



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of April 21, 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.

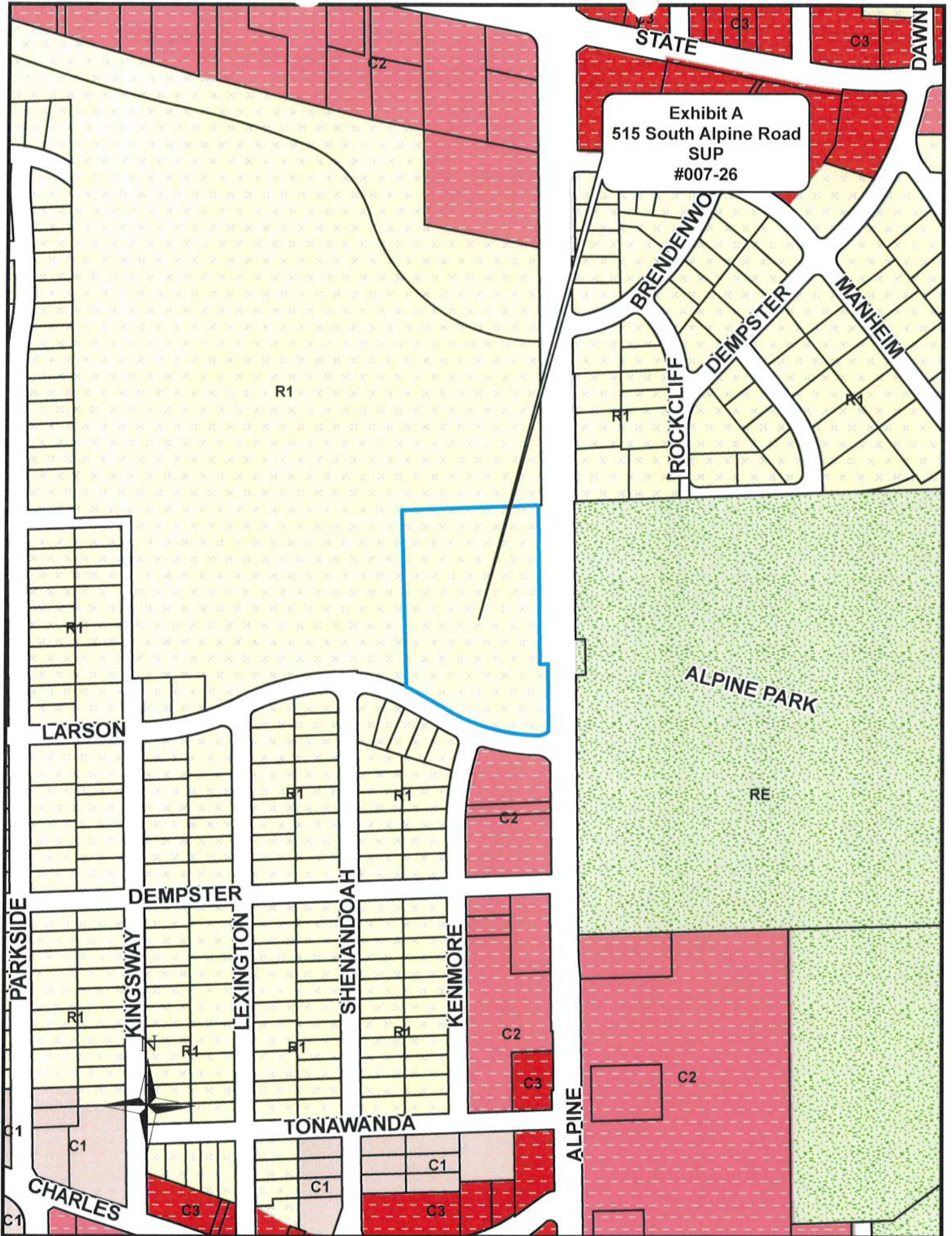


Exhibit A
515 South Alpine Road
SUP
#007-26

STATE

DAWN

BRENDENWO

DEMISTER

MANHEIM

ROCKCLIFF

R1

R1

R4

R1

LARSON

R1

R1

C2

ALPINE PARK

RE

PARKSIDE

DEMISTER

SHENANDOAH

KENMORE

KINGSWAY

LEXINGTON

ALPINE

C2

C3

C2

TONAWANDA

C1

C1

C3

CHARLES

C1

C1

C3

C1

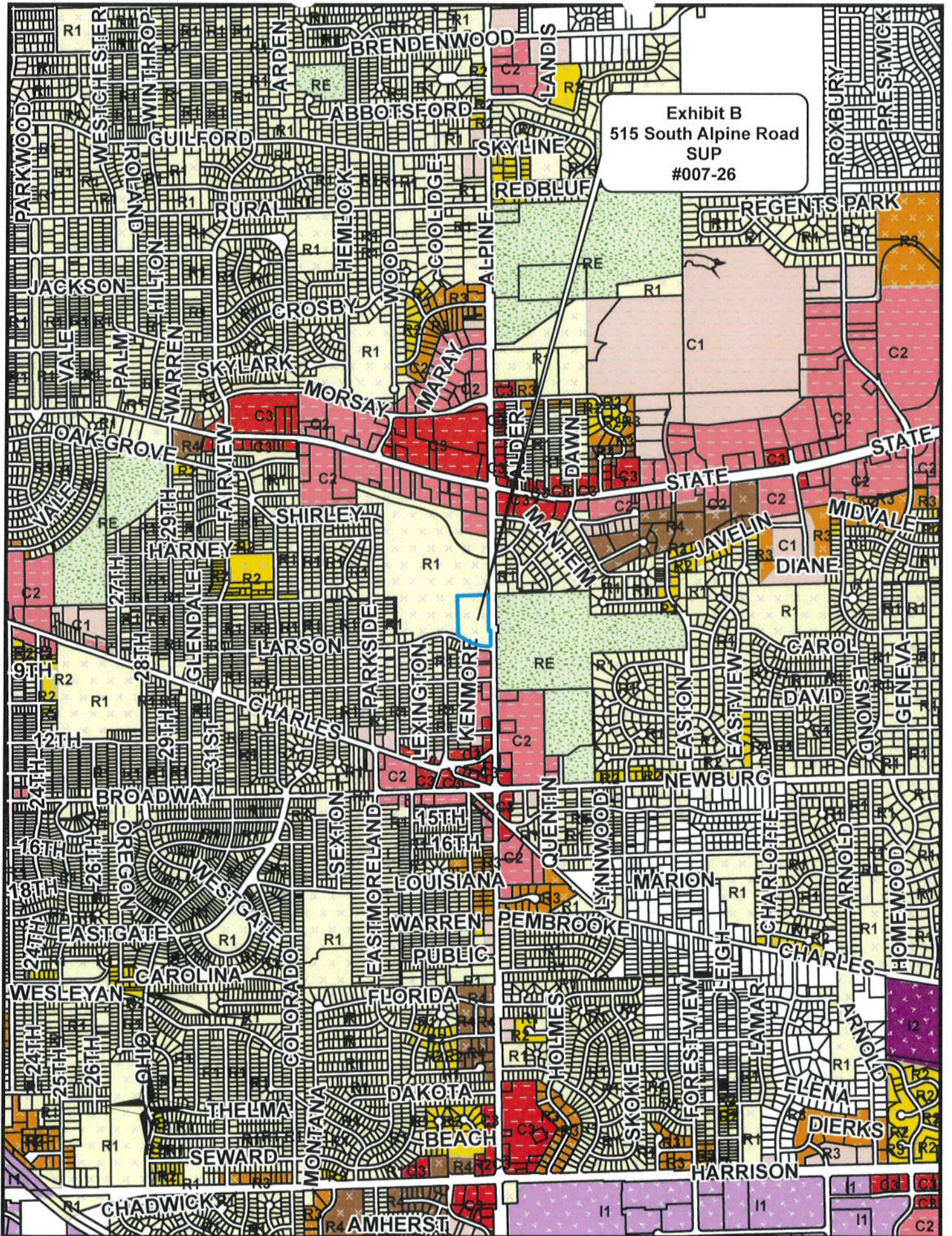


Exhibit B
515 South Alpine Road
SUP
#007-26



Exhibit C
515 South Alpine Road
SUP
#007-26

PARKSIDE

LARSON

KINGSWAY

DEMPSTER

LEXINGTON

SHENANDOAH

KENMORE

TONAWANDA

CHARLES

ALPINE

STATE

DAWN

BRENDENWO

ROCKCLIFF

DEMPSTER

MANHEIM

ALPINE PARK

A3A

PROJECT # 07-26A

DATE: 02/16/26

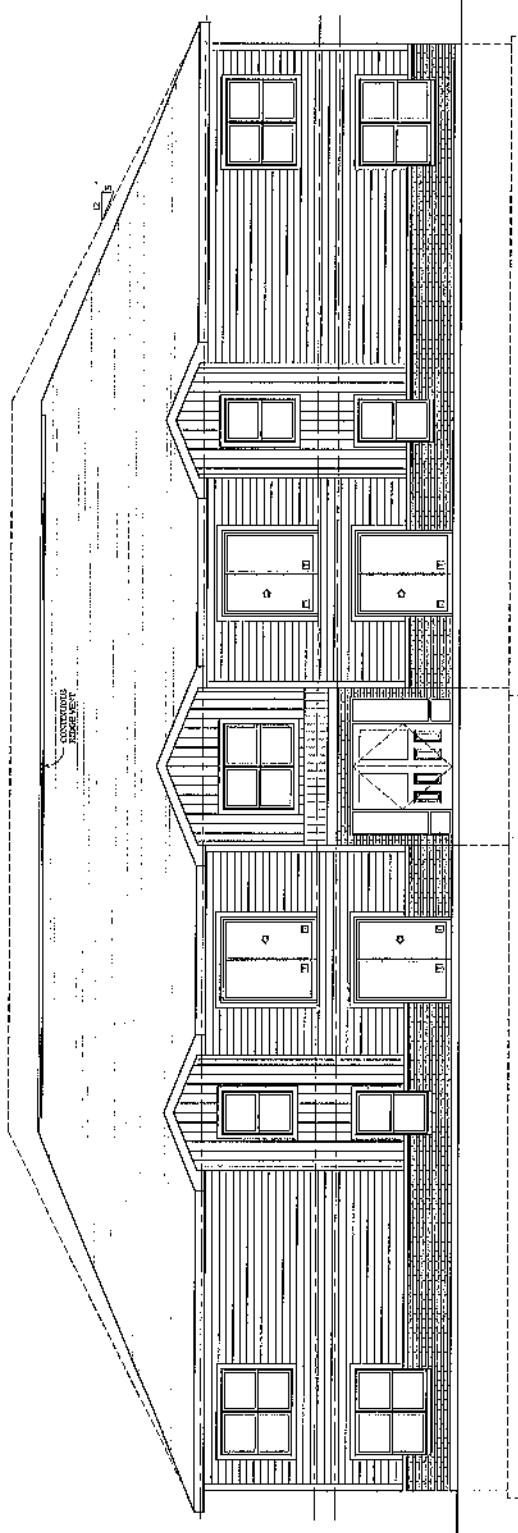
REVISIONS:

ARCHITECT: JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOBE
ROCKFORD, ILLINOIS 6107
(815) 640-8823
jamyers@mcha.com

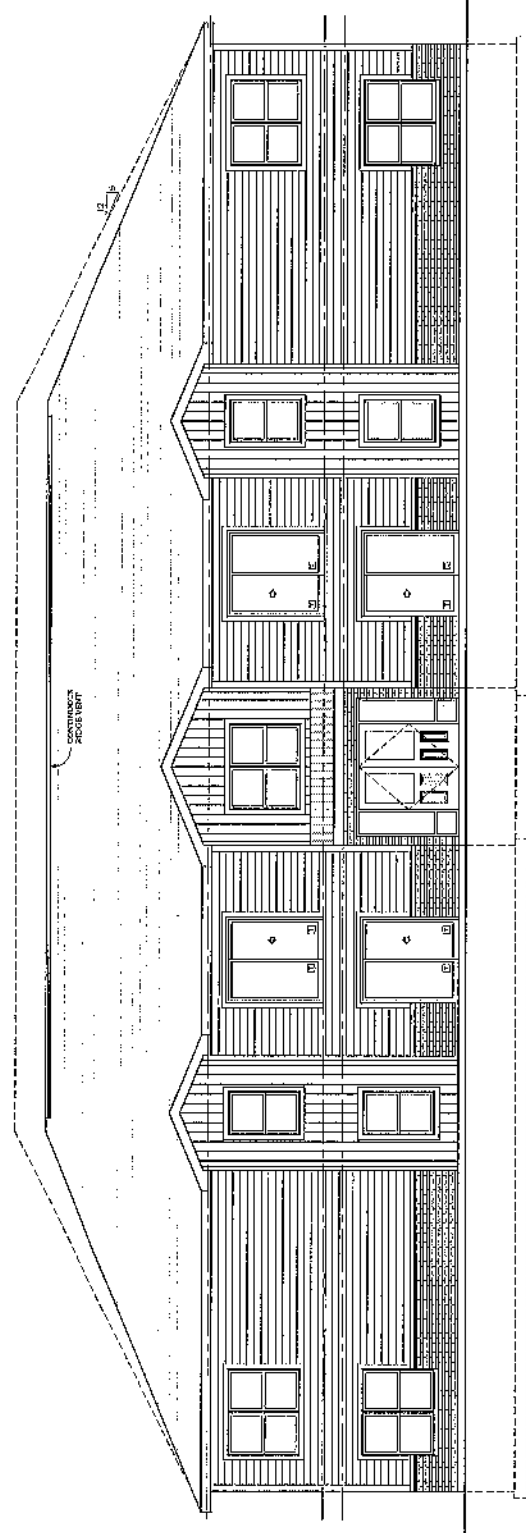
GENERAL CONTRACTOR:

8 UNIT APARTMENTS

816 S ALPINE RD.
ROCKFORD, IL 6108



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



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

Exhibit E
515 South Alpine Road
SUP
#007-26

A1A

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GENERAL CONTRACTOR:

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

DATE: 02/16/16
REVISIONS:

PROJECT #: 107-26A

THE DESIGNER IS NOT PROVIDING INDEPENDENT ADMINISTRATION OR ANY FORM OF "PROJECT" PROVISION FOR THE CONSTRUCTION OF THE BUILDING. THE USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SHALL BE LIMITED TO THE DESIGNER'S PROFESSIONAL LIABILITY. THE USER OF THE DRAWINGS AGREES TO HOLD THE DESIGNER HARMLESS OF ANY LIABILITY FOR PROBLEMS AND FOR ANY COSTS, DAMAGES AND PROBLEMS IN CONNECTION WITH THE PROJECT. THE USER OF THE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NEARBY LOCAL GOVERNMENT AND CONTRACTOR. THE DESIGNER SHALL HAVE NO LIABILITY FOR ANY COSTS, DAMAGES AND PROBLEMS IN CONNECTION WITH THE PROJECT. THE USER OF THE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NEARBY LOCAL GOVERNMENT AND CONTRACTOR.

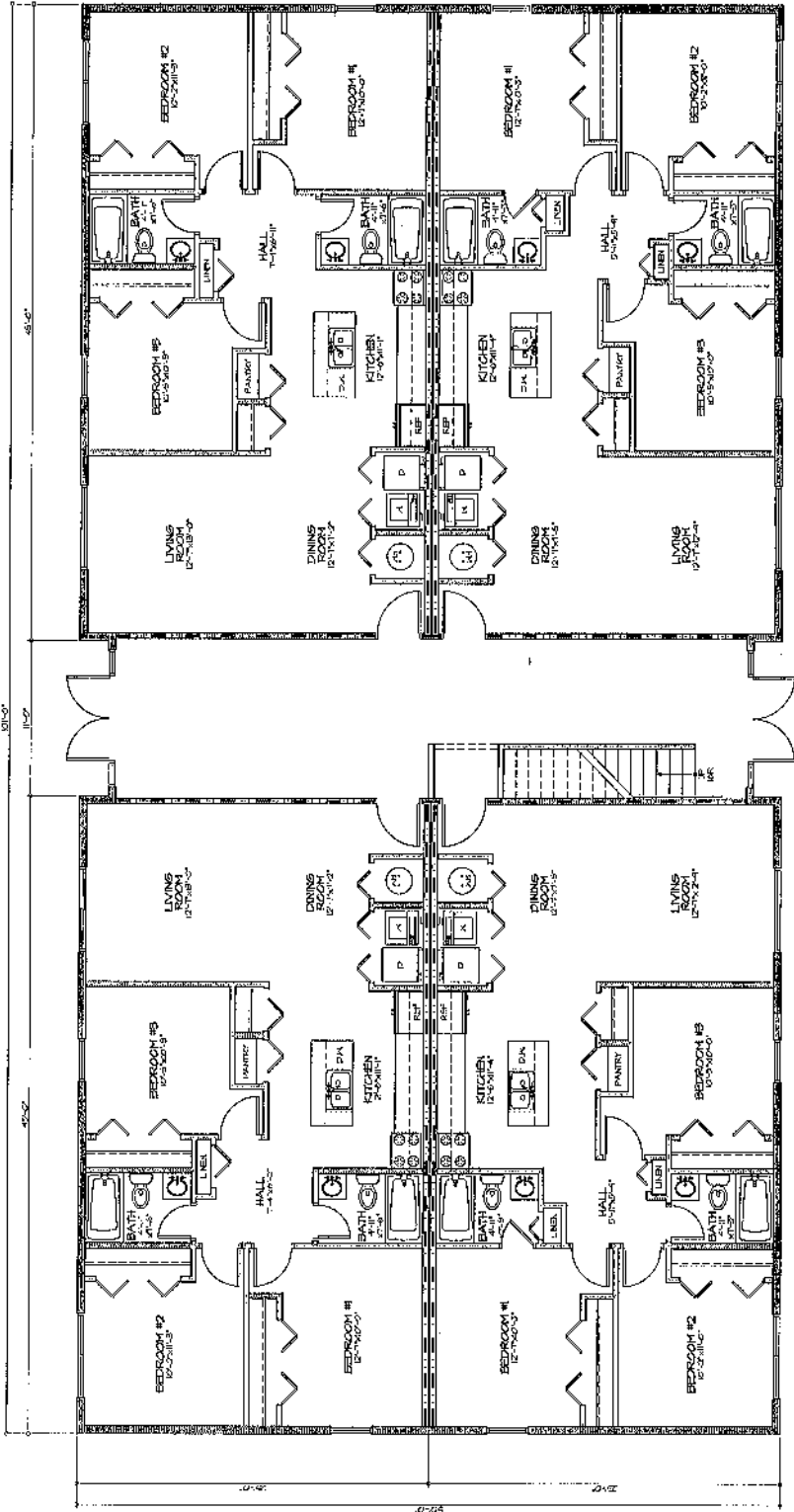


Exhibit F
515 South Alpine Road
SUP
#007-26

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

A2A

PROJECT #: 07-26A

REVISIONS:

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GENERAL CONTRACTOR:

8 UNIT APARTMENTS

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THIS DRAWING IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY OTHER PROJECT ADMINISTRATION FOR THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

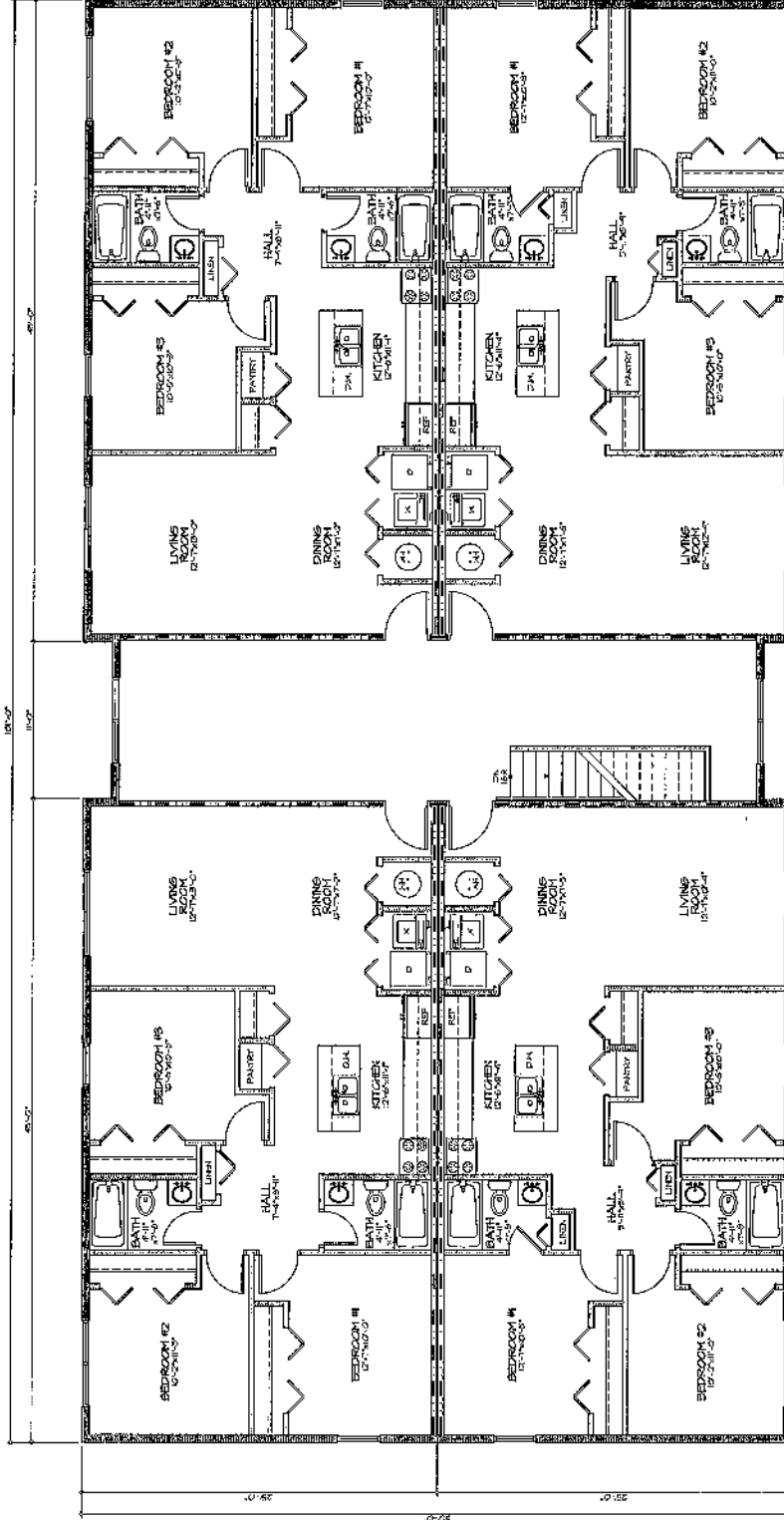


Exhibit G
515 South Alpine Road
SUP
#007-26

SECOND FLOOR PLAN
DATE: 04/11/07

TOWNHOMES
 816 S ALPINE RD.
 ROCKFORD, IL 61108

GENERAL CONTRACTOR:

ARCHITECT:
 JEFFREY A. MYERS, P.C.
 10395 GLEN ABBEY CLOSE
 ROCKFORD, ILLINOIS 61107
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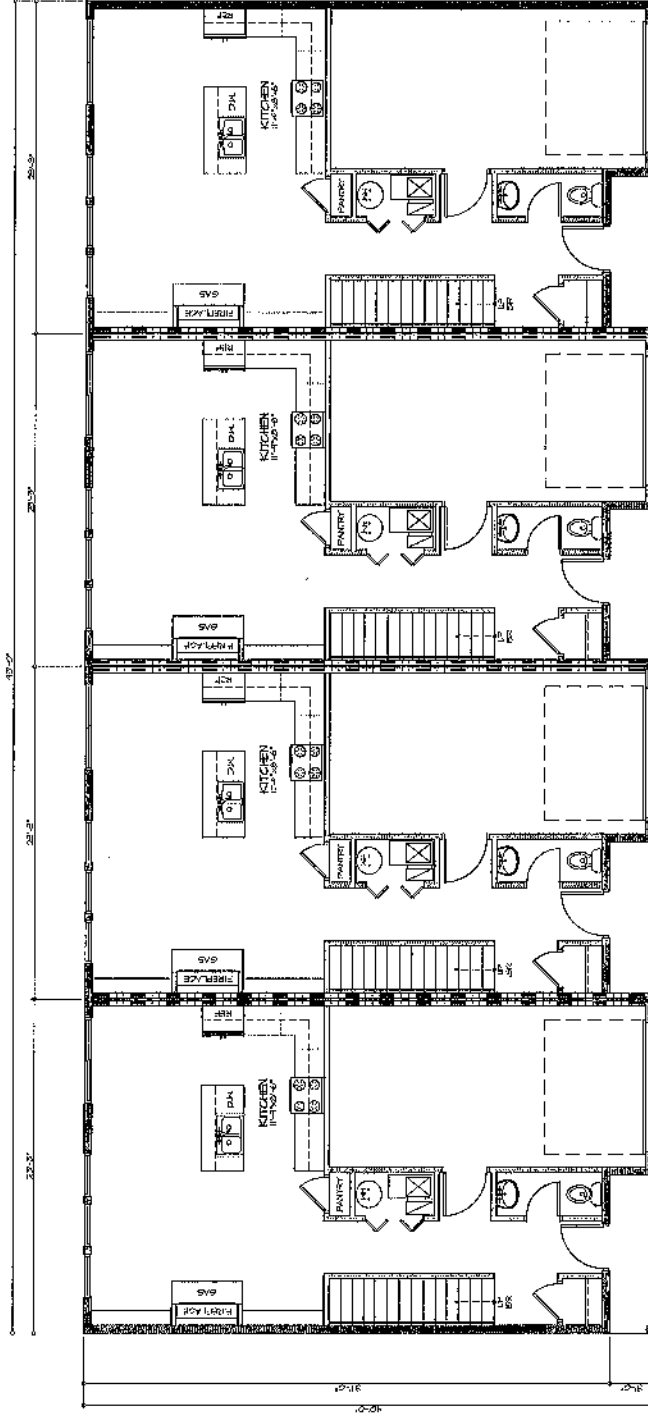
A1

REVISIONS:
 DATE: 12/20/24

PROJECT #: 107-26

Exhibit I
 515 South Alpine Road
 SUP
 #007-26

FIRST FLOOR PLAN 2 BEDROOMS / 2 BATHROOMS
 3040 SQ. FT. TOTAL
 3040 SQ. FT. TOTAL



THE DESIGNER IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY FORM OF PROJECT MANAGEMENT FOR THE CONSTRUCTION OF THIS PROJECT. THE USE OF THESE DRAWINGS REPRESENTS A HOLD HARMLESS AGREEMENT BY THE CONTRACTOR TO THE DESIGNER 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 TO ASSUME ALL RESPONSIBILITY FOR THE DESIGNER'S NEGLIGENCE, INADEQUATE DESIGN, AND/OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S PROFESSIONAL FEES AND COSTS AND MATERIALS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S PROFESSIONAL FEES AND COSTS AND MATERIALS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S PROFESSIONAL FEES AND COSTS AND MATERIALS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S PROFESSIONAL FEES AND COSTS AND MATERIALS.

TOWNHOMES
615 S ALPINE RD.
ROCKFORD, IL 61108

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A2

GENERAL CONTRACTOR:

DATE: 12/20/24
REVISIONS:

PROJECT #: 101-26

THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES FOR ANY EXISTING UTILITIES OR STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

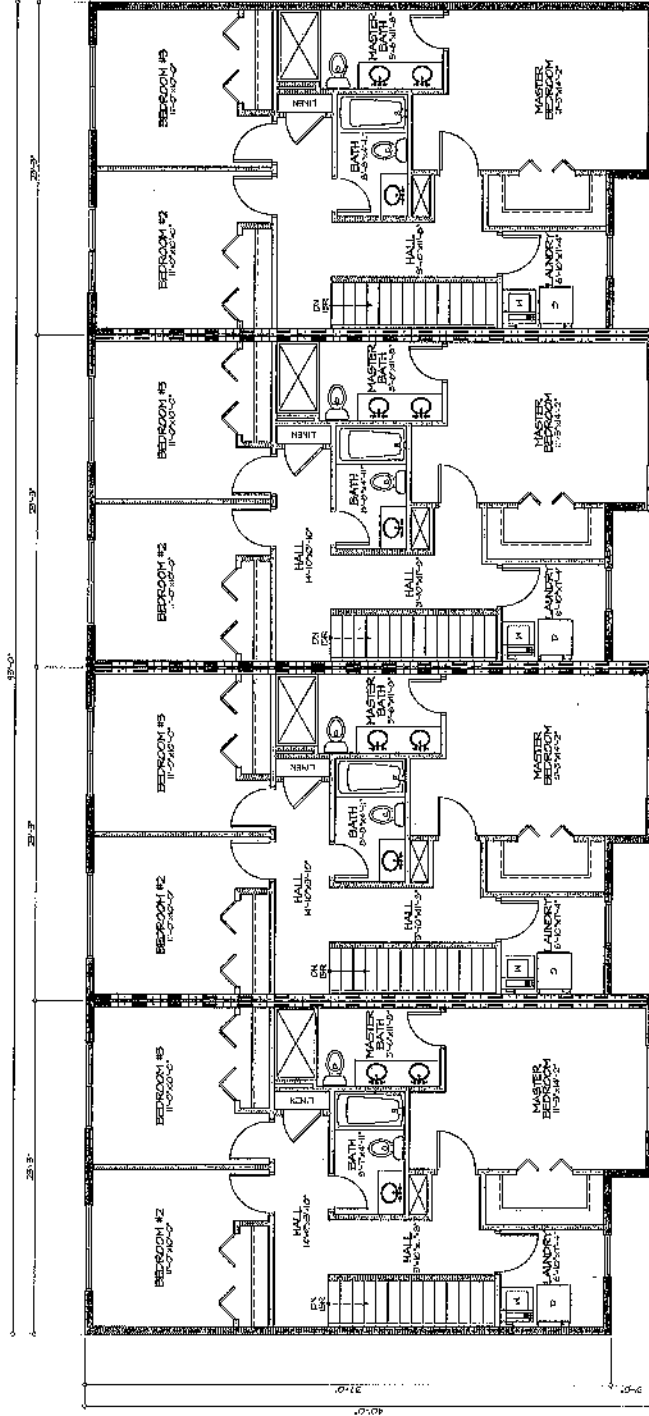


Exhibit J
515 South Alpine Road
SUP
#007-26

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

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