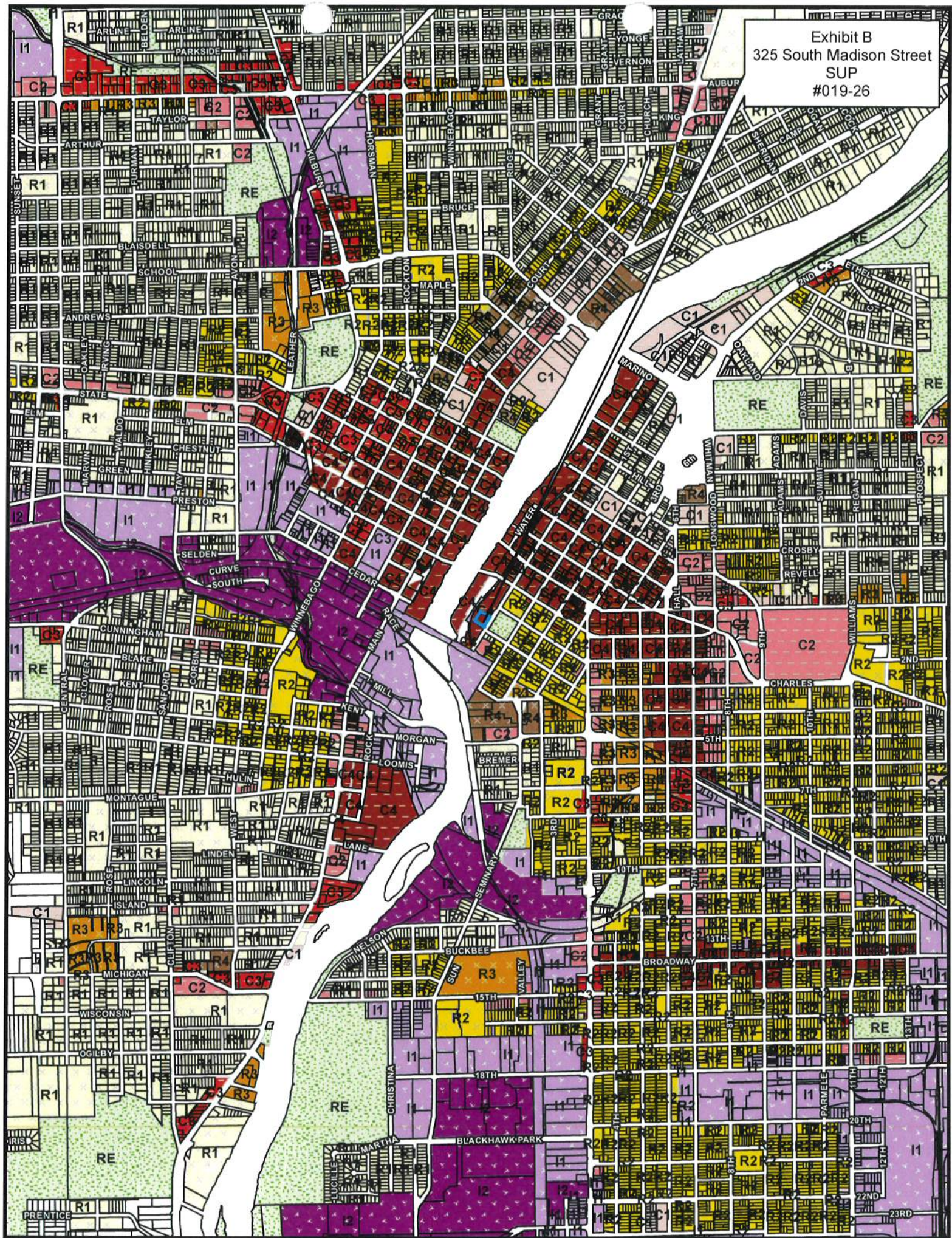


Exhibit C
325 South Madison Street
SUP
#019-26



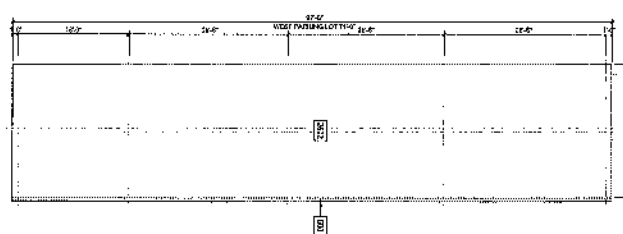
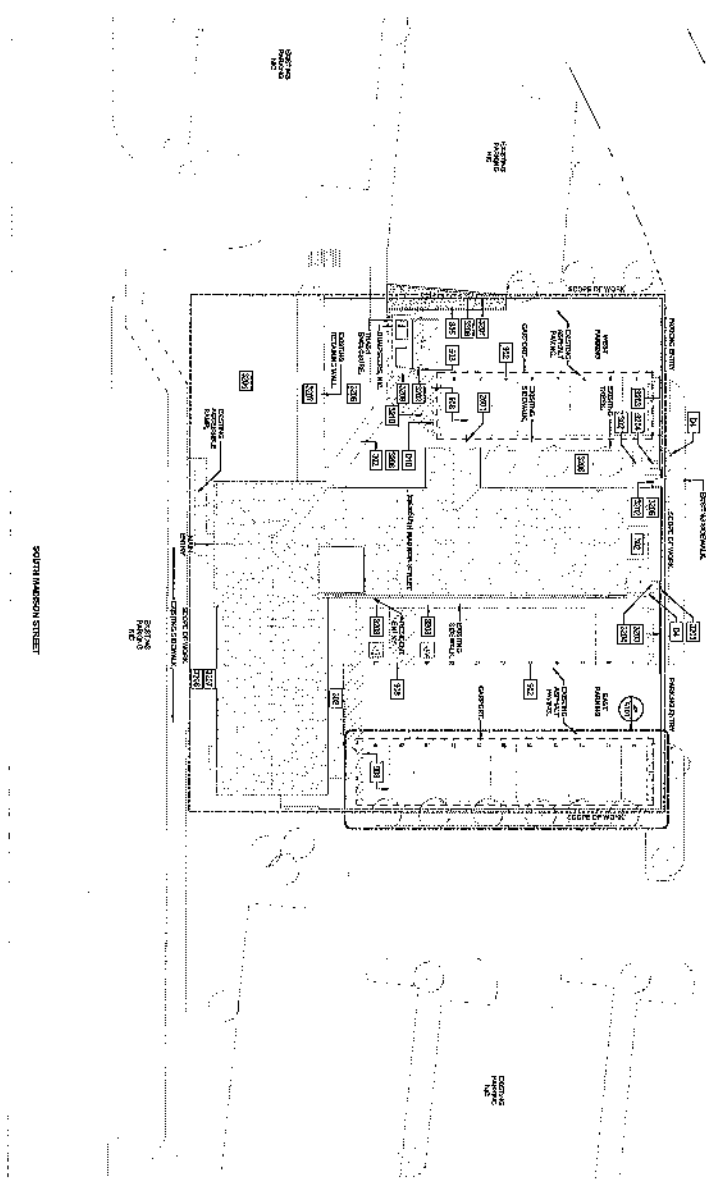
[illegible]

Exhibit D
325 South Madison Street
STP

VERTICAL RECORDS
APARTMENTS
305 S. WILSON ST.
HOUSTON, TX 77014
ANCHORAGE

1607 Tower Grove Avenue
Saint Louis, Missouri 63110
e-mail: sls@sls.net
314.771.7300

Schematic Design	
Project Number: 67103024	Drawn By: UIC
Checked By: UIC	Date: 6/10/2024
Site Plan	Architectural

Grand Number: A101

ARCHITECTURAL
SITE PLAN

#019-26

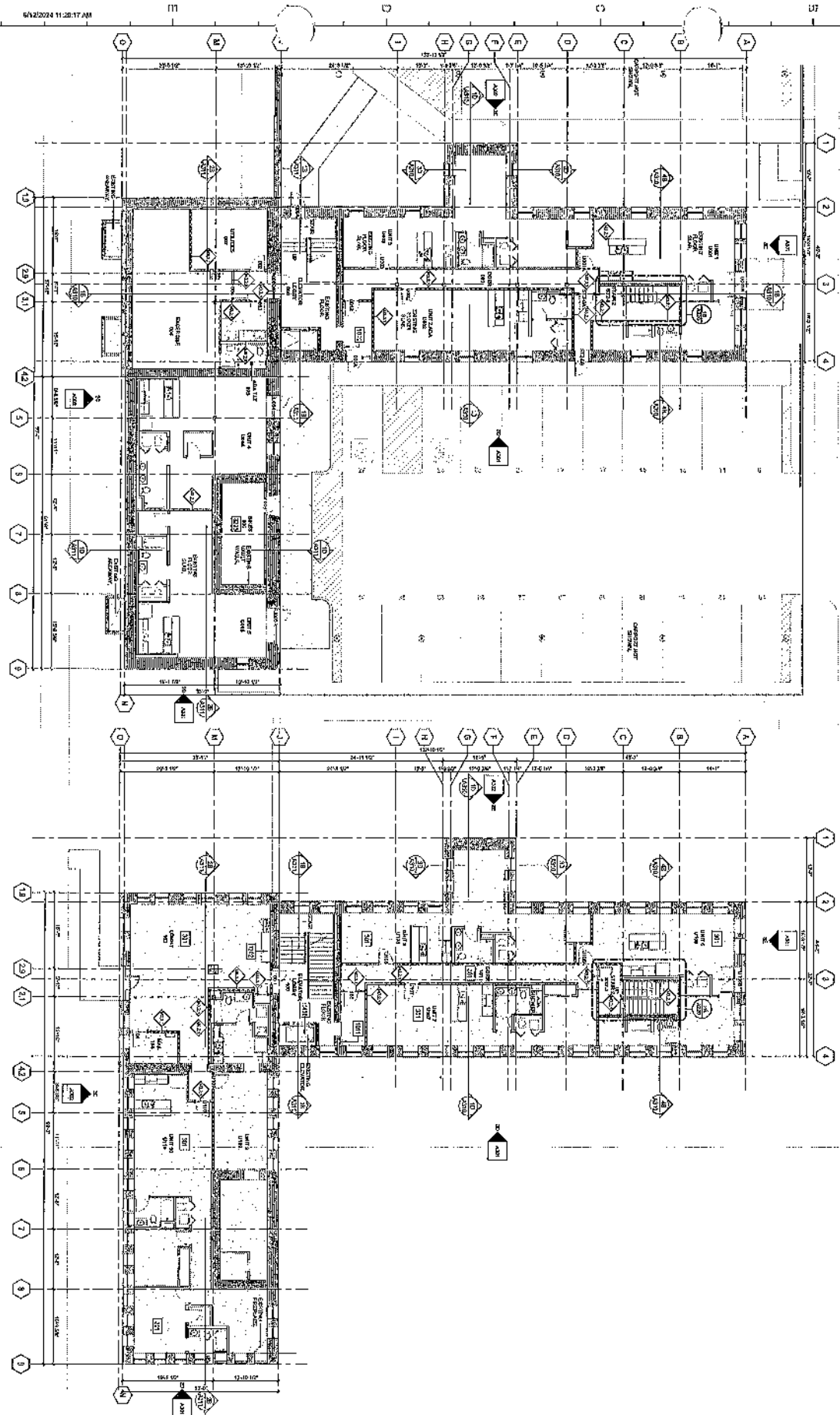
GENERAL EXPLANATORY NOTES:
1. SEE EXHIBIT E FOR THE PROJECT'S LOCATION.
2. SEE EXHIBIT F FOR THE PROJECT'S SITE PLAN.
3. SEE EXHIBIT G FOR THE PROJECT'S FLOOR PLANS.
4. SEE EXHIBIT H FOR THE PROJECT'S SECTION CUTS.
5. SEE EXHIBIT I FOR THE PROJECT'S ELEVATIONS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	6/10/2024
2	ISSUED FOR PERMIT	6/10/2024
3	ISSUED FOR PERMIT	6/10/2024
4	ISSUED FOR PERMIT	6/10/2024
5	ISSUED FOR PERMIT	6/10/2024

WATCH FACTORY
APARTMENTS

ARCHITECT:
JAMES W. HARRIS & ASSOCIATES
1000 N. 10TH STREET
SUITE 100
MINNEAPOLIS, MN 55401
612.338.1100
www.jwharris.com

1000 Tower Drive, Suite 100
Minneapolis, MN 55401
612.338.1100
www.jwharris.com



1 BASEMENT FLOOR PLAN

2 LEVEL 1 FLOOR PLAN

Schematic Design

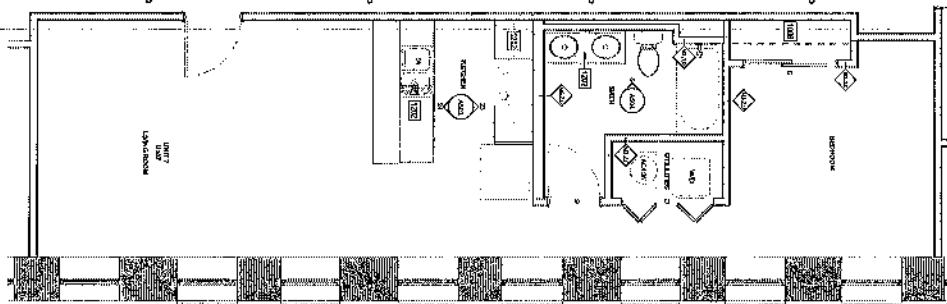
BASEMENT AND
LEVEL 1 FLOOR
PLAN

A200

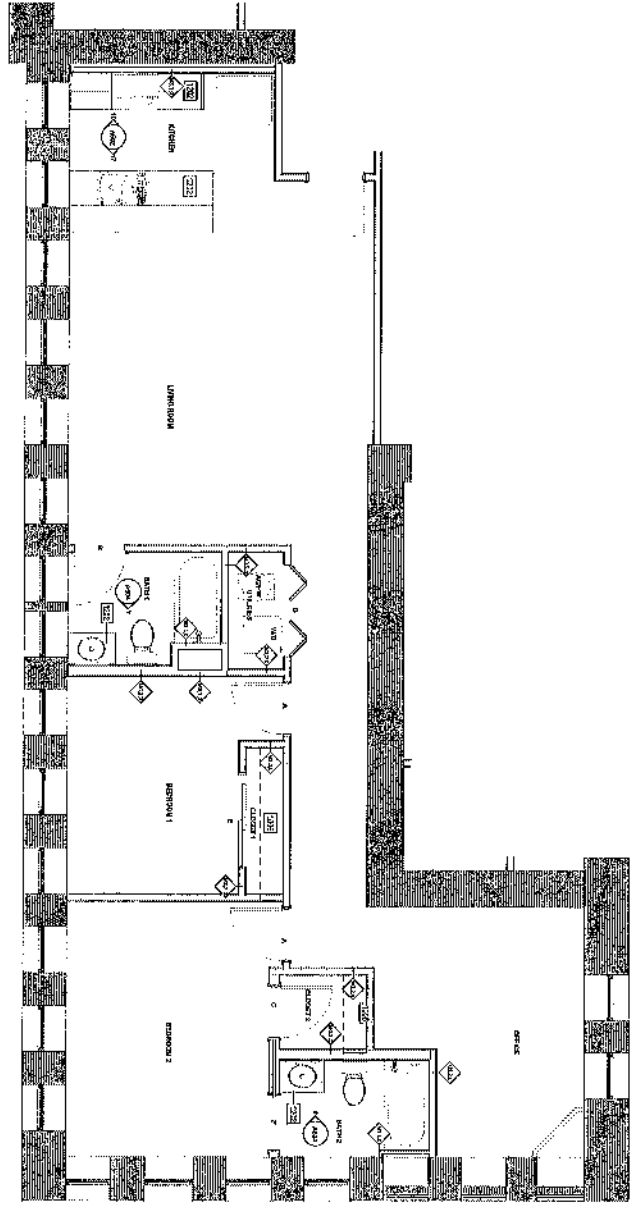
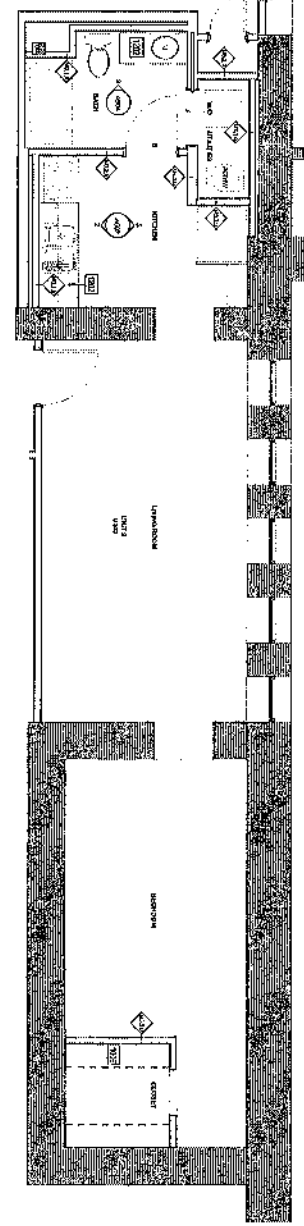
6/10/2024

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4	ISSUED FOR PERMIT	6/10/2024
5	ISSUED FOR PERMIT	6/10/2024

Project Number: #019-26
Date: 6/10/2024
Drawn By: UIC
Checked By: UIC



GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.



UNIT 101
STP #019-26

UNIT 102
STP #019-26

6/10/2024 Schematic Design

UNIT PLANS

A224

Project Number: 6/10/2024

Date: 6/10/2024

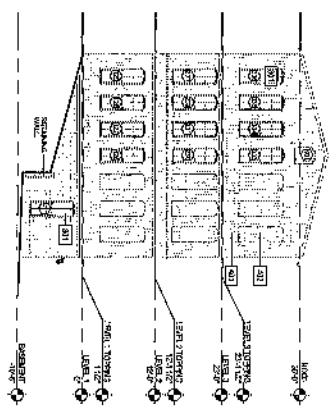
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Checked By: UIC

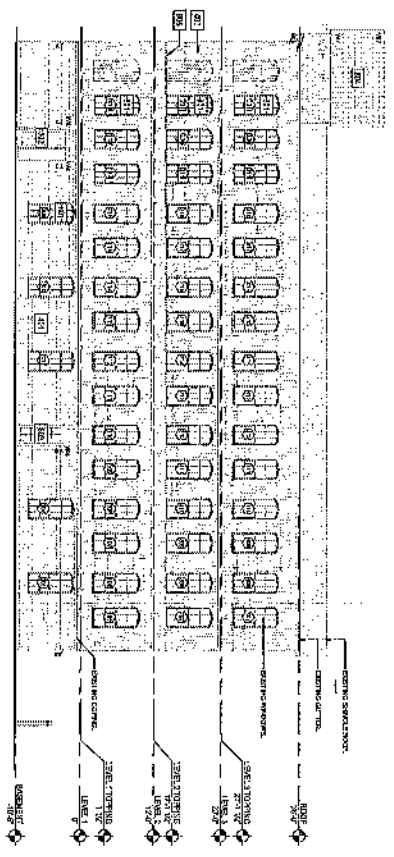
325 South Madison Street

STP #019-26

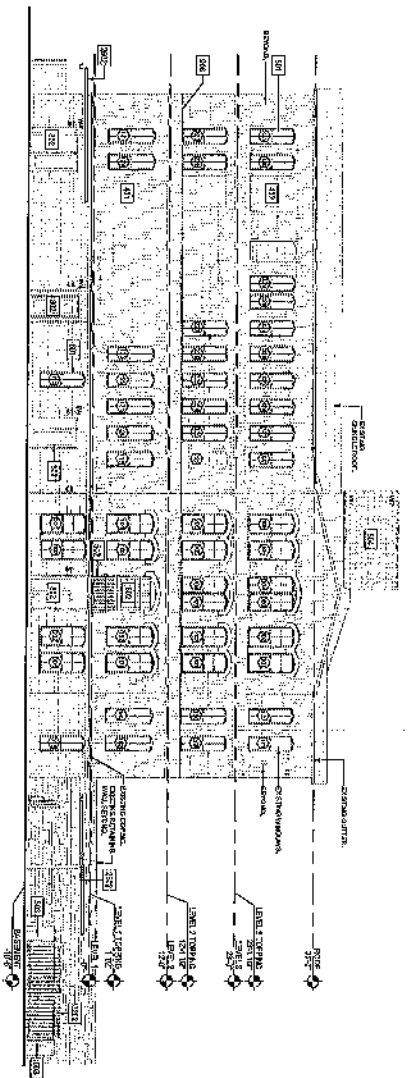
WATCH FACTORY APARTMENTS



23	EAST ELEVATIONS
2001	37 = 7-37



30	LAST ELEVATION:
1.000	4.57 = 1.27

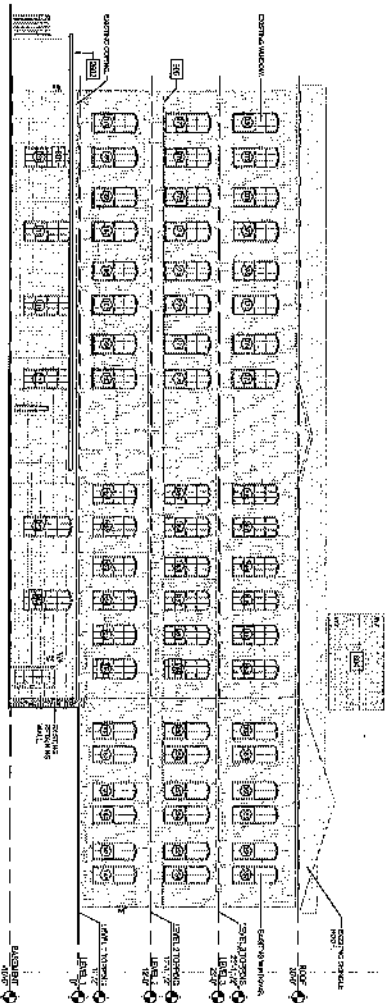
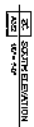


3E	NORTH ELEVATION
2001	35' - 14"

631	ANCO
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795	ANCO
796	ANCO
797	ANCO
798	ANCO
799	ANCO
800	ANCO
801	ANCO

ADDRESS:

1607 Tower Street, Honolulu
Suite 2, P.O. Box 1000
canbada@comcast.net
24,771,7303



2E	WEST ELEVATION
4000	WEST = 4'

Call Number	Event Date	Location	Situation Reported	Call Disposition	
26-089976	04/28/2026 05:32:59 PM	325 S MADISON ST	CRIMINAL TRESPASS	RPT - REPORT	Rockford Police Department
24-204000	09/10/2024 11:31:16 AM	325 S Madison St	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-202404	09/08/2024 11:19:43 AM	325 S Madison St	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-201027	09/06/2024 01:48:41 PM	325 S Madison St	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department