



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of March 17, 2026

File # 007-26

**APPLICANT:** Zaher Qassem

**LOCATION:** 515 South Alpine Road

**REQUESTED ACTION:** A Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District.

**EXISTING USE:** Single family home

**PROPOSED USE:** Single-family home with four (4), 4-unit buildings and two (2), 8-unit buildings

**DIMENSIONS:** See attached Exhibit D.                      **ACREAGE:** 6.28 acres

#### ADJACENT ZONING AND LAND USES:

NORTH:	R-1;	Alpine Hills Adventure Park
EAST:	R-1;	Alpine Park
SOUTH:	R-1, C-2;	Single family residences, Retail
WEST:	R-1;	Alpine Hills Adventure Park

**YEAR 2040 PLAN:** PE-CD                      Existing (Quasi-) Public Facility-Mixed Use

**SOILS REPORT:** Report # No soils report on file.

**HISTORY:** There is no relevant history in the immediate area.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District. This is located at the northwest corner of Larson Avenue and South Alpine Road.

The Applicant, Zaher Qassem, is applying for a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish efficient use of land. The Planned Unit Development (PUD) provides an administrative procedure and standards to develop new approaches to a more compact, mixed-use living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities. The PUD process which, because of unique characteristics, benefit from a case-by-case

review of their compatibility with both the existing and planned land uses in the area.

Exhibit D is the proposed site plan. The existing single-family house will remain on a 2.88 acre plot of land known as proposed Lot 1. Proposed Lot 2 will have six total buildings consisting of four (4), 4-unit buildings and two (2), 8-unit buildings. A private drive with access off of Larson Avenue will be created and the proposed development will have no direct access to South Alpine Road. The private road will be curb and gutter and built to city standards. A pedestrian easement via a private sidewalk is provided from the north side of the cul-de-sac along the west side of the road down to Larson Avenue. This will tie into a new public sidewalk that will be installed along Larson Avenue. The buildings and parking lots will meet the required setbacks from the property lines. A landscape plan was not provided but will be required.

Exhibit E is the 8-unit building elevation. The building will be two-stories in height. The front elevation for option 1 will have a brick bottom with vinyl siding covering the rest of the elevation. The elevation for option 2 shows taller vertical accent panels around the middle windows all the way to the ground level with a break on the brick base at the bottom.

Exhibit F is interior first floor plan for the 8-unit building. The floor plan shows that each unit will have a three (3) bedrooms, pantry, laundry room, kitchen and a combination dining room/living room.

Exhibit G is the interior second floor plan for the 8-unit building. The floor plan will be exactly the same as the first-floor plan.

Exhibit H is the proposed building elevation for the townhomes. The building will be two-stories in height. It will have a brick bottom with vinyl siding covering the rest of the elevation. Vertical accent panels will surround the area above the garage door. The garage door will be aluminum.

Exhibit I is the interior first floor plan. The floor plan follows the townhome concept. The first floor will consist of kitchen, fireplace, mechanical room and a half bathroom. Each unit will have a one car garage.

Exhibit J is the interior second floor plan. The floor plan shows that there will be three (3) bedrooms, two (2) bathrooms, a linen closet and a laundry room.

Exhibit K is the service calls for the last two years. There were a total of 11 service calls for 515 South Alpine Road.

Staff feels that the proposed request would be a good land use for the surrounding area. This proposed infill development compliments the neighboring land uses, helps to grow our city from within and does not burden the city with additional infrastructure. Therefore, staff supports this request.

**RECOMMENDATION:** Staff recommends APPROVAL of a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District, subject to the following conditions:

1. Must meet all applicable building and fire codes.
2. Submittal of a civil engineering plan for roadway, site development and drainage for staff's review and approval.
3. Submittal of a stormwater management plan for staff's review and approval.
4. Submittal of a detail landscape plan for staff's review and approval.
5. Submittal of Planned Unit Development final plat for staff's review and approval.
6. Must develop buildings in accordance with proposed elevations submitted as Exhibit E and H.
7. All conditions must be met prior to establishment of use.

SC: BM 03/10/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED  
UNIT DEVELOPMENT FOR FOUR (4), 4- UNIT BUILDINGS AND TWO (2), 8-UNIT  
BUILDINGS  
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT  
LOCATED AT 515 SOUTH ALPINE ROAD**

**Approval** of this 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 R-1 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the R-1 District in which it is located.

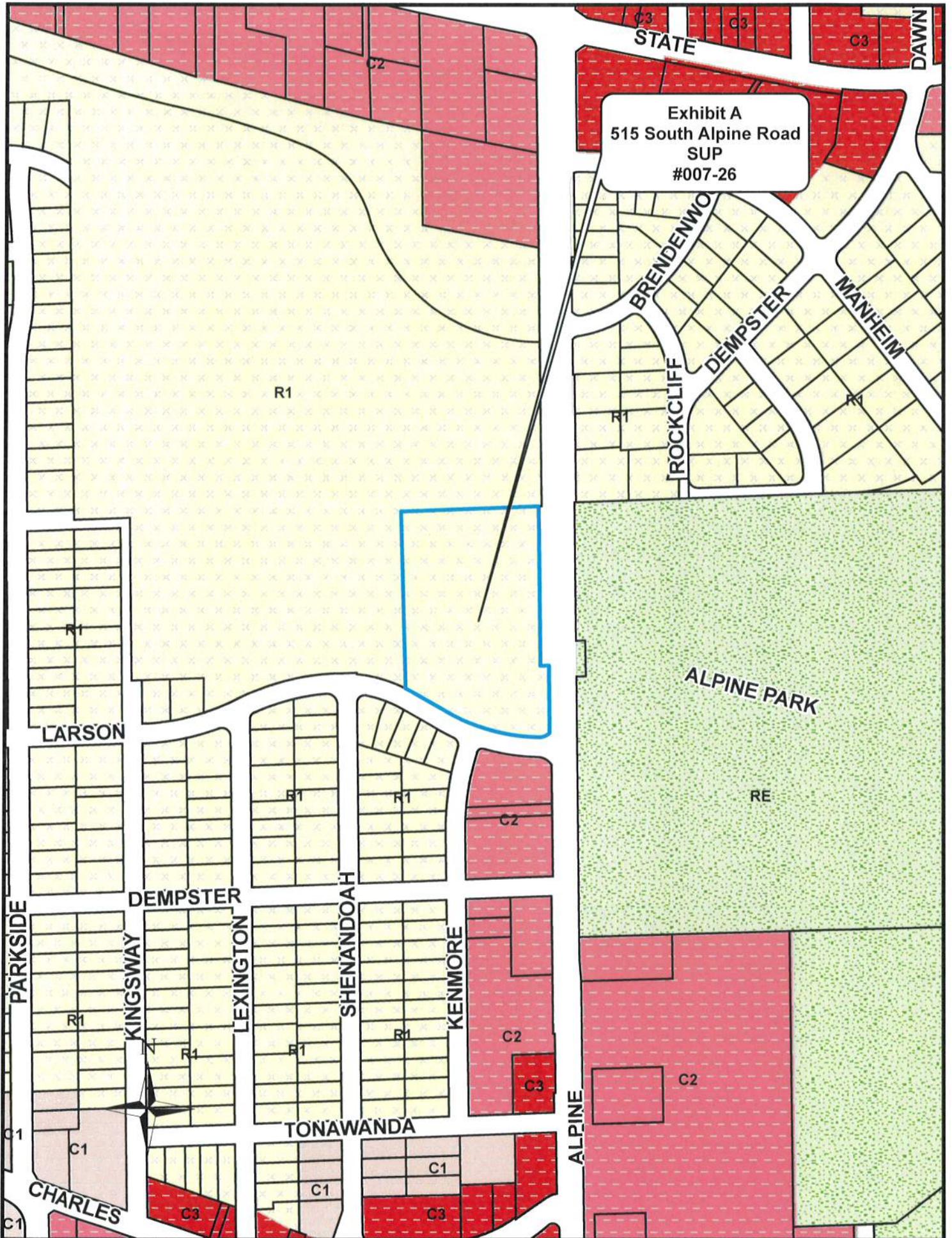


Exhibit A  
515 South Alpine Road  
SUP  
#007-26

STATE

DAWN

C2

BRENDENWO

DEMPS TER

MANHEIM

ROCKCLIFF

R1

R1

R4

R1

LARSON

R1

R1

C2

ALPINE PARK

RE

PARKSIDE

DEMPS TER

SHENANDOAH

KENMORE

C2

C3

ALPINE

KINGSWAY

LEXINGTON

TONAWANDA

C2

C1

R1

R1

R1

R1

CHARLES

C1

C1

C1

C3

C1

C3

C3

C3



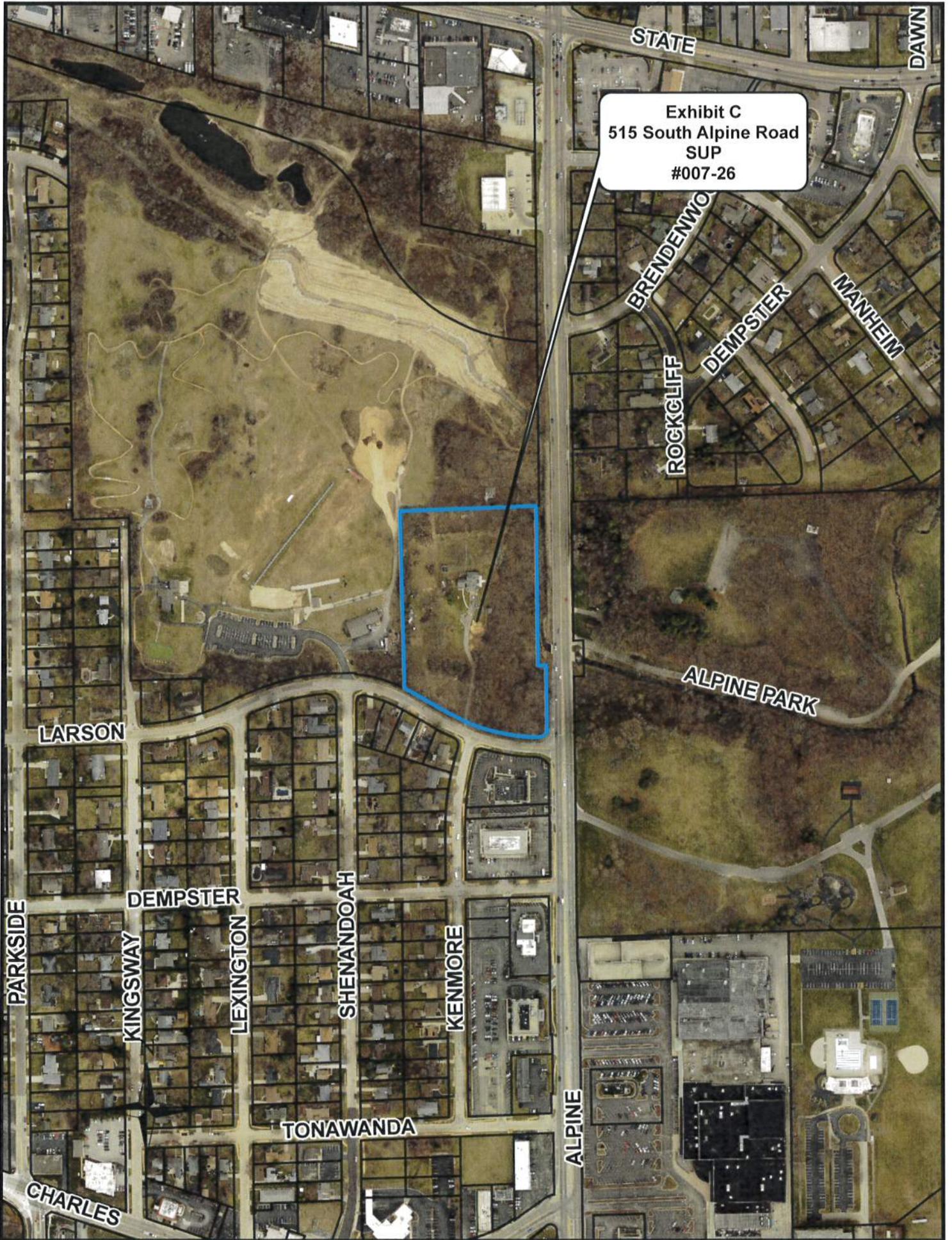


Exhibit C  
515 South Alpine Road  
SUP  
#007-26



8 UNIT APARTMENTS  
818 S ALPINE RD.  
ROCKFORD, IL 6108

ARCHITECT:  
JEFFREY A. MYERS, P.C.  
10395 GLEN ABBEY CLOSE  
ROCKFORD, ILLINOIS 61107  
(815) 840-5823  
j.a.myers@mchsl.com

GENERAL CONTRACTOR:

A3A

DATE: 02/16/26  
REVISIONS:  
PROJECT #: 101-26A

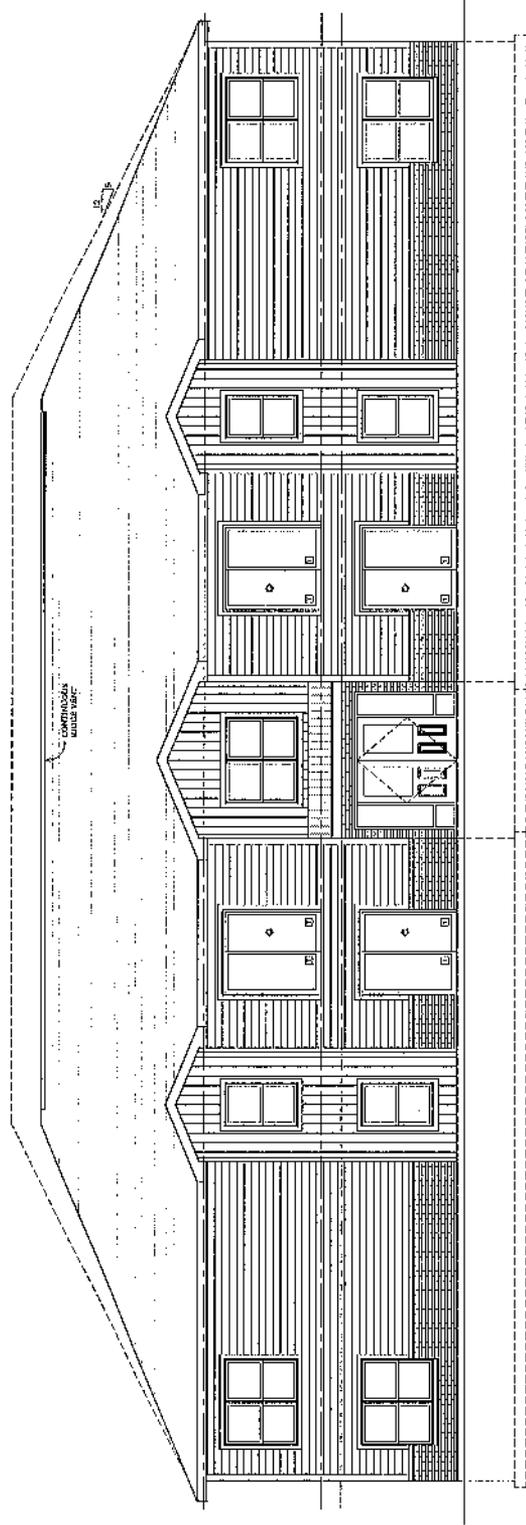
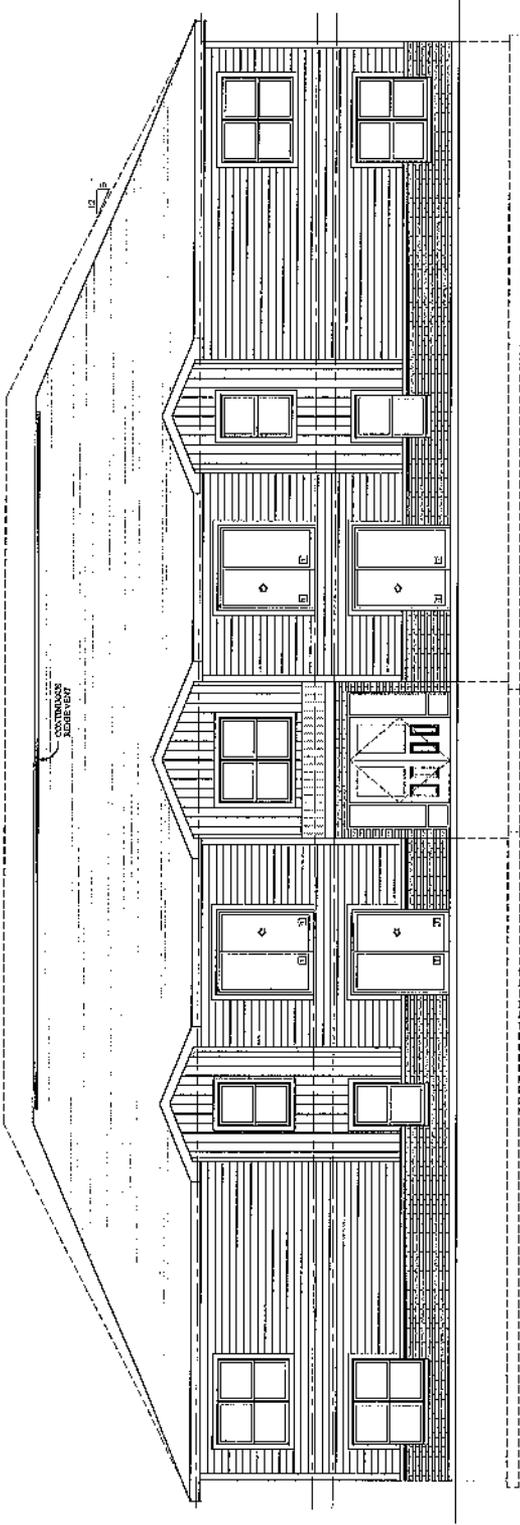


Exhibit E  
515 South Alpine Road  
SUP  
#007-26

FRONT ELEVATION - OPTION 2  
SCALE: 1/8" = 1'-0"

THE DESIGNER IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY FORM OF FACILITY MANAGEMENT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE APARTMENTS AS SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY OTHER SYSTEMS OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY OTHER SYSTEMS OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY OTHER SYSTEMS OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS.

DATE: 02/16/26  
 REVISIONS:

PROJECT # 107-26A

ARCHITECT:  
 JEFFREY A. MYERS, P.C.  
 10395 GLEN ABBEY CLOSE  
 ROCKFORD, ILLINOIS 61107  
 (815) 640-6823  
 j.amyere@mehrl.com

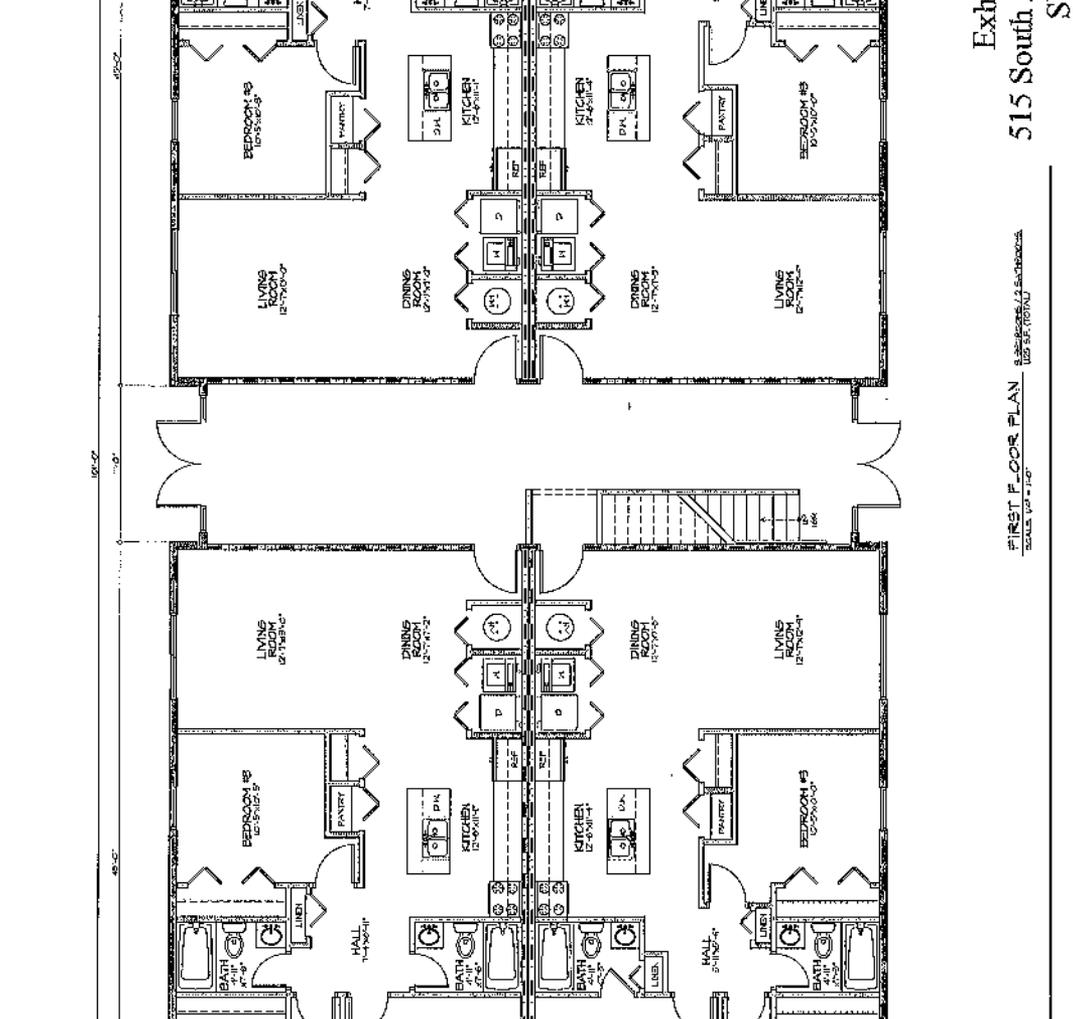
GENERAL CONTRACTOR:

8 UNIT APARTMENTS  
 515 S ALPINE RD.  
 ROCKFORD, IL 61108

ATMA

Exhibit F  
 515 South Alpine Road  
 SUP  
 #007-26

FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



A2A

PROJECT # 107-26A

REVISIONS:  
DATE: 02/16/26

ARCHITECT:  
JEFFREY A. MYERS, P.C.  
10395 GLEN ABBEY CLOSE  
ROCKFORD, ILLINOIS 61107  
(815) 640-6823  
lamyere@mchl.com

GENERAL CONTRACTOR:

# 8 UNIT APARTMENTS

515 S ALPINE RD.  
ROCKFORD, IL 61108

THE DESIGNER IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY FORM OF "PROTECTIVE" WARRANTY FOR THE COMPLETION OF THE BUILDING. THE USE OF THESE DRAWINGS WITHOUT A "WARRANTY" AGREEMENT BETWEEN THE DESIGNER AND THE OWNER. THE DESIGNER HAS AGREED TO ADD THE DESIGNED INCLUDES AS AN ADDENDUM TO THESE DRAWINGS. THE DESIGNER HAS AGREED TO PROVIDE A WRITTEN STATEMENT OF WORK AND TO BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE DESIGNER HAS AGREED TO PROVIDE A WRITTEN STATEMENT OF WORK AND TO BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE DESIGNER HAS AGREED TO PROVIDE A WRITTEN STATEMENT OF WORK AND TO BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.

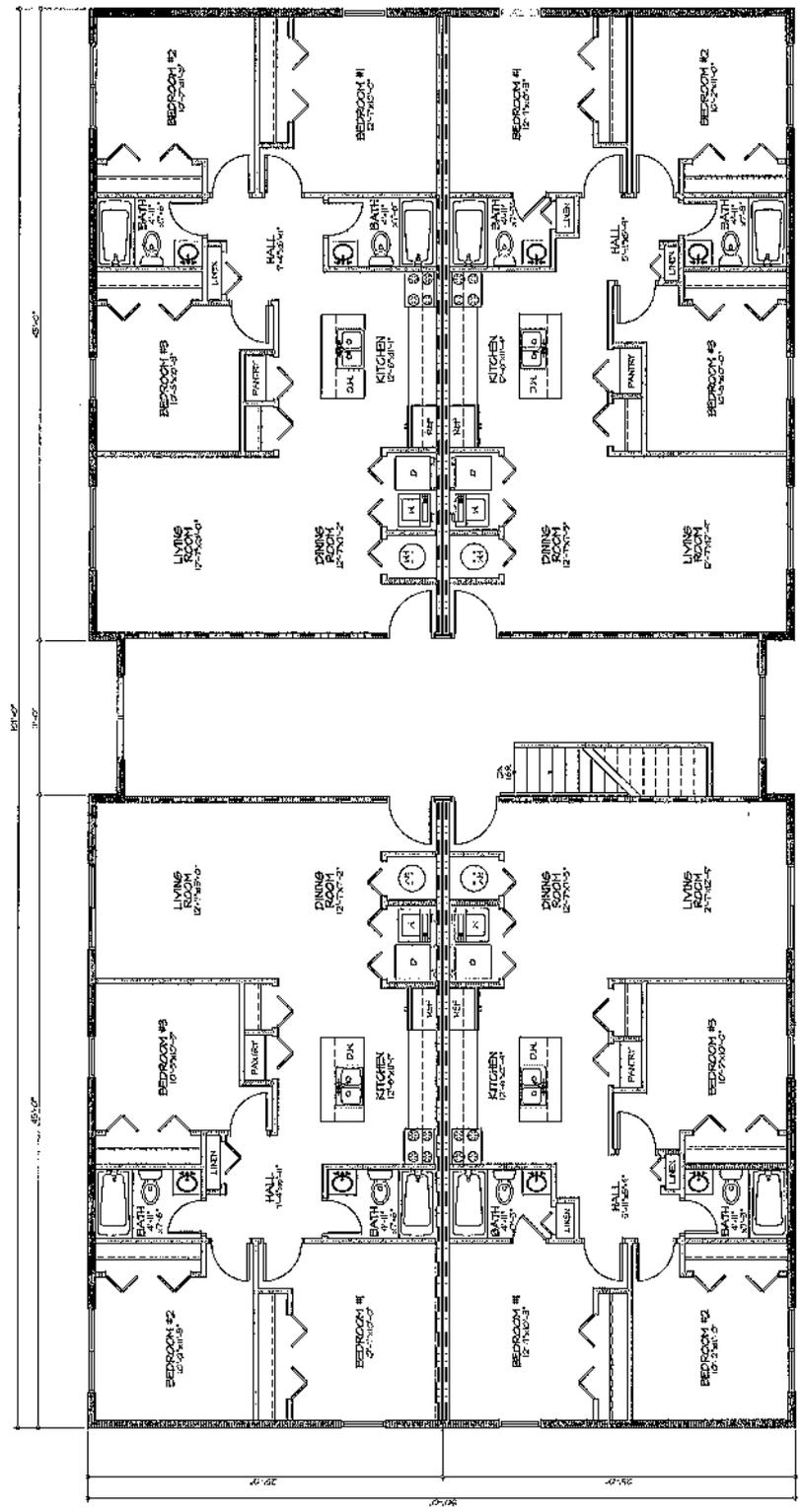


Exhibit G  
515 South Alpine Road  
SUP  
#007-26

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



TOWNHOMES  
 615 S ALPINE RD.  
 ROCKFORD, IL 61108

GENERAL CONTRACTOR:

ARCHITECT:  
 JEFFREY A. MYERS, P.C.  
 10385 GLEN ABBEY CLOSE  
 ROCKFORD, ILLINOIS 61107  
 (815) 640-6823  
 j.amyers@mchel.com

DATE: 10/20/24

A1

THE DRAWINGS DO NOT PROVIDE PROJECT ADMINISTRATION OR ANY WORK ON PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING. THE USE OF THESE DRAWINGS WITHOUT A WRITTEN AGREEMENT BETWEEN THE DRAWING USER AND THE DESIGNER. THE USER OF THESE DRAWINGS AGREES TO HOLD THE DESIGNER HARMLESS OF ANY LIABILITY ARISING FROM THE USE OF THESE DRAWINGS AND PROGRAMS IN CONNECTION WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL TRADES TO BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS. CONSULTORS TO BE PROVIDED TO FOLLOW ALL LOCAL, STATE, AND FEDERAL CODES.

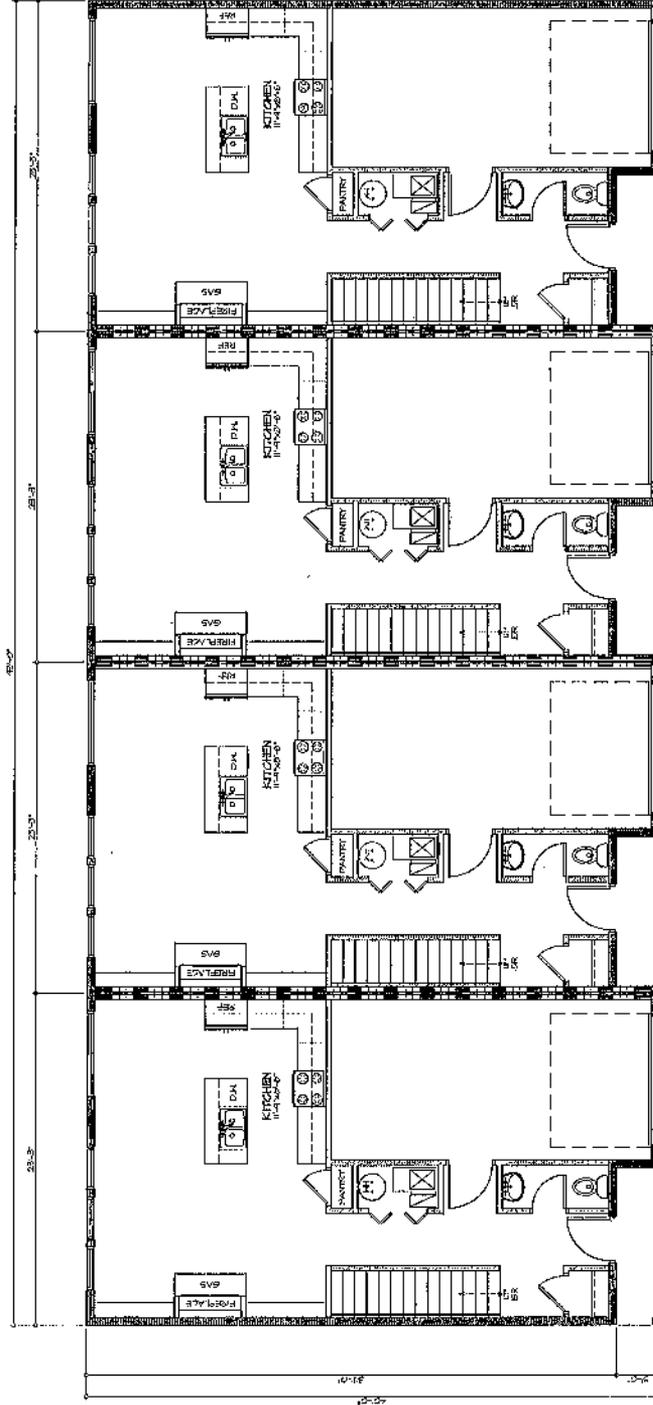


Exhibit I  
 515 South Alpine Road  
 SUP  
 #007-26

FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 10/20/24

**TOWNHOMES**  
615 S ALPINE RD.  
ROCKFORD, IL 61108

GENERAL CONTRACTOR:

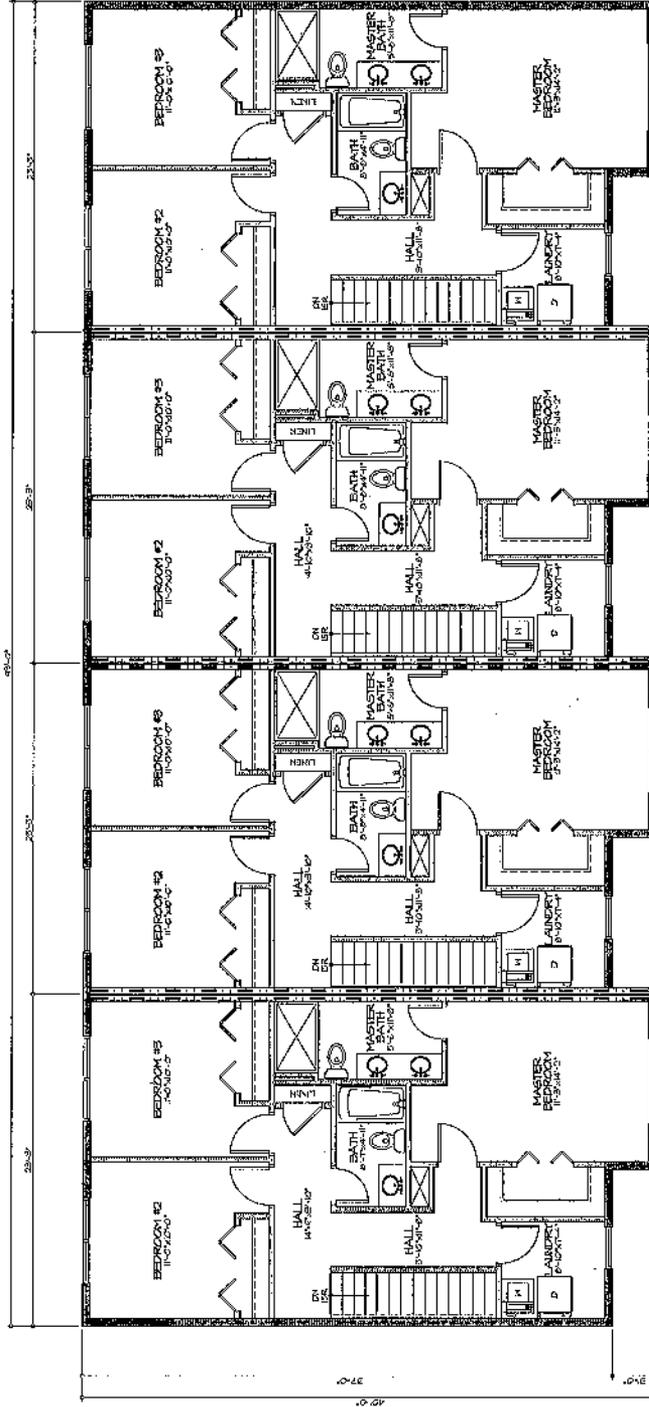
ARCHITECT:  
JEFFREY A. MYERS, P.C.  
10395 GLEN ABBEY CLOSE  
ROCKFORD, ILLINOIS 61107  
(815) 640-5828  
j.amyers@mchsl.com

DATE: 12/20/24  
REVISIONS:

PROJECT #: 107-26  
**A2**

Exhibit J  
515 South Alpine Road  
SUP  
#007-26

SECOND FLOOR PLAN SUBMITTED AS A BIDDING DOCUMENT  
DATE: 12/20/24  
SCALE: 1/4" = 1'-0"



THE DESIGNER IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY FORM OF INSPECTION IN CONNECTION WITH THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY ANY OTHER PARTY.

515 SOUTH ALPINE ROAD

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
12/09/2025 08:53:51 PM	25-267341	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
09/05/2025 08:49:17 AM	25-193720	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	515 S Alpine Rd	Rockford
09/01/2025 11:25:33 AM	25-190590	CHILD CUSTODY DISPUTE	NRPT - NO REPORT / NRPT - NO REPORT	515 S Alpine Rd	Rockford
05/27/2025 10:30:40 AM	25-110441	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
01/15/2025 03:42:32 PM	25-010069	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
09/03/2024 03:23:26 PM	24-198372	CHILD CUSTODY DISPUTE	LAWNO - LAW NO DISPOSITION	515 S Alpine Rd	Rockford
09/02/2024 09:11:12 PM	24-197818	CHILD CUSTODY DISPUTE	RPT - REPORT / RPT - REPORT	515 S Alpine Rd	Rockford
06/20/2024 11:41:18 PM	24-134959	BUILDING CHECK	CALLER CANCELLED	515 S Alpine Rd	Rockford
04/05/2024 07:56:02 PM	24-071380	ANIMAL COMPLAINT	NRPT - NO REPORT	515 S Alpine Rd	Rockford
02/24/2024 01:42:15 PM	24-040160	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
01/05/2024 03:36:34 PM	24-003345	CHILD CUSTODY DISPUTE	ADV - ADVISED / ADV - ADVISED	515 S Alpine Rd	Rockford

Exhibit K  
 515 South Alpine Road  
 SUP  
 #007-26