



Code and Regulation Committee Meeting Agenda

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

**Monday, July 27, 2026
5:30 PM**

The following represents, in general, the chronological order of proceedings at the City Council/Committee Meetings: Call to Order, Invocation, Pledge of Allegiance, Public Speaking and City Council/Committee Agendas.

Meeting will be live streamed on Channel 17 and via this link:
<https://rockfordil.legistar.com/Calendar.aspx>.

I. CALL TO ORDER

II. COMMITTEE REPORTS

1. Palo Verde Drive/Calderwood Drive [26-00892](#)
Traffic Commission recommends approval establishing a restriction requiring that traffic on Calderwood Drive be required to stop prior to entering the intersection with Palo Verde Drive, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive
2. No Action Item: [26-00894](#)
Traffic Commission recommends that no action be taken on the following item:
 1. Request for additional street lights on 1640 Albany Lane
3. 134 North Main Street [26-00867](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 134 North Main Street (Oliver Emerson Development/Applicant)
4. 325 South Madison Street [26-00868](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 325 South Madison Street (Oliver Emerson Development/Applicant)
5. 1232 Soper Avenue [26-00869](#)
Zoning Board of Appeals recommends denial for a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single-Family Residential Zoning District at 1232 Soper Avenue (Luis E. Perez/Applicant)
6. 210 North Longwood Street [26-00870](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 210 North Longwood Street (Everardo Rodriguez/Applicant)

7. 219 South 2nd Street [26-00871](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Mixed Use Development consisting of ten (10) apartments, a restaurant and banquet hall in an R-2, Two-Family Residential Zoning District at 219 South 2nd Street (Jennifer Spencer of Studio GWA for Centennial United LLC/Applicants)
8. 1010 East State Street [26-00873](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 1010 East State Street (Tom Baclet/Applicant)
9. 3218 11th Street [26-00874](#)
Zoning Board of Appeals recommends approval for a:
 - a. Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-3, General Commercial Zoning District: and a
 - b. Variation to increase the maximum allowed business identification wall signs from two (2) to three (3) in a C-3, General Commercial Zoning District at 3218 11th Street (Jimmy Smith/Applicant)
10. 1603 North Alpine Road [26-00879](#)
Liquor and Tobacco Advisory Board recommends approval for Modification of an Existing Liquor License to add package liquor sales in conjunction with a restaurant in a C-3, General Commercial Zoning District at 1603 North Alpine Road (Randall Raymond Baker/Baker Street Burgers, LLC dba BD4: A Burger Joint/Applicant)
11. Zoning Board of Appeals recommends approval of the following Text Amendments: [26-00876](#)
Text Amendments to the City of Rockford Zoning Ordinance to:
 - *Table 20-1 Use Classification Table
 - *Article 20-005 Lot Area Per Dwelling Unit (Density)
 - *Article 20-005-G Rear Setbacks
 - *Table 21-1 Use Classification Table
 - *Article 30 Mandatory Planned Unit Developments
 - *Article 35 Infill Overlay District
 - *Article 50-003 Off-Street Parking Ratios
 - *Article 50-016 Access Locations and Article 80-003 Nonconforming Uses
 - *Continuance of Nonconforming Uses
12. Request for a moratorium on data centers and directing the City Administrator, and designees to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford [26-00902](#)

III. RESOLUTION

1. Request from the Traffic Commission for the City of Rockford, Illinois to approve the installation of a street light near 2415 Quincy Circle [26-00893](#)
2. 815 Day Block Party [26-00883](#)
This event is scheduled for Saturday, August 15th. The location of the event is the 100 block of North 1st Street, and the event time is 8 a.m. - 4 p.m.
3. Polish Fest [26-00884](#)
This event is scheduled for Sunday, August 16th. The event will be held on the grounds of St. Stanislaus Kostka Church located at 201 Buckbee Street, and the event time is 10 a.m. - 9 p.m.
4. PCI Employee Picnic [26-00885](#)
This event is scheduled for Tuesday, September 15th. The location of the event is 4545 Assembly Drive, and will take place during open business hours. Assembly Drive will be closed from Research Parkway to Airport Drive during the picnic.

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.

ROCKFORD TRAFFIC COMMISSION

MINUTES OF THE MEETING

Wednesday, July 8, 2026, 5:30 PM

The meeting was called to order by Dorian Peterson at 5:31 PM.

Members Present

Ms. Dorian Peterson, Chairman
Mr. Tom Okite, Vice Chairman
Ms. Joan Sage
Mr. K. Patrick Yarbrough
Mr. Bryan Kruschke
Mr. Emil “Skip” Mosny, Rockford Fire Department
Mr. Charles Smilinich, Transportation, School District 205
Ms. Kerry Lin, Public Works Department

Members Absent

Alderman Jonathan Logemann, 2nd Ward
Det. Andrew Hartman, Rockford Police Department
Mr. Cedrick Ketton, Rockford Mass Transit District
Mr. Scott Capovilla, Community Development Department

Also Present

Mr. Jesus Ocasio, 2415 Quincy Circle, 61103
Mrs. Nicole Bennett, 3708 Calderwood Drive, 61114
Ms. Janie Wilson-Cook, 1622 Montague Street, 61102
Mr. Matthew Flores, Legal Department

The minutes of the last regular meeting held on June 10, 2026, were approved as submitted.

The Traffic Commission recommended the following items:

1. Request in the 4rd Ward, by Nicole Bennett, 3708 Calderwood Drive, to establish stop control at the intersection of Palo Verde Drive and Calderwood Drive, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive. (Mrs. Nicole Bennett explained her request and called attention to the use of Calderwood Drive by many accessing the RVC Path. K. Lin explained that based on the lack of accident history and low traffic volumes, stop control is not warranted. However, T. Okite pointed out that the use of the walking path could justify a different warrant. The use of these streets as “cut-throughs” was mentioned by numerous team members. P. Yarbrough asked if the crosswalks could be striped. K. Lin responded that this would be discussed with staff. The team asked what other methods could be used at this intersection. K. Lin responded that “Cross Traffic Does Not Stop” signs would be installed” if 2-way stop control was established. Commission recommended establishing stop control at the intersection of Palo Verde Drive and Calderwood Drive with Calderwood Drive stopping for Palo Verde Drive, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive. Motion by C. Smilinich, seconded by S. Mosny, Voted 7-0).
2. Request in the 9th Ward, by Jesus Ocasio, 2415 Quincy Circle, for additional street lighting at 2415 Quincy Circle. (K. Lin explained the procedure for street light requests to come through Traffic

Commission. If after review for meeting policy, City staff and police do not feel that a light is warranted, the request can then be brought to Traffic Commission. Mr. Jesus Ocasio explained his request based on multiple car break-ins. He and his neighbors feel that the existing lighting does not provide enough light within the cul-de-sac. They have had discussions with ComEd on this concern and ComEd said nothing could be done with the existing light. The team asked about security cameras and motion-activated lights. Mr. Ocasio replied that he and several neighbors have cameras and some have some level of lighting. The team felt that the best approach may be for ComEd to relocate the existing pole nearest the cul-de-sac to a better location within it. Commission recommended installing additional street lighting near 2415 Quincy Circle. Motion by T. Okite, seconded by S. Mosny, Voted 5-2).

The Traffic Commission recommended taking “No Action” on the following items:

1. Request in the 4th Ward, by S. Hossain Khan, 1640 Albany Lane, for additional street lighting at 1640 Albany Lane. (K. Lin called attention to the location of existing street lights and commented that the existing lights meet City policy. Commission recommended taking “No Action.” Motion by T. Okite, seconded by S. Mosny, Voted 7-0).

New Business:

1. Elections were held for Chairman and Vice-Chairman. T. Okite ran for Chairman and was elected. D. Peterson ran for Vice-Chairman and was elected.
2. Ms. Janie Wilson-Cook brought a concern about signal timing at the intersection of S. Main Street and Montague Street to the Traffic Commission. K. Lin responded that the intersection is under the jurisdiction of IDOT and that staff would forward her concern to them.

The meeting adjourned at 6:42 PM. Motion by S. Mosny, seconded by C. Smilinich.

The next regularly scheduled meeting will be held:

August 12th, 2026 5:30 PM

Rockford City Hall
425 East State Street
2nd floor, Conference Room A

Respectfully submitted,
Kerry Lin, P.E.
Recording Secretary

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for stop sign control on a portion of Calderwood Drive, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance that traffic on Calderwood Drive be required to stop prior to entering the intersection with Palo Verde Drive, in accordance with the provisions of Section 16-196.1 of the Code of Ordinances, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___
A. Prunty: Ayes:___ Nays:___ Absent:___
T. Bell: Ayes:___ Nays:___ Absent:___
M. Bonne: Ayes:___ Nays:___ Absent:___
G. Torina: Ayes:___ Nays:___ Absent:___

:

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred various requests, begs leave to report recommending that “No Action” be taken on the following items:

1. Request for additional street lighting at 1640 Albany Lane.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___

A. Prunty: Ayes:___ Nays:___ Absent:___

T. Bell: Ayes:___ Nays:___ Absent:___

M. Bonne: Ayes:___ Nays:___ Absent:___

G. Torina: Ayes:___ Nays:___ Absent:___

RESOLUTION

By Alderman Jonathan Logemann, on behalf of the Codes and Regulation Committee:

WHEREAS, The City of Rockford, Illinois Residential and Collector Street Lighting Policy, provides as in Section VI, that all street light requests, which are deemed not warranted for significant public safety benefit by the Public Works Department and the Police Department, will be reviewed by the City of Rockford Traffic Commission.

WHEREAS, The City of Rockford Traffic Commission has reviewed a request for an additional street light near 2415 Quincy Circle and has approved the installation.

BE IT RESOLVED, by the Council of the City of Rockford, Illinois, that the City approves the installation of a street light approved by the Rockford Traffic Commission during the July 8, 2026 meeting.

BE IT FURTHER RESOLVED:

1. That the City shall pay for the installation of the street light out of the City Street Lighting Budget.
2. The City shall pay the ongoing cost for power and maintenance for the street light out of the City Street Lighting Budget.

BE IT FURTHER RESOLVED, that the Public Works Department are hereby authorized to begin coordination with ComEd for the installation of a street light near 2415 Quincy Circle.

Respectfully submitted,

_____	_____
_____	_____
_____	_____



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

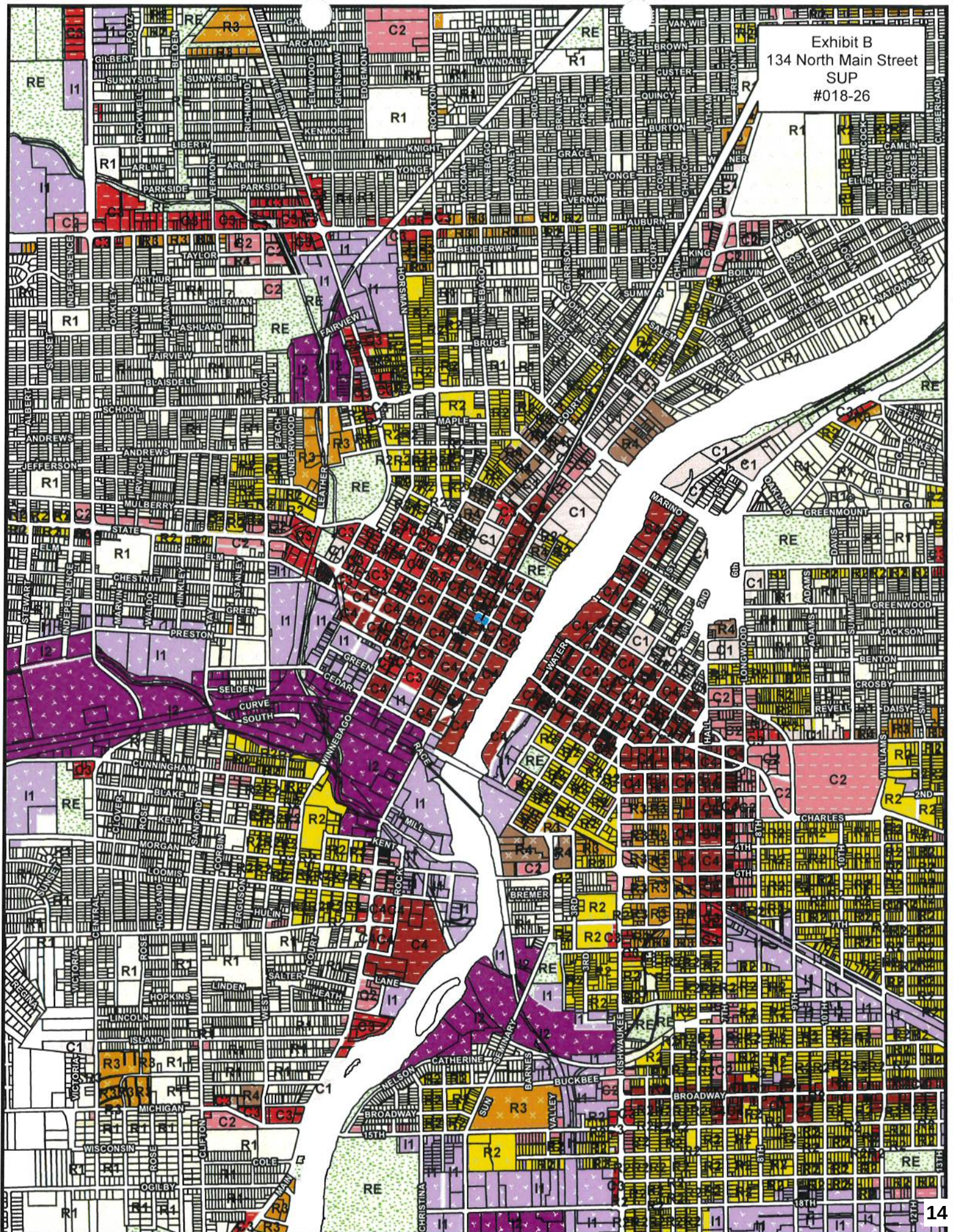


Exhibit C
134 North Main Street
SUP
#018-26

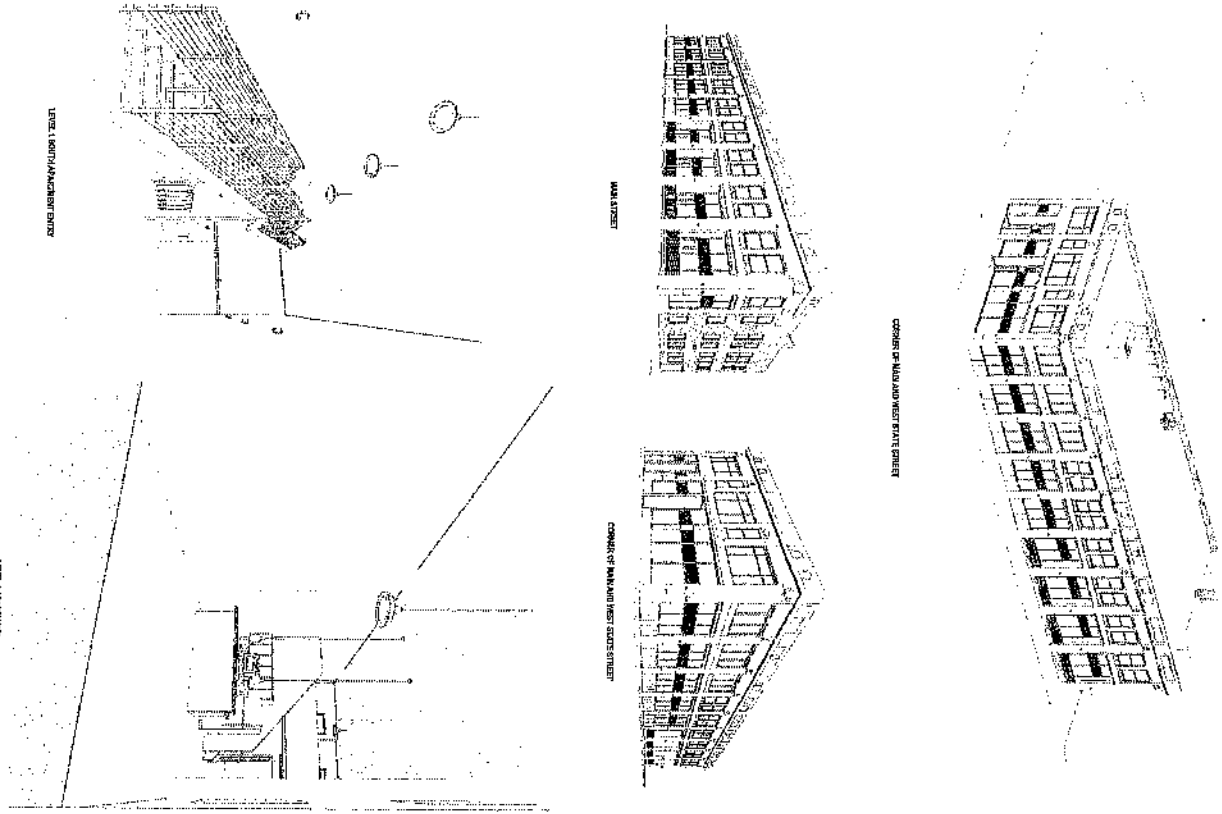


#018-26

134 N Main - Apartments Schematic Design

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

NO.	DATE	DESCRIPTION
001	01/15/18	PRELIMINARY SCHEMATIC DESIGN
002	02/15/18	SCHEMATIC DESIGN
003	03/15/18	SCHEMATIC DESIGN
004	04/15/18	SCHEMATIC DESIGN
005	05/15/18	SCHEMATIC DESIGN
006	06/15/18	SCHEMATIC DESIGN
007	07/15/18	SCHEMATIC DESIGN
008	08/15/18	SCHEMATIC DESIGN
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099	03/15/26	SCHEMATIC DESIGN
100	04/15/26	SCHEMATIC DESIGN



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL OTHER APPLICABLE CODES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL DESIGN AND CONSTRUCTION DETAILS.
4. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE ARCHITECT.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DESIGN AND CONSTRUCTION DETAILS.
6. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE ARCHITECT.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DESIGN AND CONSTRUCTION DETAILS.
8. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE ARCHITECT.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DESIGN AND CONSTRUCTION DETAILS.
10. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE ARCHITECT.

OLIVER EMMERSON DEVELOPMENT 134 MAIN STREET, ROCKFORD ILL

REVISIONS

NO.	DATE	DESCRIPTION
01	01/15/18	PRELIMINARY SCHEMATIC DESIGN
02	02/15/18	SCHEMATIC DESIGN
03	03/15/18	SCHEMATIC DESIGN
04	04/15/18	SCHEMATIC DESIGN
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06	06/15/18	SCHEMATIC DESIGN
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59	11/15/22	SCHEMATIC DESIGN
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99	03/15/26	SCHEMATIC DESIGN
100	04/15/26	SCHEMATIC DESIGN

PROJECT INFORMATION

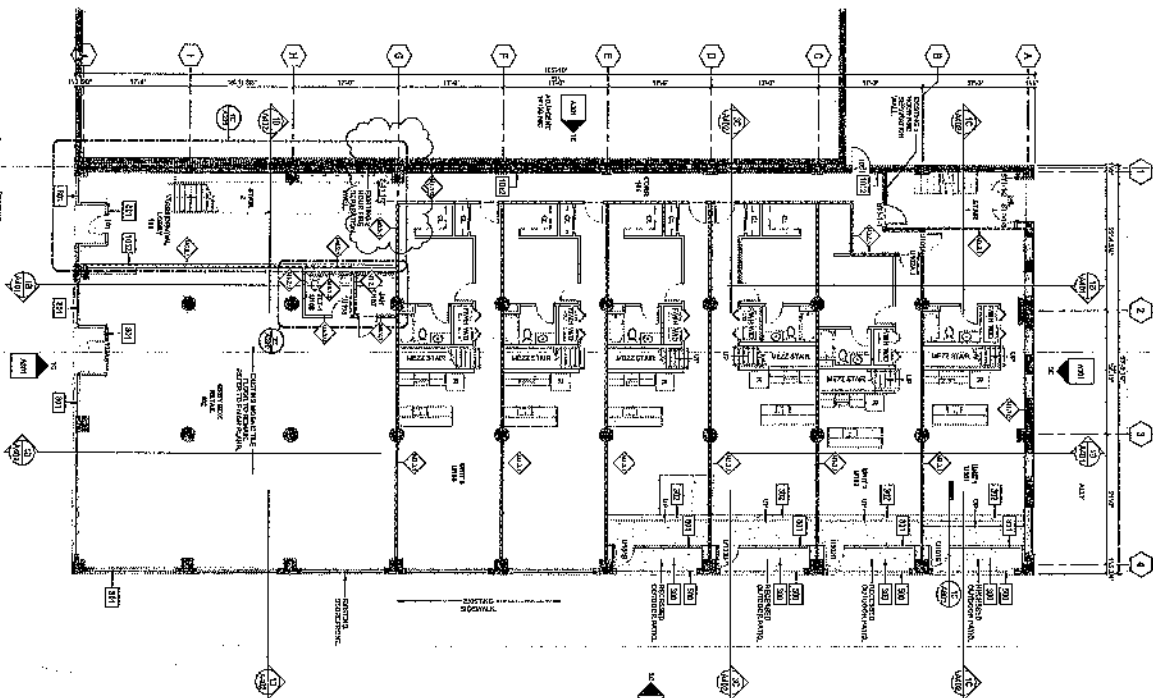
ARCHITECTURAL COVER SHEET

SHEET NUMBER

G001

TAX CREDIT DRAWINGS

Category	Sub-category
2020	State of the Union
2021	State of the Union
2022	State of the Union
2023	State of the Union
2024	State of the Union
2025	State of the Union



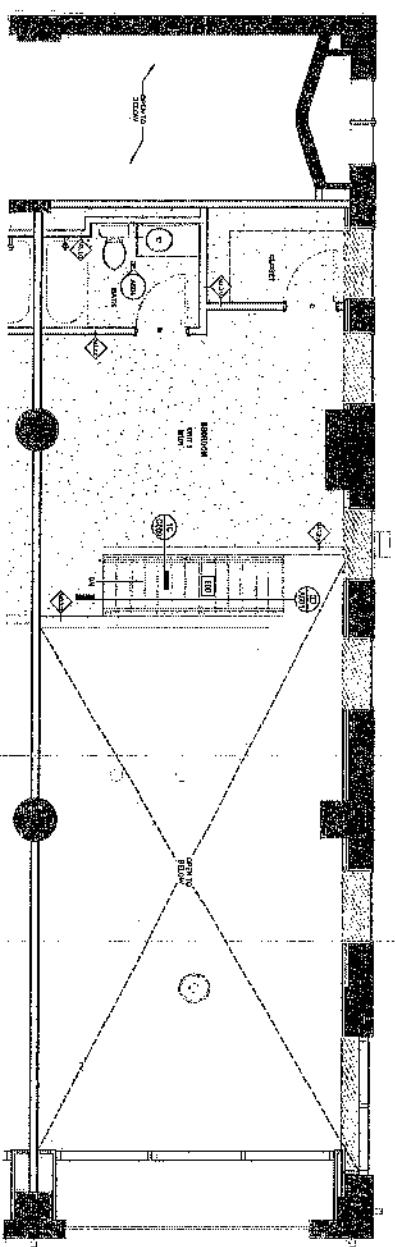
PROJECT INFORMATION	DATE	10/2/2024
NAME	CLIENT	ABC
ADDRESS	LOCATION	123
SHEET TITLE		
FLOOR PLAN		

SHEET NUMBER
A200
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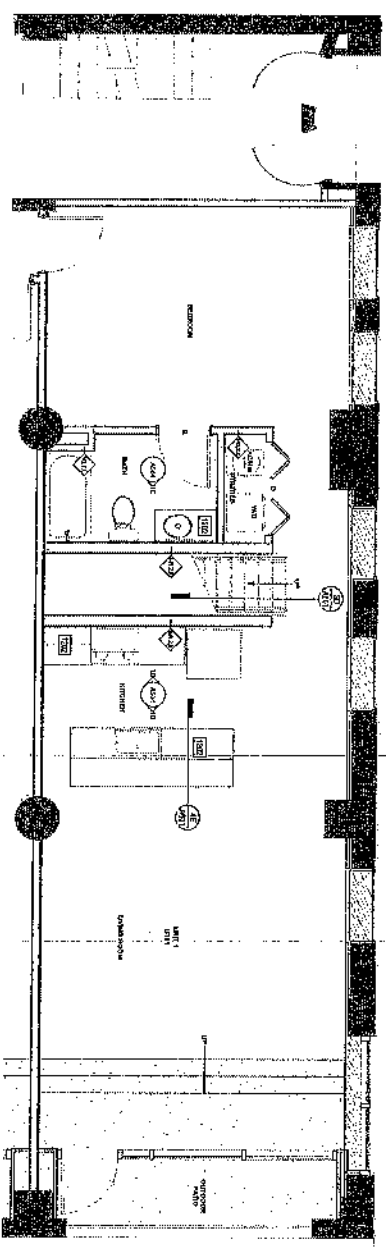
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DATE	NOV 10 1960
TIME	10:00 AM

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1C	LOFT 1 MEZZANINE
A223	200' x 90'



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A000 2000 100

OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

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PROJECT INFORMATION	
Number:	4488
Date:	4/22/2006
Deliverable:	UIC
Configuration:	UIC

SHEET TITLE

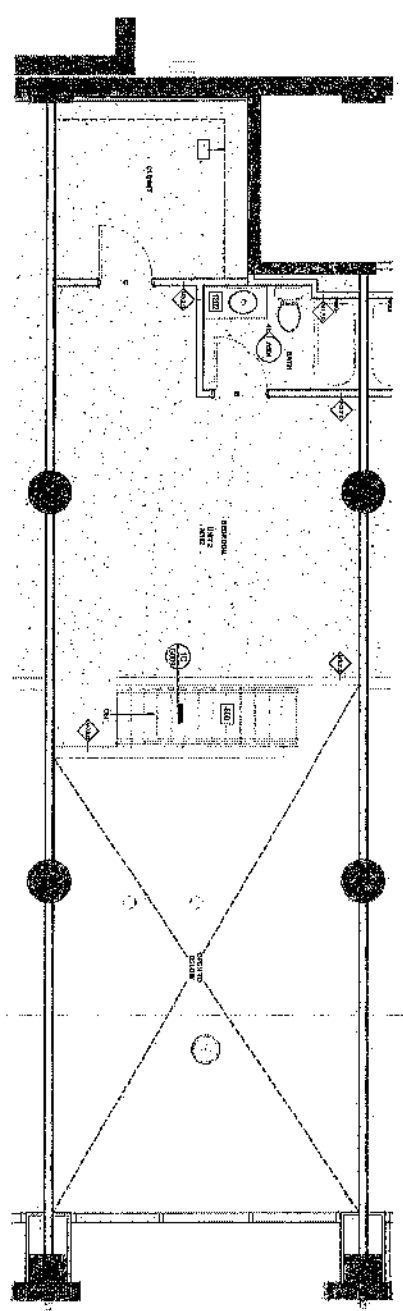
ENLARGED UNIT PLANS

SHEET NUMBER

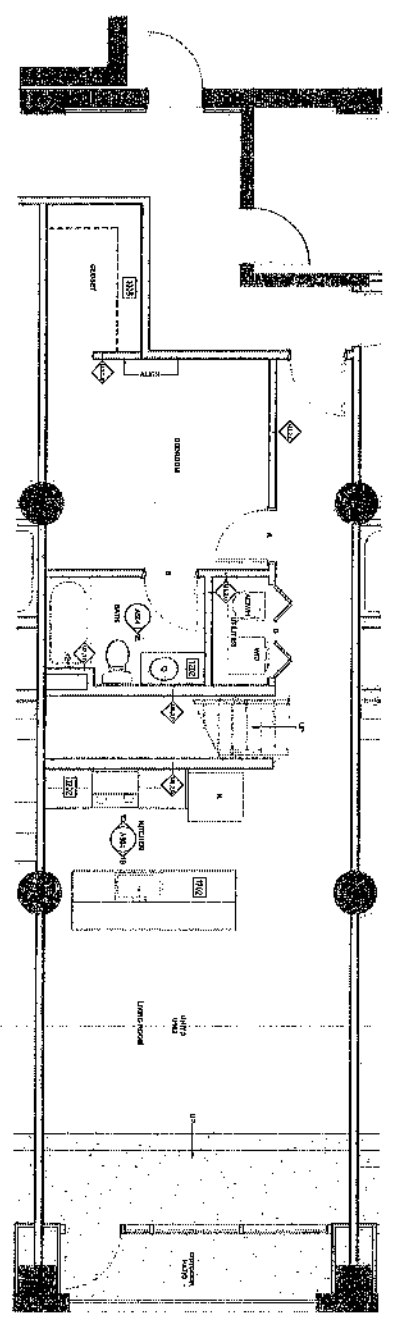
A223
TAX CREDIT DRAWINGS

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 STREET CONSTRUCTION, LATEST EDITION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCKFORD, ILL. DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING.

NO.	DATE	BY	DESCRIPTION
1	01/18/26	XXX	ISSUED FOR PERMIT



UNIT 2
134 NORTH MAIN STREET
ROCKFORD, ILL.



UNIT 1
134 NORTH MAIN STREET
ROCKFORD, ILL.

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

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	01/18/26

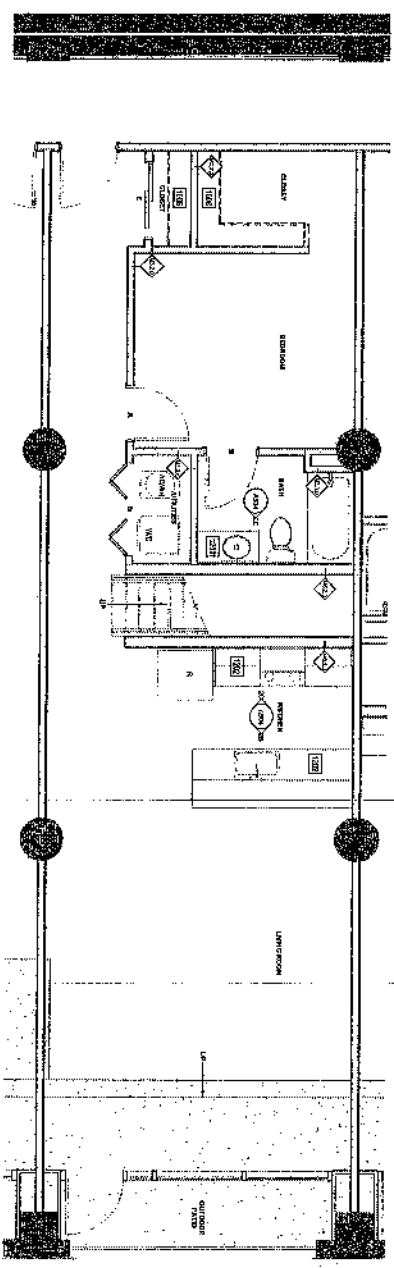
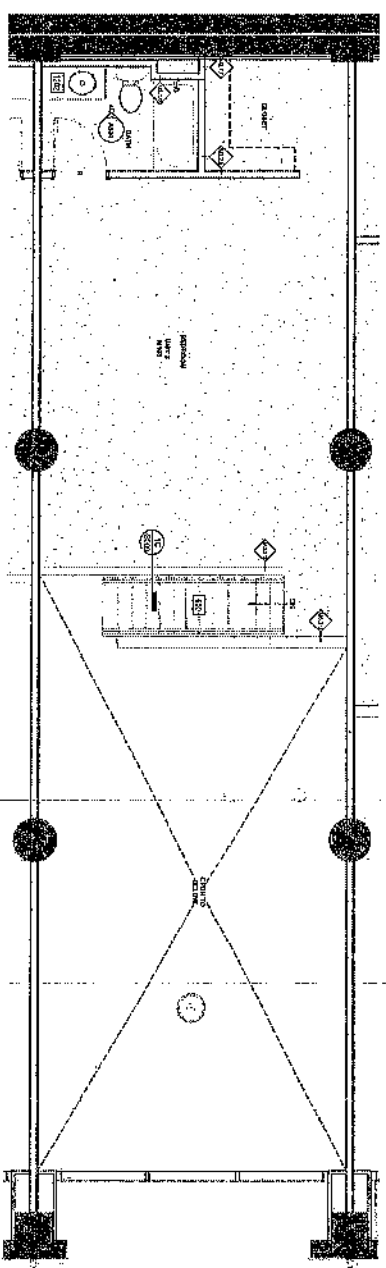
PROJECT INFORMATION	
PROJECT NAME	OLIVER EMMERSON DEVELOPMENT
PROJECT ADDRESS	134 MAIN STREET, ROCKFORD, ILL.
PROJECT TYPE	RENOVATION
PROJECT OWNER	XXX
PROJECT ARCHITECT	XXX
PROJECT ENGINEER	XXX
PROJECT CONTRACTOR	XXX

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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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING.

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



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:	DATE:
OWNER:	ARCHITECT:
DESIGNER:	DATE:

SHEET TITLE

ENLARGED UNIT PLANS

SHEET NUMBER

A225

TAX CREDIT DRAWINGS

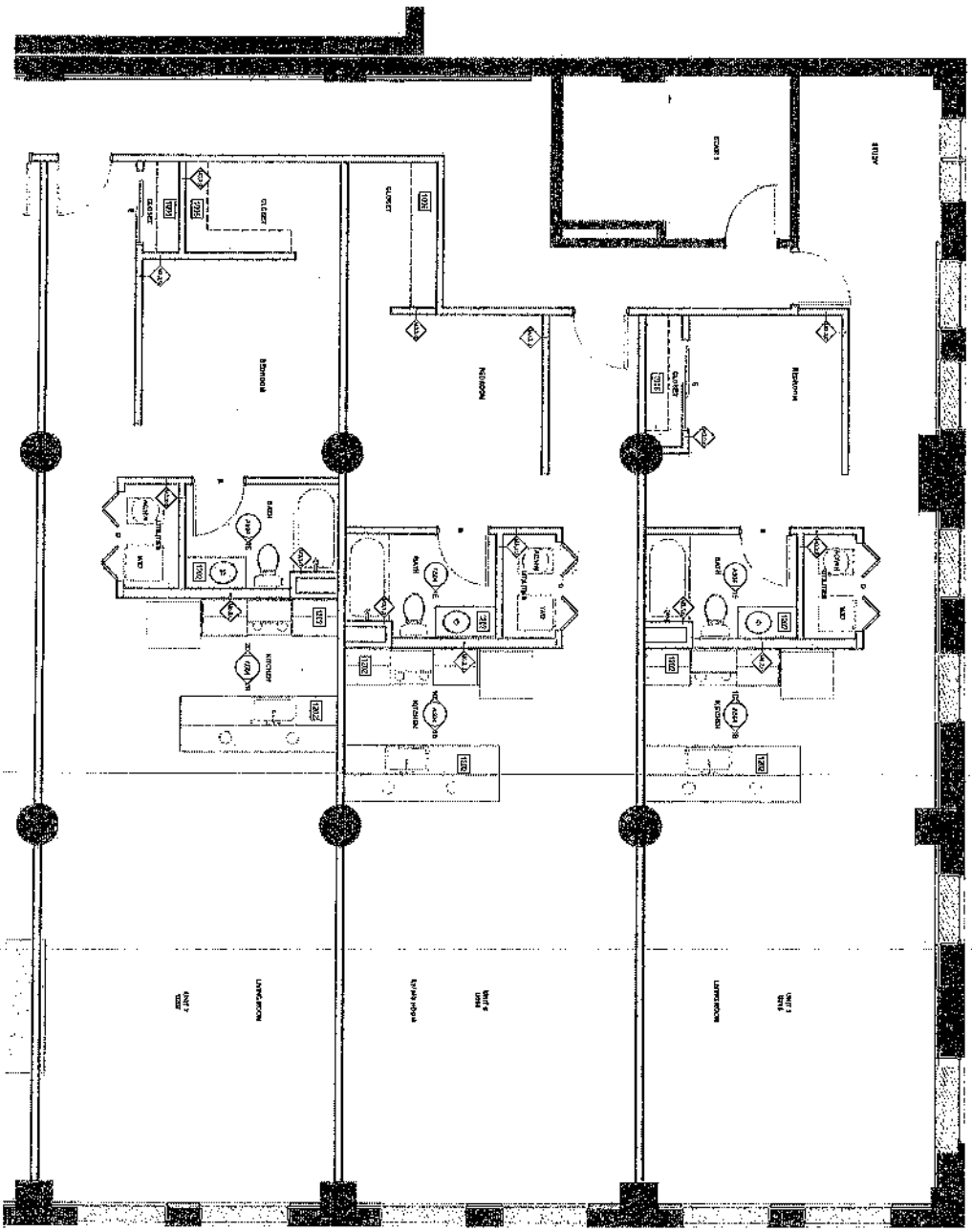
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OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL

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.
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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.
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REVISIONS:
1. 01/18/2018
2. 02/18/2018
3. 03/18/2018
4. 04/18/2018
5. 05/18/2018
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12. 12/18/2018

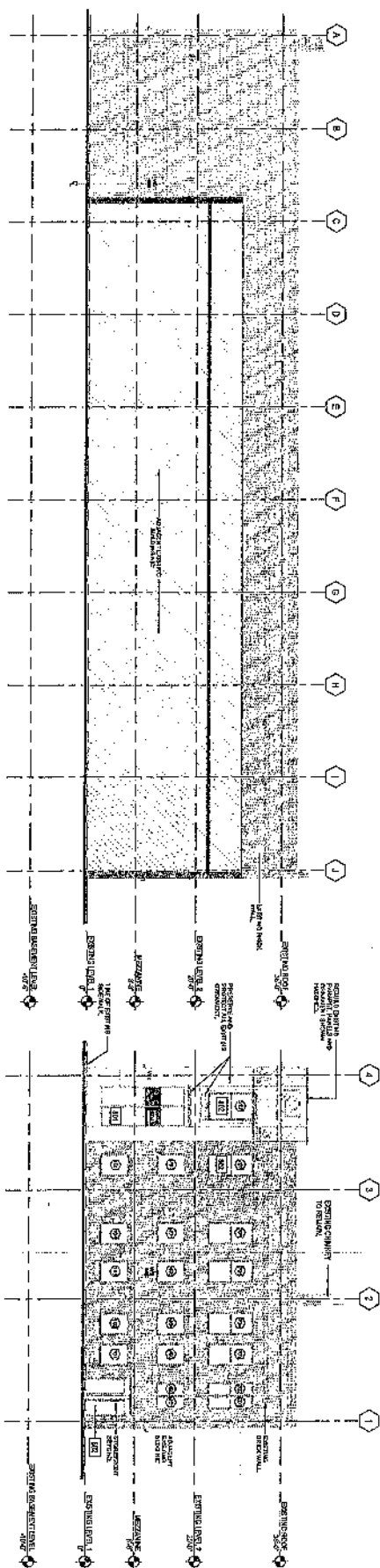
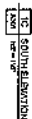


**OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL**

REVISIONS	DATE
1A	12/01/2017
1B	12/01/2017
1C	12/01/2017
1D	12/01/2017
1E	12/01/2017
1F	12/01/2017
1G	12/01/2017
1H	12/01/2017
1I	12/01/2017
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1M	12/01/2017
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1O	12/01/2017
1P	12/01/2017
1Q	12/01/2017
1R	12/01/2017
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1U	12/01/2017
1V	12/01/2017
1W	12/01/2017
1X	12/01/2017
1Y	12/01/2017
1Z	12/01/2017

PROJECT INFORMATION
SHEET NUMBER
A227
TAX CREDIT DRAWINGS

ENLARGED UNIT PLANS
SHEET NUMBER
A227
TAX CREDIT DRAWINGS



EXTERIOR ELEVATIONS

PROJECT INFORMATION

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OSAMM 67: 1

SHEET TITLE

100

ON BRICK ELEVATIONS

SHEET NUMBER

A301

TAX CREDIT DRAWING:

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

#018-26

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District for the property described as:

A/K/A: 134 North Main Street
PIN: 11-23-307-008

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 134 North Main Street.

Approval is based on 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.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 018-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

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.



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

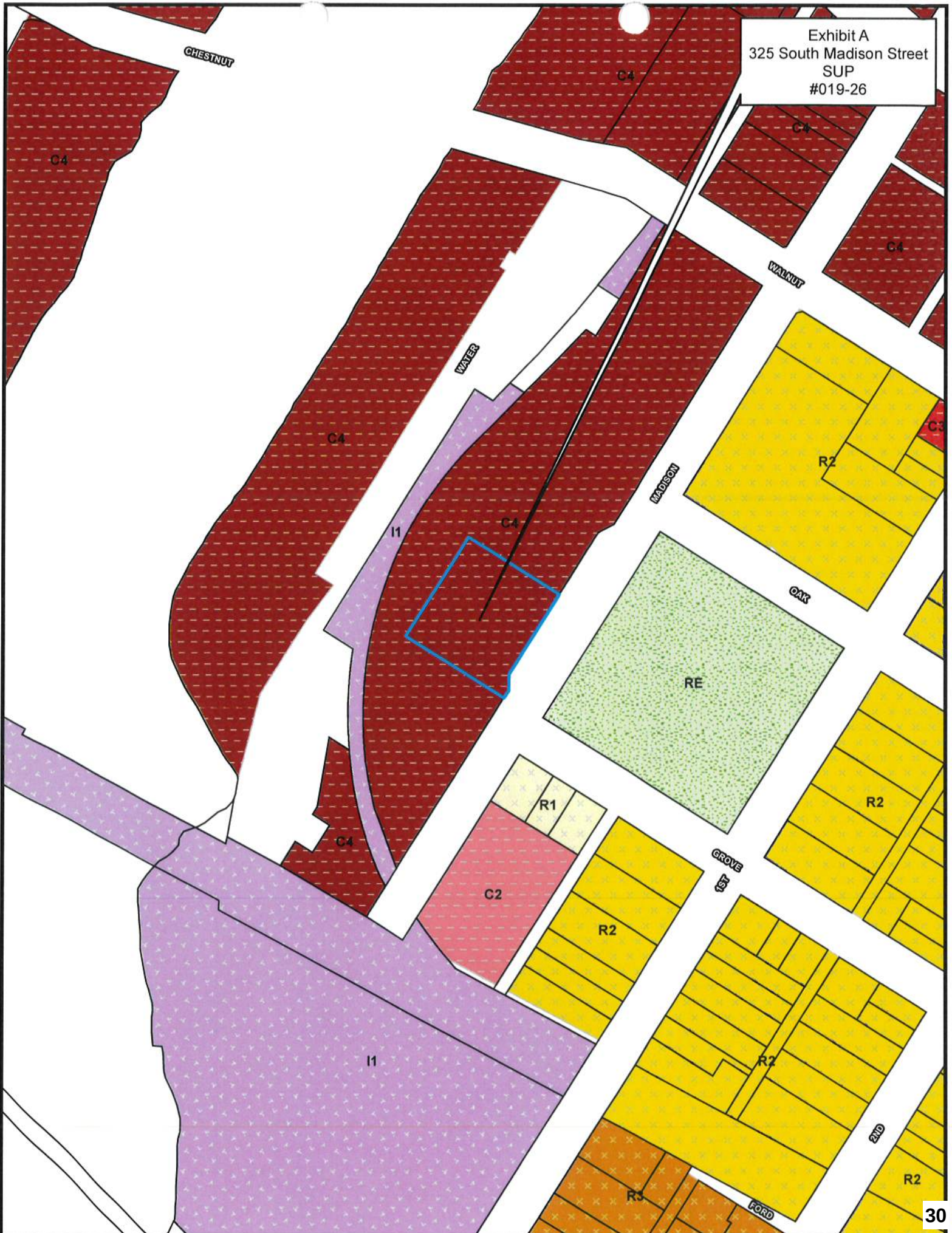


Exhibit B
325 South Madison Street
SUP
#019-26

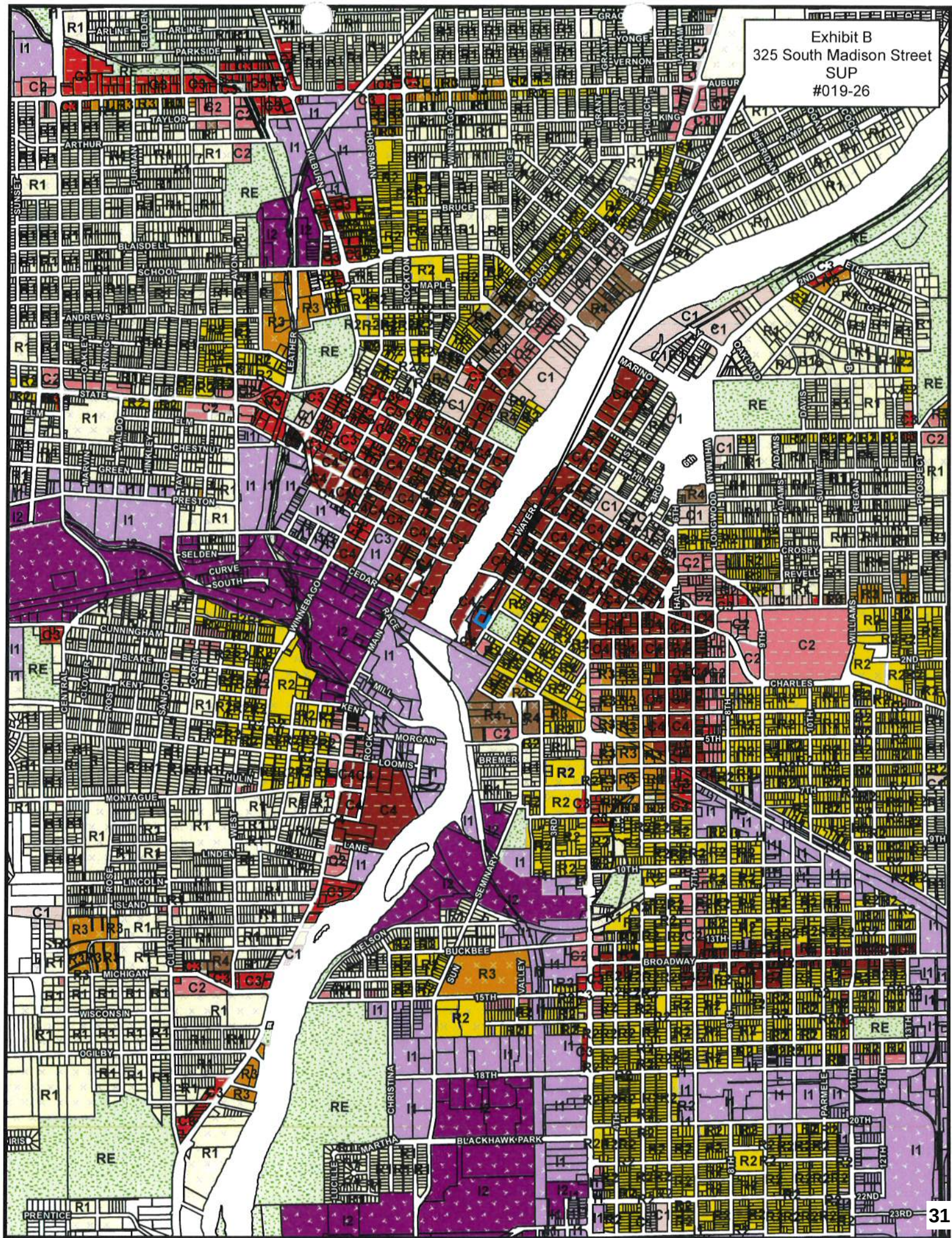


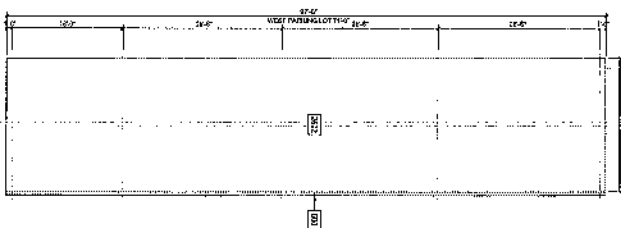
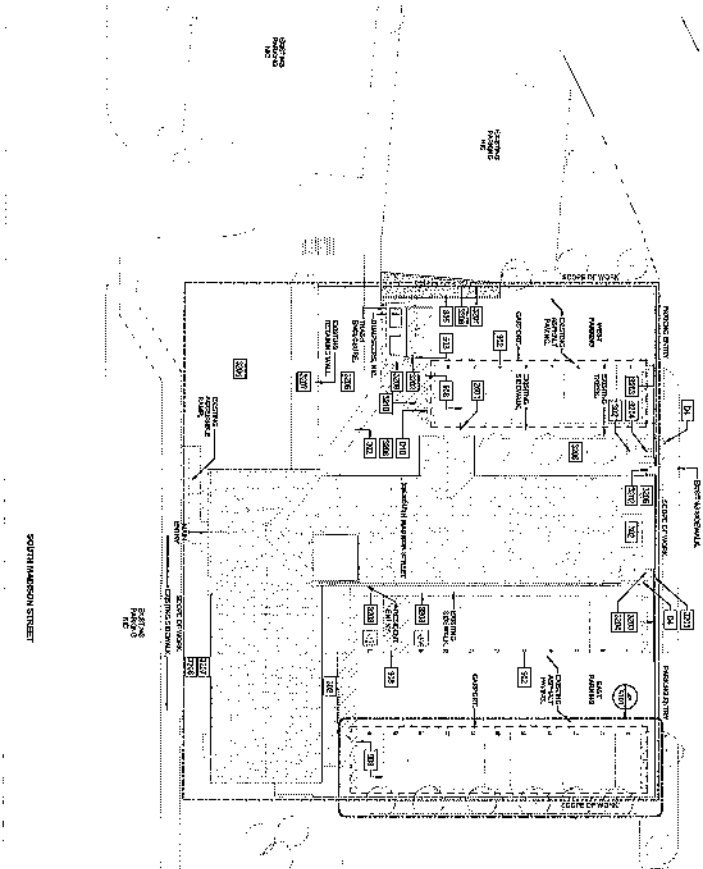
Exhibit C
325 South Madison Street
SUP
#019-26



[illegible]

APARTMENTS
305 S Main St
Redford, RI 02874
ARCHITECT:
WTC BUILD

1609 Tower Grove Avenue
St. Louis, Missouri 63118
t: 314/241-2000
f: 314/241-7380



SITE LEGEND

PROJECT PROJECT UNIT
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END USE

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INDEX PAGE

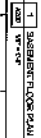
15
• JEFF STANARD

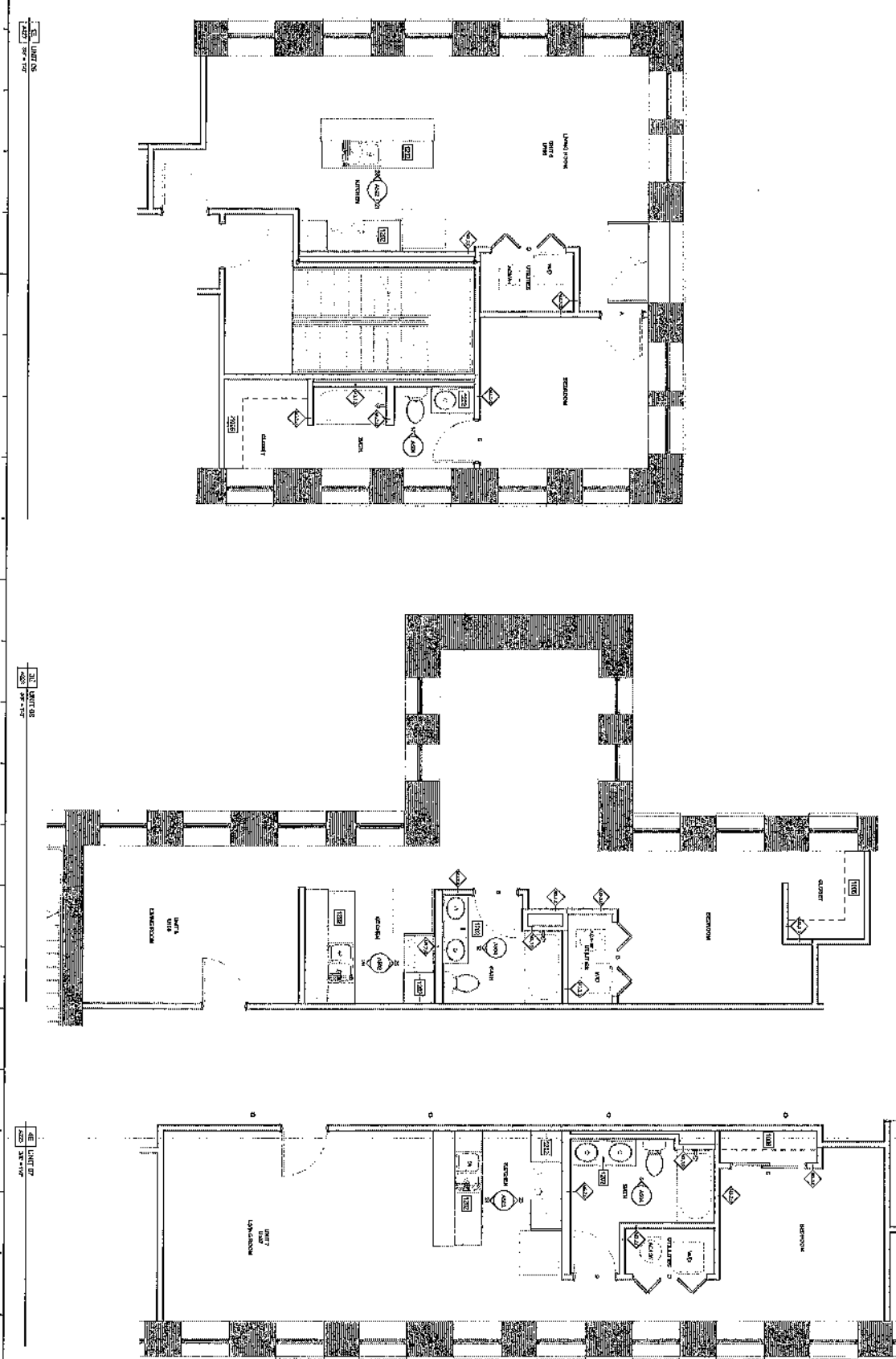
6/10/2024 -- Schematic Design

ARCHITECTURAL
SITE PLAN

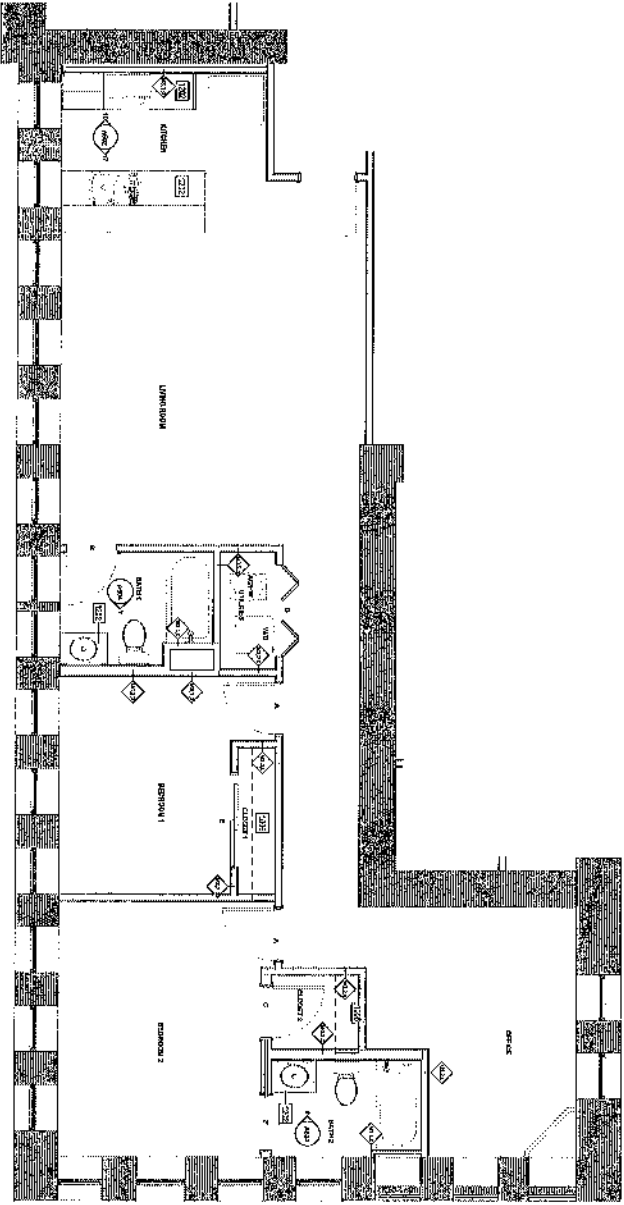
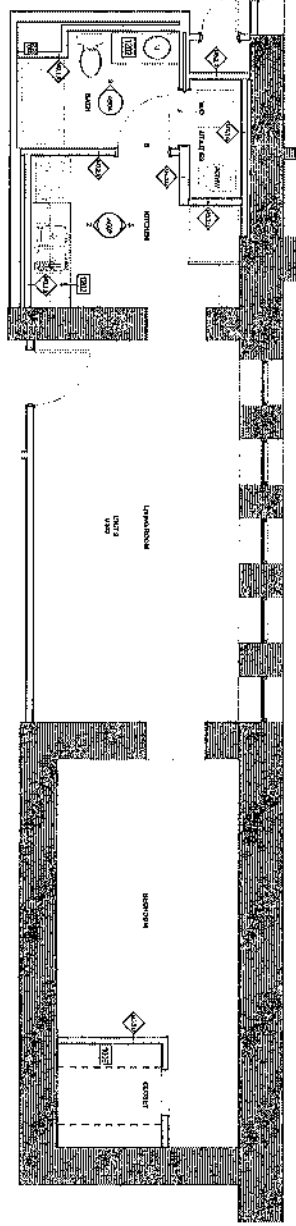
A101

ACTUAL SHEET SIZE: 30" X 42"





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.
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10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.



6/10/2024 Schematic Design

UNIT PLANS

A224

Project Number: 6/10/2024

Date: 6/10/2024

Drawn By: UIC

Checked By: UIC

325 South Madison Street

STP #019-26

WATCH FACTORY APARTMENTS

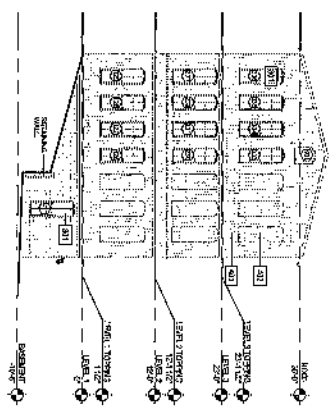
GENERAL NOTES:
1. REFER TO CLASH ANALYSIS REPORT FOR DETAILS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS.
3. REFER TO THE CITY OF CHICAGO SPECIFICATIONS FOR DETAILS.
4. REFER TO THE CITY OF CHICAGO SPECIFICATIONS FOR DETAILS.
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10. REFER TO THE CITY OF CHICAGO SPECIFICATIONS FOR DETAILS.

NO.	REVISION	DATE
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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
6	ISSUED FOR PERMIT	6/10/2024
7	ISSUED FOR PERMIT	6/10/2024
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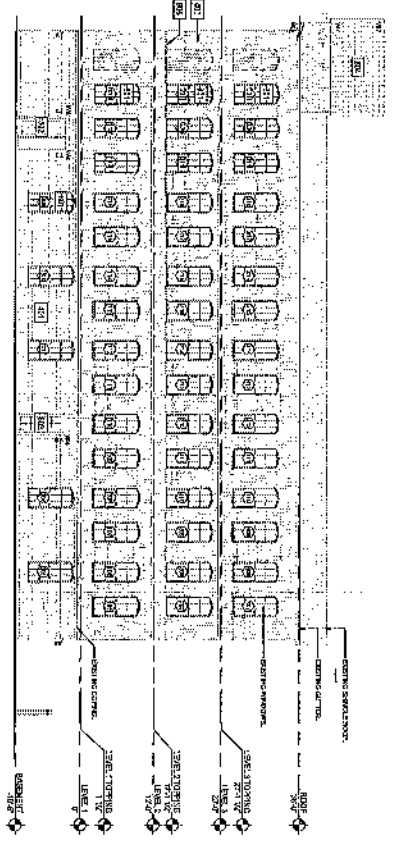
WATCH FACTORY
APARTMENTS
325 SOUTH MADISON STREET
CHICAGO, IL 60604

ARCHITECT
JAMES H. HARRIS & ASSOCIATES
1111 N. LAKE STREET
CHICAGO, IL 60610
TEL: 312.786.1111
WWW.JHHAS.COM

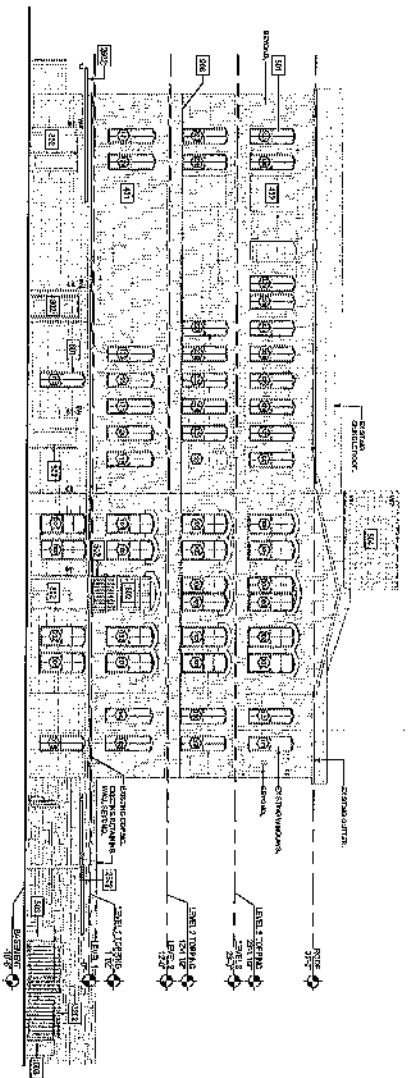
325 SOUTH MADISON STREET
CHICAGO, IL 60604
TEL: 312.786.1111
WWW.JHHAS.COM



23 EAST ELEVATION
1/8" = 1'-0"



23 WEST ELEVATION
1/8" = 1'-0"



23 NORTH ELEVATION
1/8" = 1'-0"

6/10/2024
A301

EXTERIOR
ELEVATIONS

Project Number: 6/10/2024
Date: 6/10/2024
Drawn By: JHC
Checked By: JHC

NO.	REVISION	DATE
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2	ISSUED FOR PERMIT	6/10/2024
3	ISSUED FOR PERMIT	6/10/2024
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Sheet: 1 of 1

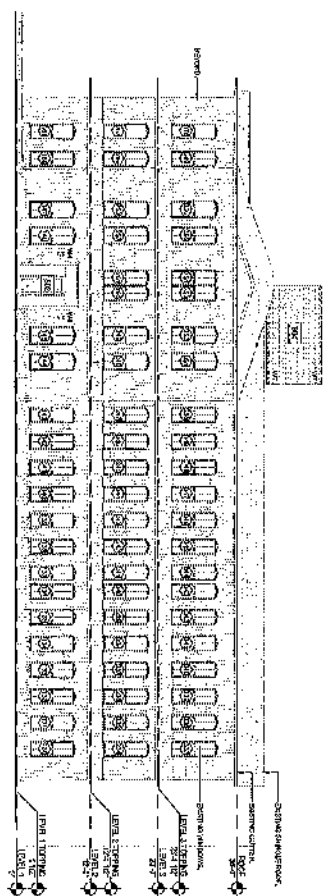
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**WATCH FACTORY
APARTMENTS**

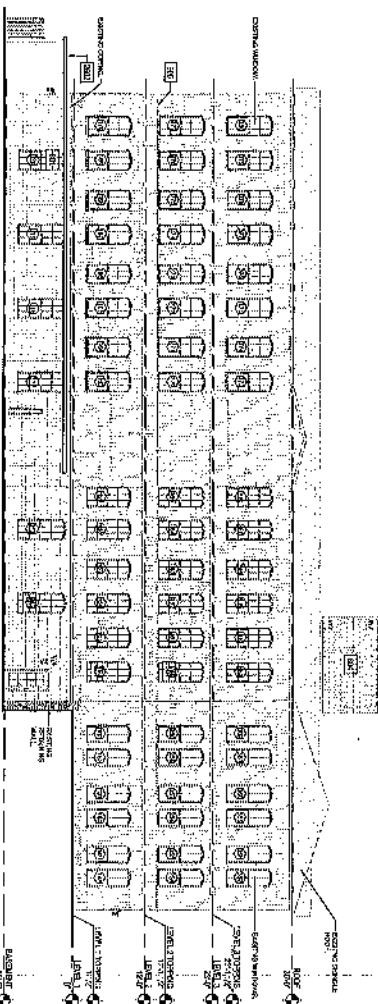
505 S. Main St.
Pittsburg, Kansas 67055

DATE

1607 Tower Street, Phoenix
Suite 200, Arizona 85004
can be reached by phone at
360.771.7905



20	SOUTH ELEVATION
AS2	10' x 10'



2E	WEST ELEVATION
APP	WEST 2E

Schematic-Design

EXTERIOR ELEVATIONS

A302

20' X 42' SHEET SIZE

#019-26

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 / 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 / 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 / NRPT - NO REPORT	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District for the property described as:

A/K/A: 325 South Madison Street
PIN: 11-23-361-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 325 South Madison Street.

Approval is based on the following conditions:

- 1. Must meet all applicable Building and Fire codes.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 019-26

Jonathan Logemann, Chairman
Aprel Prunty, Vice Chairman
Gabrielle Torina
Mark Bonne
Tamir Bell

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.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 020-26

APPLICANT: Luis E. Perez

LOCATION: 1232 Soper Avenue

REQUESTED ACTION: A Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District.

EXISTING USE: Single-family residence

PROPOSED USE: Single-family residence

DIMENSIONS: Irregular shape lot. See Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Northwest Community Center, Single-family Residences
EAST:	R-1	Single-family Residences
SOUTH:	R-1	Single-family Residences
WEST:	R-1	Single-family Residences

YEAR 2040 PLAN: RL Residential - Low Density

SOILS REPORT: No soils report.

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

REVIEW COMMENTS: The Applicant is requesting a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single-family Residential Zoning District (Exhibits A & B). This is on the southwest corner of Parkside and Soper Avenue.

The Applicant, Luis Perez, is requesting a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District. The Applicant built a covered patio and was cited for no building permit. The Applicant applied for a building permit and was denied a zoning clearance due to the structure not meeting the required side yard setbacks of six (6) feet. The Zoning Ordinance side yard definition says "the area extending along the side lot line from the front yard to the rear yard at a width specified for the respective district in which it is located. The standard side setbacks are defined within the Zoning Ordinance "All development in R districts is subject to the following minimum side setback standards, except as expressly allowed under the townhouse development. Combined total width of side setbacks must equal

20% of lot width at the building setback line. No side setbacks shall be required to be more than 20 feet combined and no side setback shall be less than 6 feet. The Zoning Ordinance allows for adjustments for the side yard requirements as stated "the zoning officer may permit a 25% reduction in the side yard requirements for a single-family home on any lot that is legally established lot of record that does not satisfy the minimum lot width requirements of Section 20-005-B where the zoning officer finds that compliance would create a hardship due to the lot size or configuration. In this situation, the Applicant constructed the structure to the property line. Since it will be less than the required side yard setback, it requires a Variation approval.

Exhibit D is a boundary survey provided by R.K. Johnson & Associates, Inc. The survey shows the location of the chain-link fence along the south property line, the detached garage and the covered patio. This survey confirms that the structure is at a zero setback from the property line. Exhibit E is the site plan that shows the connection with the house. Exhibit F is the elevation of the front and side. The total height is 13 ½ feet.

Exhibit G is the Applicant's hardship. The Applicant indicates that "the existing covered deck was constructed on the property and does not meet current setback requirements. Due to the size, layout, and existing improvements on the lot, strict compliance with the zoning ordinance would create a practical difficulty. The structure is consistent with residential use, does not negatively impact neighboring properties, and is not intended to alter the character of the neighborhood. Therefore, this request is made to allow the existing covered deck to remain in its current location." Based on this statement, staff does not feel that a viable hardship has been presented.

Exhibit H is the service calls for the last two years. There was one call for service for 1232 Soper Avenue.

The Applicant has not demonstrated that a practical difficulty or hardship exists that is unique to the property. The circumstances appear to be self-created by constructing the covered patio without first obtaining the required building permit. Approval of the Variation request may adversely affect neighboring properties by reducing open space between properties thereby altering the established development in the neighborhood. For these reason, staff does not support this request.

RECOMMENDATION: Staff recommends DENIAL of a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District.

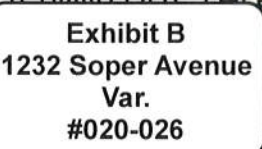
SC: BM 07/14/2026

**FINDINGS OF FACT FOR DENIAL OF A VARIATION TO
REDUCE THE SIDE YARD SETBACK FOR A COVERED PATIO
FROM SIX (6) FEET TO ZERO (0) FEET
IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1232 SOPER AVENUE**

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance.



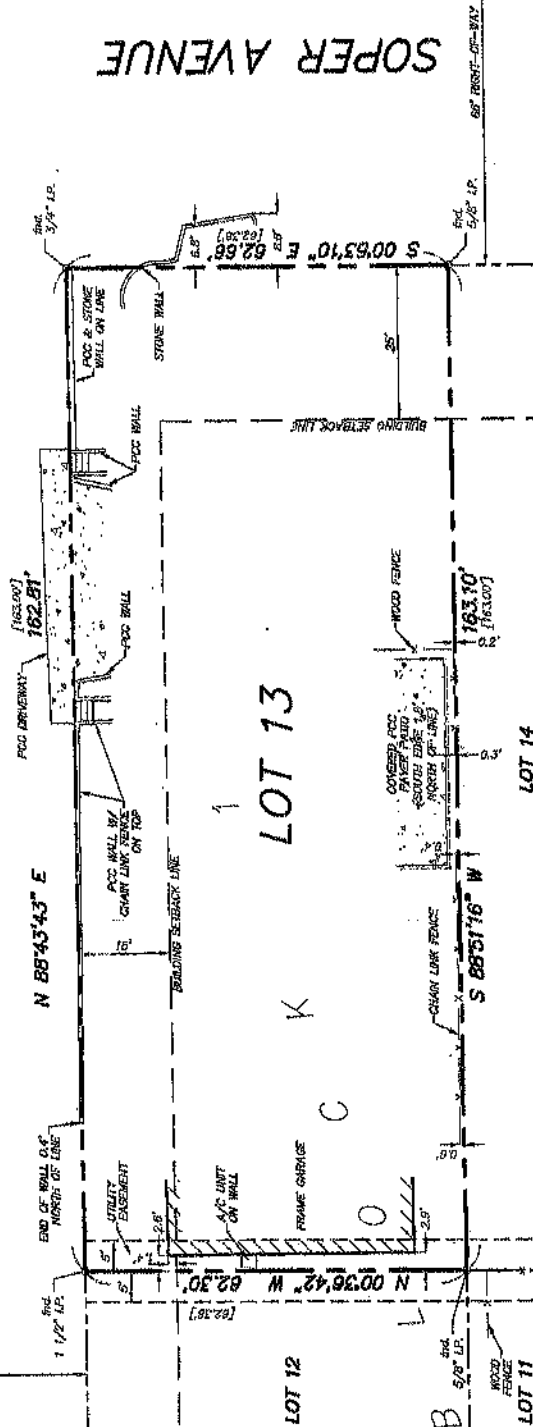




BOUNDARY SURVEY

OF
LOT 13, BLOCK 1
PLAT OF ALBURN CREST SUBDIVISION
CITY OF ROCKFORD
WINNEBAGO COUNTY, ILLINOIS

PARKSIDE AVENUE



LEGEND

- BT BITUMINOUS SURFACE
- POC PORTLAND CONCRETE CEMENT
- S 00°00'00" W 000.00' BEASURED BEARING & DISTANCE
- IS 00°00'00" W 000.00' PLAT BEARING & DISTANCE
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- x-x- FENCE (CHAIN LINK UNLESS NOTED)

SCALE: 1" = 20'
BASIS OF BEARINGS: ASSUMED

LOT THIRTEEN (13) IN BLOCK ONE (1) AS DESIGNATED UPON THE PLAT OF ALBURN CREST SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 24 OF PLATS ON PAGE 443 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS, CONTAINING 10,181 SQUARE FEET.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOCATING THE BOUNDARIES AND CORNERS THEREOF AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 15, 2026.

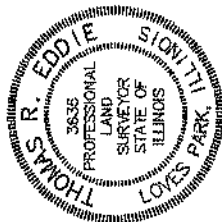
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THE 27th DAY OF APRIL, 2026.

Thomas R. Eddie

THOMAS R. EDDIE, L.P.L.S. 3635
EXPIRATION DATE: 11/30/2026

Exhibit D
1232 Soper Avenue
Var.
#020-26



PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
(815) 363-1111, (815) 363-1112
ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 184-00896
APRIL 17, 2026 (JUN 18, 1977)
PREPARED FOR: CHRISTIAN SOLARES

FRONT

62.22

Fit

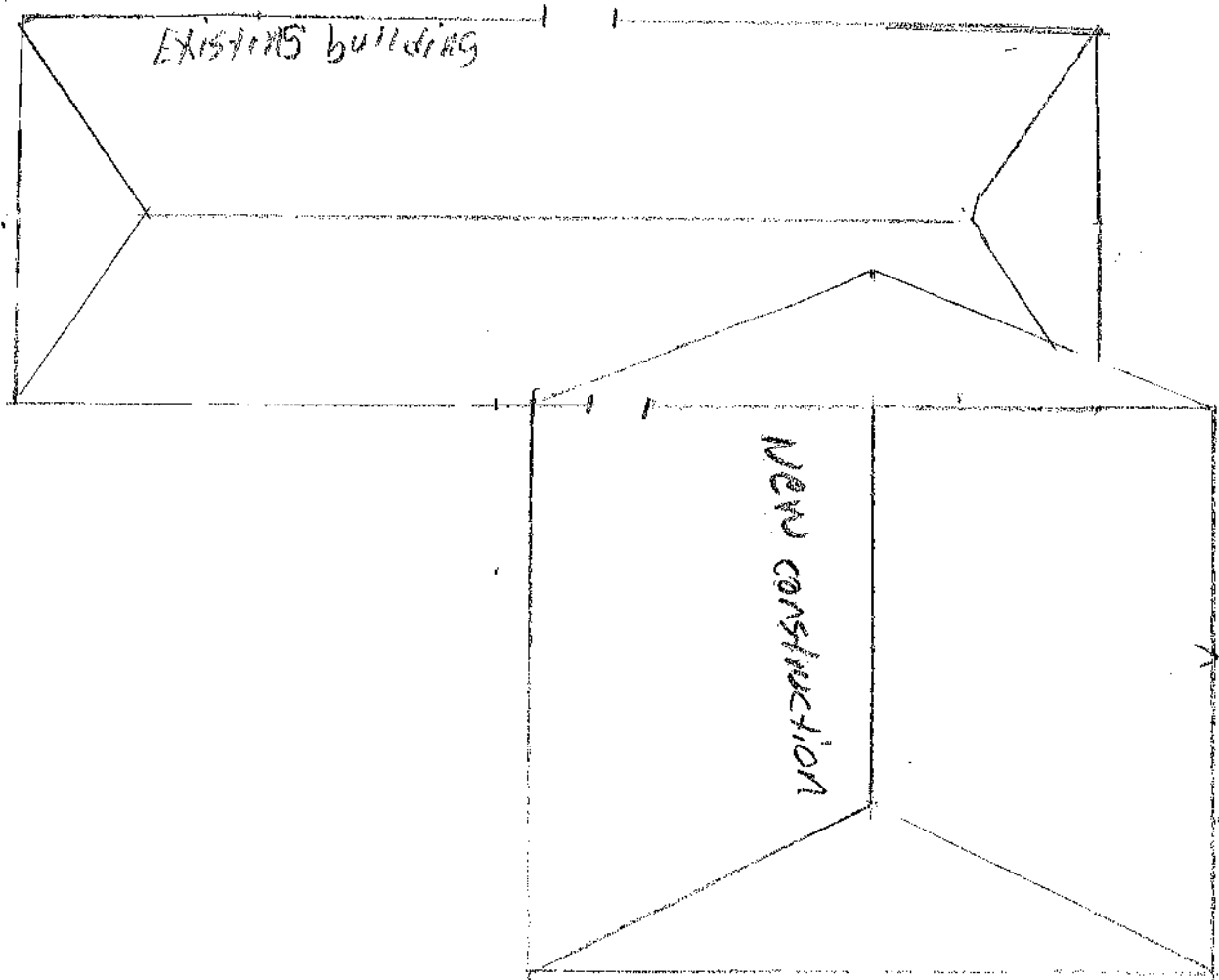
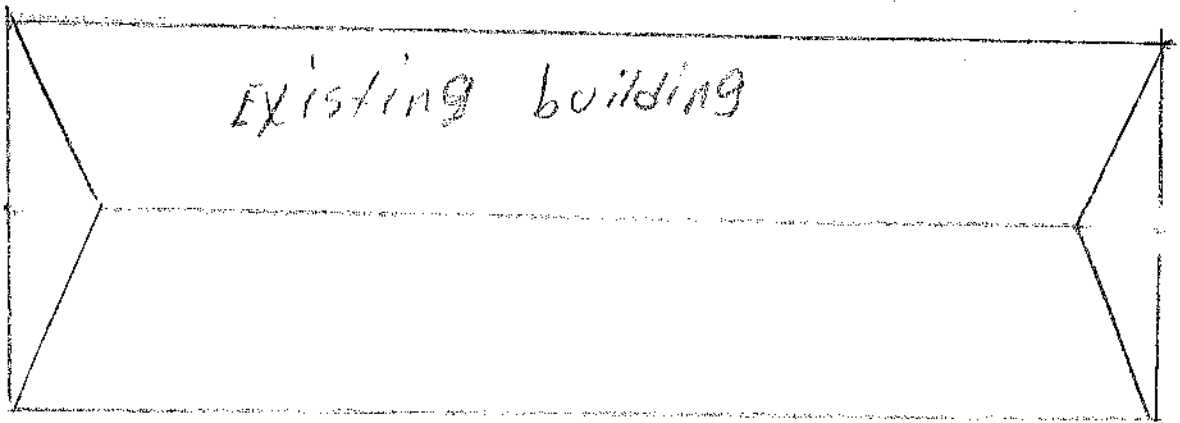


Exhibit E
1232 Soper Avenue
Var.
#020-26



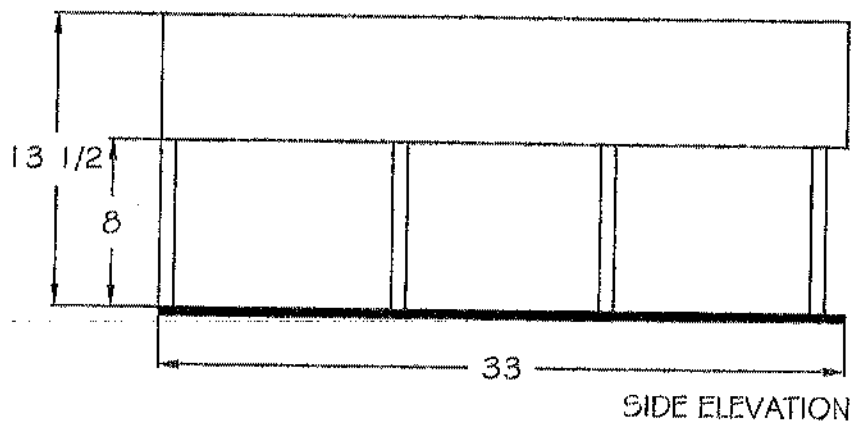
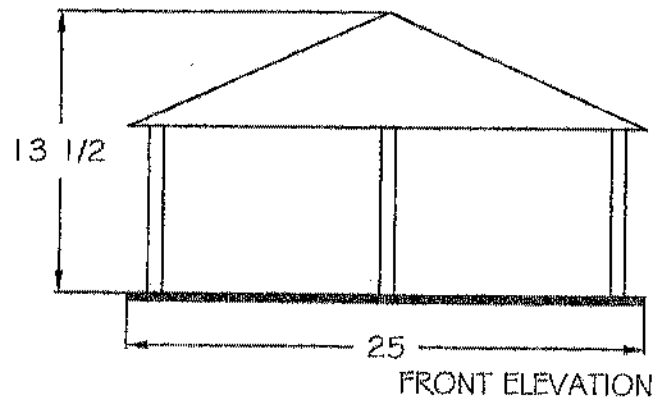


Exhibit F
1232 Soper Avenue
Var.
#020-26

The existing covered deck was constructed on the property and does not meet current setback requirements. Due to the size, layout, and existing improvements on the lot, strict compliance with the zoning ordinance would create a practical difficulty. The structure is consistent with residential use, does not negatively impact neighboring properties, and is not intended to alter the character of the neighborhood. Therefore, this request is made to allow the existing covered deck to remain in its current location.

Exhibit G
1232 Soper Avenue
Var.
#020-26

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-044321	03/04/2025 05:27:00 PM	1232 Soper Ave	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	Rockford Police Department

Exhibit H
1232 Soper Avenue
Var.
#020-26

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District for the property described as:

A/K/A: 1232 Soper Avenue
PIN: 11-16-252-008

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single family Residential Zoning District at 1232 Soper Avenue.

Denial is based on the attached Findings of Fact.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 020-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

**FINDINGS OF FACT FOR DENIAL OF A VARIATION TO
REDUCE THE SIDE YARD SETBACK FOR A COVERED PATIO
FROM SIX (6) FEET TO ZERO (0) FEET
IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1232 SOPER AVENUE**

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 021-26

APPLICANT: Everardo Rodriguez

LOCATION: 210 North Longwood Street

REQUESTED ACTION: A Special Use Permit for body art services in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant tenant space

PROPOSED USE: Office building with Body art services

DIMENSIONS: Exhibit D **SQUARE FEET:** 18,200 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Single-family residences, Two-family residences
EAST:	C-2	Homes Now, Vacant offices, Single-family residence
SOUTH:	C-2	Single-family residences, Two-family residences
WEST:	C-2	Sundberg Funeral Home

YEAR 2040 PLAN: Commercial and Retail

SOILS REPORT: Report #26-50; By considering the current zoning, current land use, Geographical Information Systems maps, and requested Special Use Permit, the Winnebago Soil and Water Conservation District has determined that the proposed tattoo studio will have no significant impact on the natural resources on the property or surrounding area. Any supporting maps or information are available upon request at the SWCD office (additional fees may apply).

HISTORY: **File #047-21:** A Special Use Permit for a Crematory in a C-2, Limited Commercial Zoning District was approved December 21, 2021 for the properties located at 215 North 6th Street. This property is directly west of the subject property. The crematory use was never established.

File #013-17: A Special Use Permit for a Planned Unit Development to allow a gas station, convenience store, and car wash in a C-4, Urban Mixed-use Zoning District was approved August 7, 2017 for the properties located at 221 North 2nd Street, 525 East Jefferson Street, 2XX, 204, 208, and 218 North 3rd Street. These properties are located four (4) blocks southwest of the subject property.

File #007-09: A Special Use Permit for a Crematory in a C-4, Urban Mixed-Use Zoning District was approved May 5, 2009 for the property located at

1001 2nd Avenue. This property is located five (5) blocks southwest of the subject property. The crematory use was never established.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the 60 feet north of the North Longwood Street and Spafford Avenue intersection. The subject property is surrounded by commercial uses and residential uses (Exhibits B & C).

The Applicant, Everardo Rodriguez, is requesting a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District. Within the C-2 District body art services is a Special Use. The Zoning Ordinance for Body Art Service states "Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding and scarification. This definition does not include practices that are considered medical procedures by the Illinois Medical Board which may not be performed in a body art service establishment." The Zoning Ordinance states "it is recognized that there are other uses which may be necessary or desirable to allow in a given district, but which, because of their potential influence upon neighboring uses or public facilities, need to be carefully regulated in terms of location and/or operation for the purposes of protecting the community" and "such uses are classified in this ordinance as special uses". The Applicant is looking to open a new body art services use in this tenant space. Because the business is new, it requires the new location to be reviewed for a Special Use Permit.

Exhibit D is the site plan submitted by the Applicant. The building and garage are approximately 4,632 square feet. Exhibit D shows existing green spaces and is proposing 30 parking spaces.

Exhibit E is the interior floor plan submitted by the Applicant. Exhibit E shows the building will consist of eleven (11) tenant spaces, a conference room, bathrooms, reception desk, kitchen, mechanical room and garage. Additionally, Exhibit E shows the body art services use will occupy tenant space #7 and will consist of a chair, a sink, and a counter.

Exhibit F is the Zoning Narrative submitted by the Applicant. The Applicant states, "the purpose of this application is to obtain approval for the operation of a private tattoo studio at the subject property, which the proposed business will provide professional tattoo services in a clean, safe, and regulated environment that complies with all applicable local health, safety, and zoning requirements" (Exhibit F). The Applicant explains, "the business will operate primarily by appointment with the latest appointment time of 7:00 PM resulting in limited customer traffic, minimal impact on adjacent properties and not to mention the proposed building features a generous amount of parking space for client, which controls the environment, eliminates loitering, and keeps the space secure and orderly" (Exhibit F).

Additionally, the Applicant states, "the proposed use is compatible with surrounding commercial uses and is expected to contribute positively to the area by activating the space, supporting small business development, and providing a professional service to the community" (Exhibit F).

Furthermore, the Applicant explains, “a controlled, lower-traffic environment makes it significantly easier to maintain rigorous cleanliness and infection control protocols and the studio will maintain all required health department licenses and sanitation standards, and the operation will not create excessive noise, odor, or nuisance conditions” (Exhibit F). Finally, the Applicant states, “approval of this application will allow the property to be utilized in a productive commercial manner while supporting local economic activity and providing a legitimate, professionally managed service business within the community” (Exhibit F).

Exhibit G is service calls for the last two (2) years. The service calls are from August 2025 to June 2026. There is a total of four (4) calls for 210 North Longwood Street.

Staff is comfortable with supporting this request and believes that the subject property is an appropriate location for the continuation and expansion of the business.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District, based on the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of a Building Permit for Staff’s review and approval.
3. The body art services use shall be limited to space as shown in Exhibit E as well as the Zoning Narrative approved by Staff, Exhibit F.
4. All conditions must be met prior to issuance of a certificate of occupancy.

See attached findings of fact.

SC:DM 07/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 210 NORTH LONGWOOD STREET**

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 district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be 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-2 District in which it is located.

Exhibit A
210 North Longwood Street
SUP
#021-26

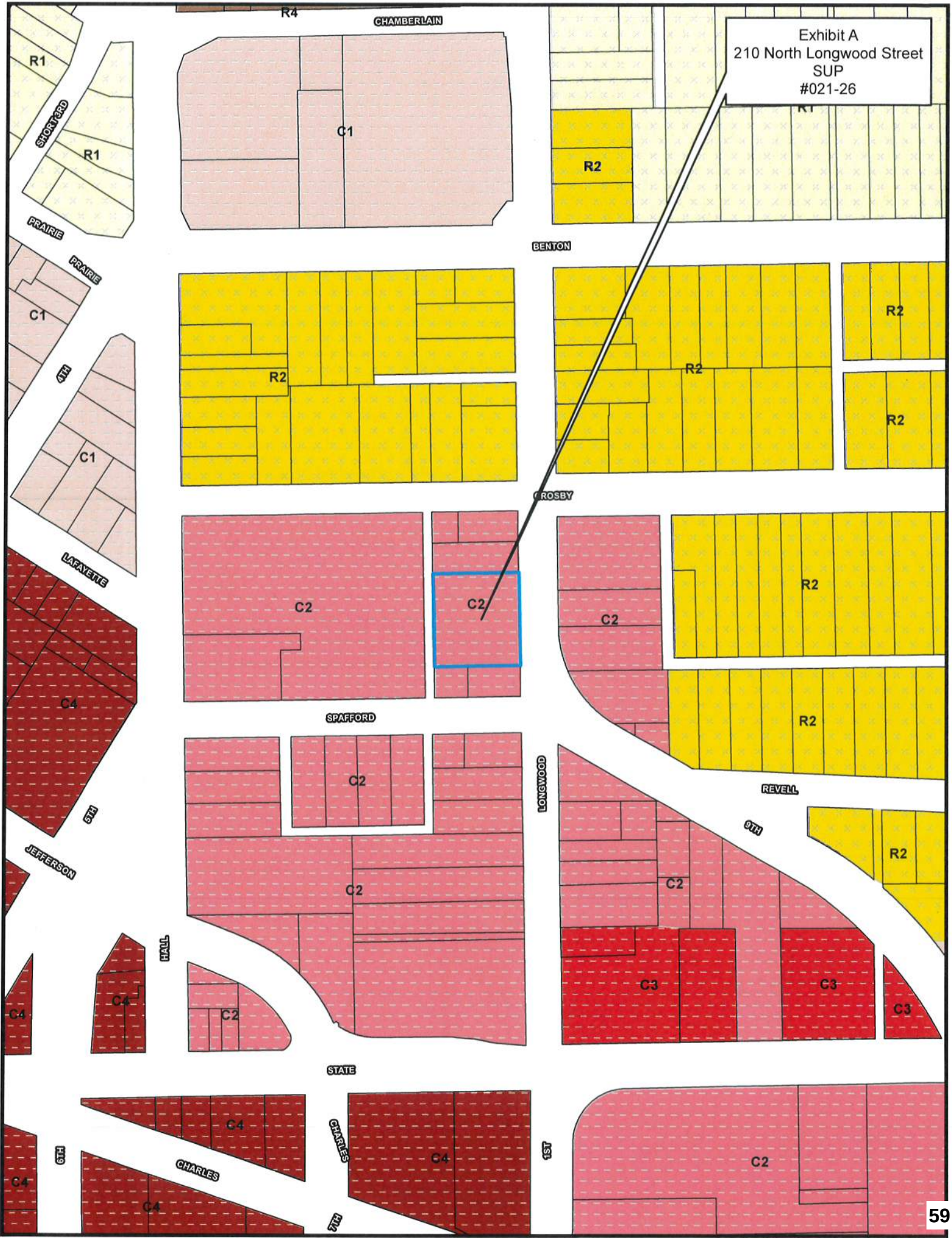


Exhibit B
210 North Longwood Street
SUP
#021-26

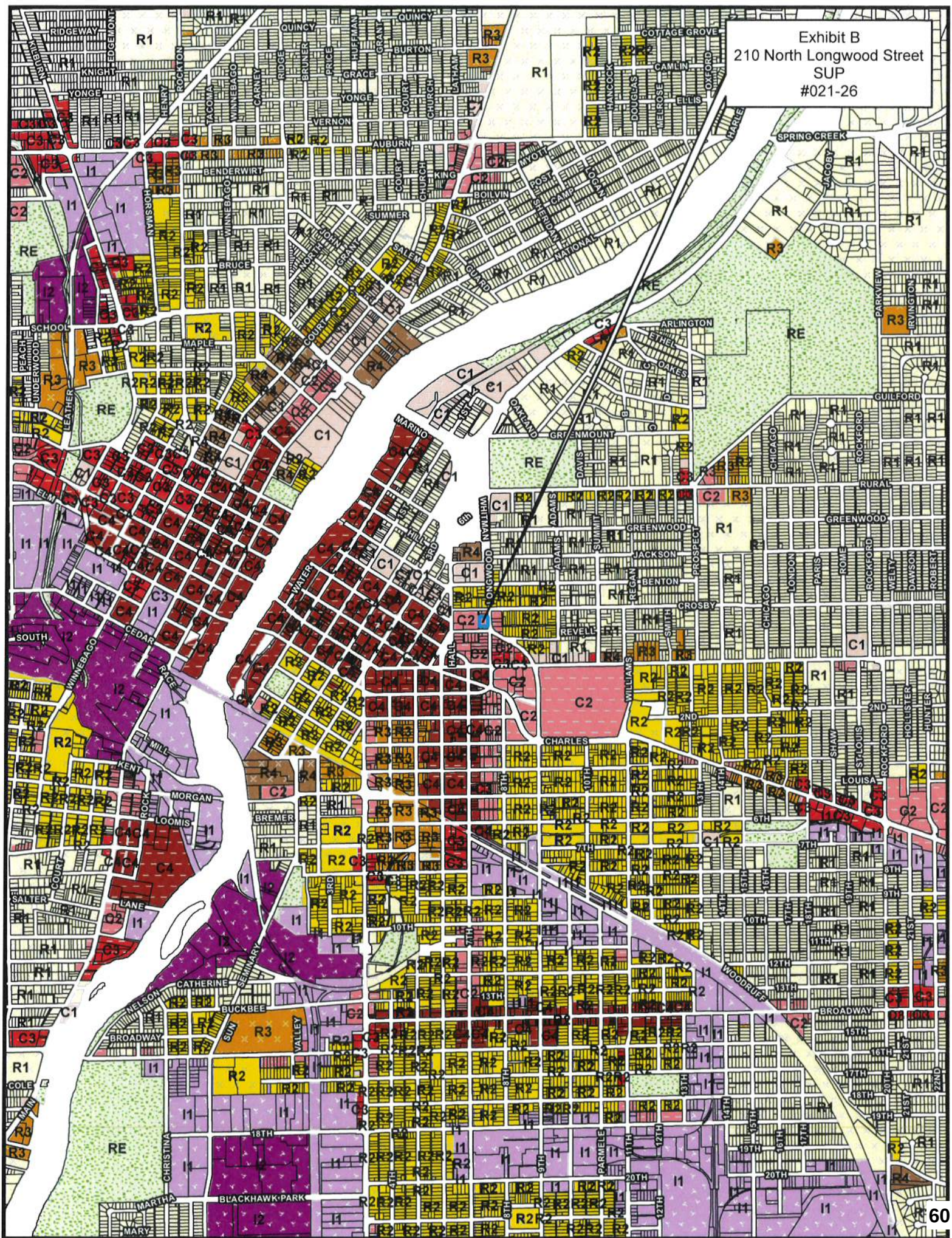
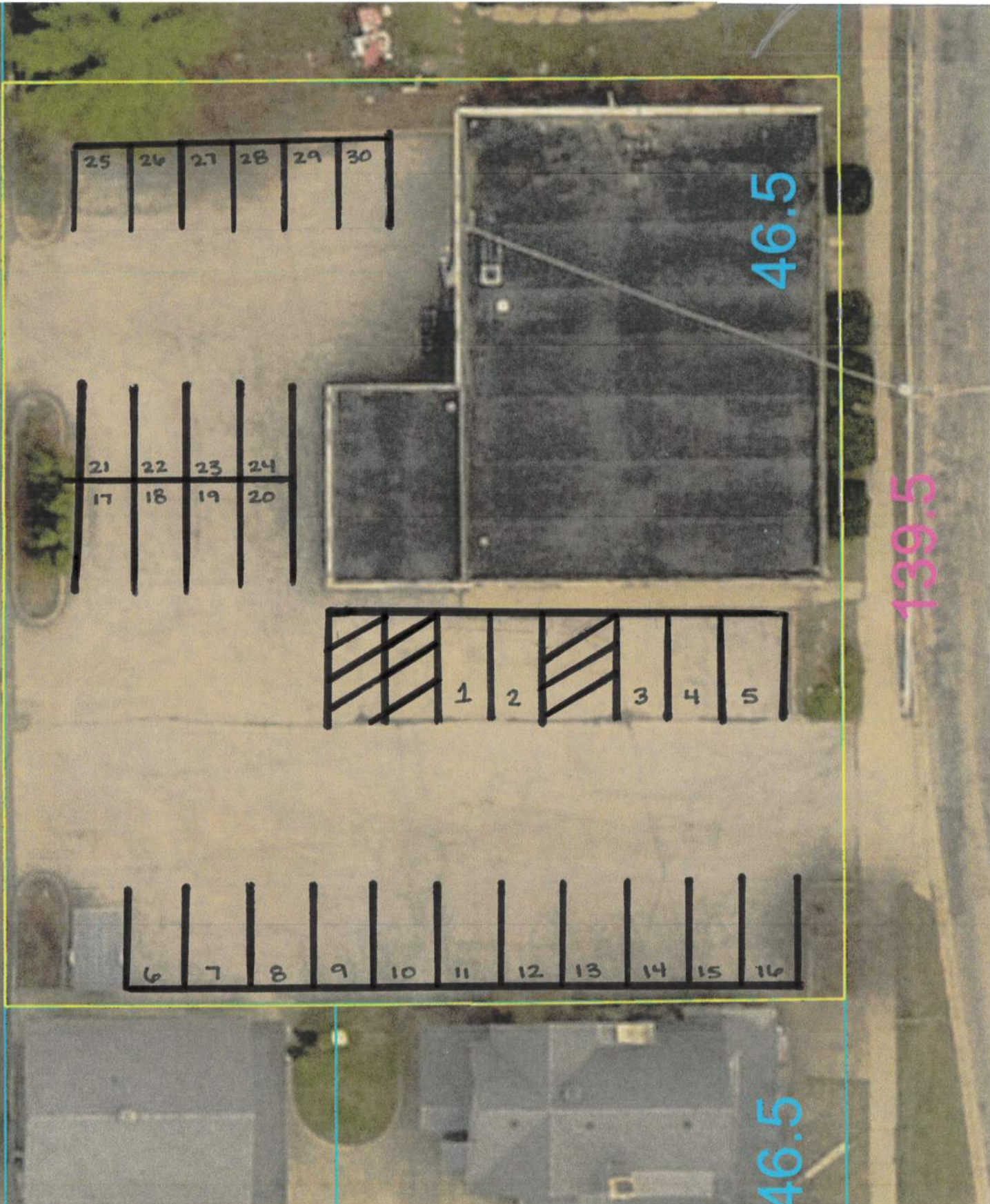
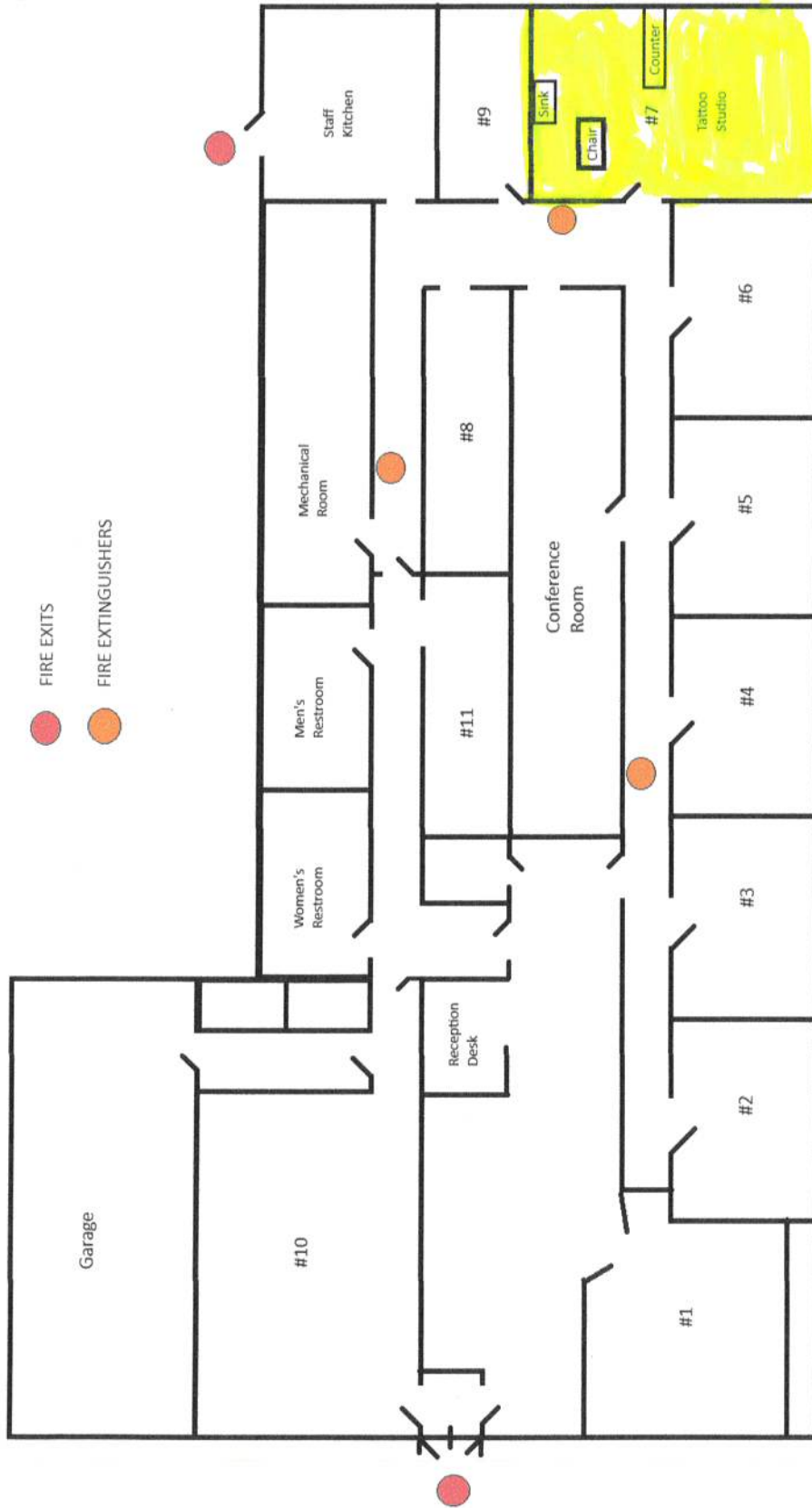


Exhibit C
210 North Longwood Street
SUP
#021-26







Zoning Narrative – Tattoo Studio Application

To whom it may concern,

The purpose of this application is to obtain approval for the operation of a private tattoo studio at the subject property. The proposed business will provide professional tattoo services in a clean, safe, and regulated environment that complies with all applicable local health, safety, and zoning requirements.

This request is necessary to allow the property to be legally used for a private tattoo studio within the applicable zoning district. The proposed use is compatible with surrounding commercial uses and is expected to contribute positively to the area by activating the space, supporting small business development, and providing a professional service to the community.

The business will operate primarily by appointment with the latest appointment time of 7:00 PM resulting in limited customer traffic and minimal impact on adjacent properties. Not to mention the proposed building features a generous amount of parking space for clients. This controls the environment, eliminates loitering, and keeps the space secure and orderly.

A controlled, lower-traffic environment makes it significantly easier to maintain rigorous cleanliness and infection control protocols. The studio will maintain all required health department licenses and sanitation standards, and the operation will not create excessive noise, odor, or nuisance conditions.

Approval of this application will allow the property to be utilized in a productive commercial manner while supporting local economic activity and providing a legitimate, professionally managed service business within the community.

Key takeaways:

- Private tattoo studio
- Stricter hygiene
- Appointments only
- No signage
- No walk ins
- Limited foot traffic

Call Number	Event Date	Location	Situation Reported	Call Disposition	
26-135136	06/23/2026 10:58:20 AM	210 N Longwood St	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
26-026122	02/06/2026 10:15:49 AM	210 N Longwood St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
26-017538	01/25/2026 04:58:39 PM	210 N Longwood St	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
25-180897	08/21/2025 03:05:25 AM	210 N Longwood St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 210 North Longwood Street
PIN: 11-23-477-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 210 North Longwood Street.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of a Building Permit for Staff’s review and approval.
3. The body art services use shall be limited to space as shown in Exhibit E as well as the Zoning Narrative approved by Staff, Exhibit F.
4. All conditions must be met prior to issuance of a certificate of occupancy.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 021-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

**FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 210 NORTH LONGWOOD STREET**

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 district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be 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-2 District in which it is located.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 022-26

APPLICANT: Jennifer Spencer of Studio GWA for Centennial United, LLC

LOCATION: 219 South 2nd Street

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District.

EXISTING USE: Vacant church

PROPOSED USE: Ten (10) apartments, a restaurant and a banquet hall

DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 36,315 square feet

ADJACENT ZONING AND LAND USES:

NORTH:	R-2, C-4	Multi-family residence, City Hall
EAST:	R-2, C-3	Single-family residences, Two-family residences, First Evangelical Church and Music Academy
SOUTH:	R-2	Single-family residences, Two-family residences
WEST:	R-2	Single-family residences, Carpenters Building, Rockford Fire Department Administration Building

YEAR 2040 PLAN: Institutional - Mixed Use

SOILS REPORT:

HISTORY: File #019-26: A Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District is currently going through the Zoning Board of Appeals process for the property located at 325 South Madison Street. This is west of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District. Exhibit A shows the subject property is located on the northwest corner of South 2nd Street and Oak Street. The subject property is surrounded by mostly residential and some commercial uses (Exhibits B & C).

The Applicant is, Jennifer Spencer of Studio GWA, representing the developer, Centennial United, LLC. The Applicant would like to establish ten (10) apartments, a restaurant and a banquet hall. The former Centennial United Methodist Church has been vacant for many years. The property is zoned R-2 and this mixed use would not be permitted by right. Due to the scope of this proposed development, this requires a Special Use Permit for a Planned Unit Development.

The Applicant has requested a Special Use Permit for a Planned Unit Development to meet the standards set forth within the City of Rockford Zoning Ordinance. The 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 Plat of Survey for the subject property.

The overall site plan for the development is shown on Exhibit E. The proposed PUD will consist of the existing building, a newly renovated parking lot and new landscaping throughout the site.

Parking is an essential component to the development plan. The Applicant has provided a plan for parking shown as Exhibit E. The Applicant has proposed twenty (20) parking spaces; however, there are six (6) public parking lots within two (2) blocks of the subject property. Staff is satisfied that parking needs will be met for this project.

Exhibit F is the overall landscaping plan submitted by the Applicant. Landscaping is an important element of any Special Use Permit for a Planned Unit Development. The number of parking spaces and the amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. All PUDs require a Type A buffer unless a more intense buffer is required.

Shade trees are required based on the amount of parking spaces (one tree per 10 spaces) provided as well as the linear amount of street frontage (one tree per every 50 lineal feet). The Applicant has provided shade trees in these areas. The Applicant has also shown other areas that will contain interior landscaping, open green areas and common area open space. Additionally, areas for storm water detention have been incorporated into this plan and will play key roles in filtering and detaining storm water runoff.

Exhibit G is the overall interior floor plans for the proposed residential dwelling units on the first and second floors. Additionally, Exhibit G shows the first and second floors will each consist of two (2) one-bedroom apartments and three (3) two-bedroom apartments.

Exhibit H shows the elevations of residential portion of the existing building.

Exhibit I is the service calls for the last few years. The dates are from April 4, 2025 to June 5, 2026. There was a total of 6 calls.

Staff feels that the proposed Planned Unit Development is an appropriate use for this site. Although there are deviations from the Zoning Ordinance, Staff is encouraged by the proposal to create some commercial space and more housing in this area, which is something of a dire need within our city and region.

RECOMMENDATION: Staff recommends **APPROVAL** of Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a Building Permit for Staff's review and approval.
3. The PUD shall follow and comply with the overall site plan approved by Staff, Exhibit F.
4. The PUD shall follow and comply with the overall landscape plan approved by Staff, Exhibit F.
5. The PUD shall follow and comply with the interior plans approved by Staff, Exhibit F.
6. The building designs shall be consistent with the elevations as approved by Staff, Exhibit H.
7. Submittal of a Dumpster Enclosure Permit, dumpster detail and rendering for Staff's review and approval if the developer is going to provide dumpster service for this PUD.
8. All conditions must be met prior to establishment of use.

See attached findings of fact

SC: DM 7/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF TEN (10) APARTMENTS, A
RESTAURANT AND A BANQUET HALL
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 219 SOUTH 2ND STREET**

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 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be 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 does conform to the applicable regulations of the R-2 District in which it is located.

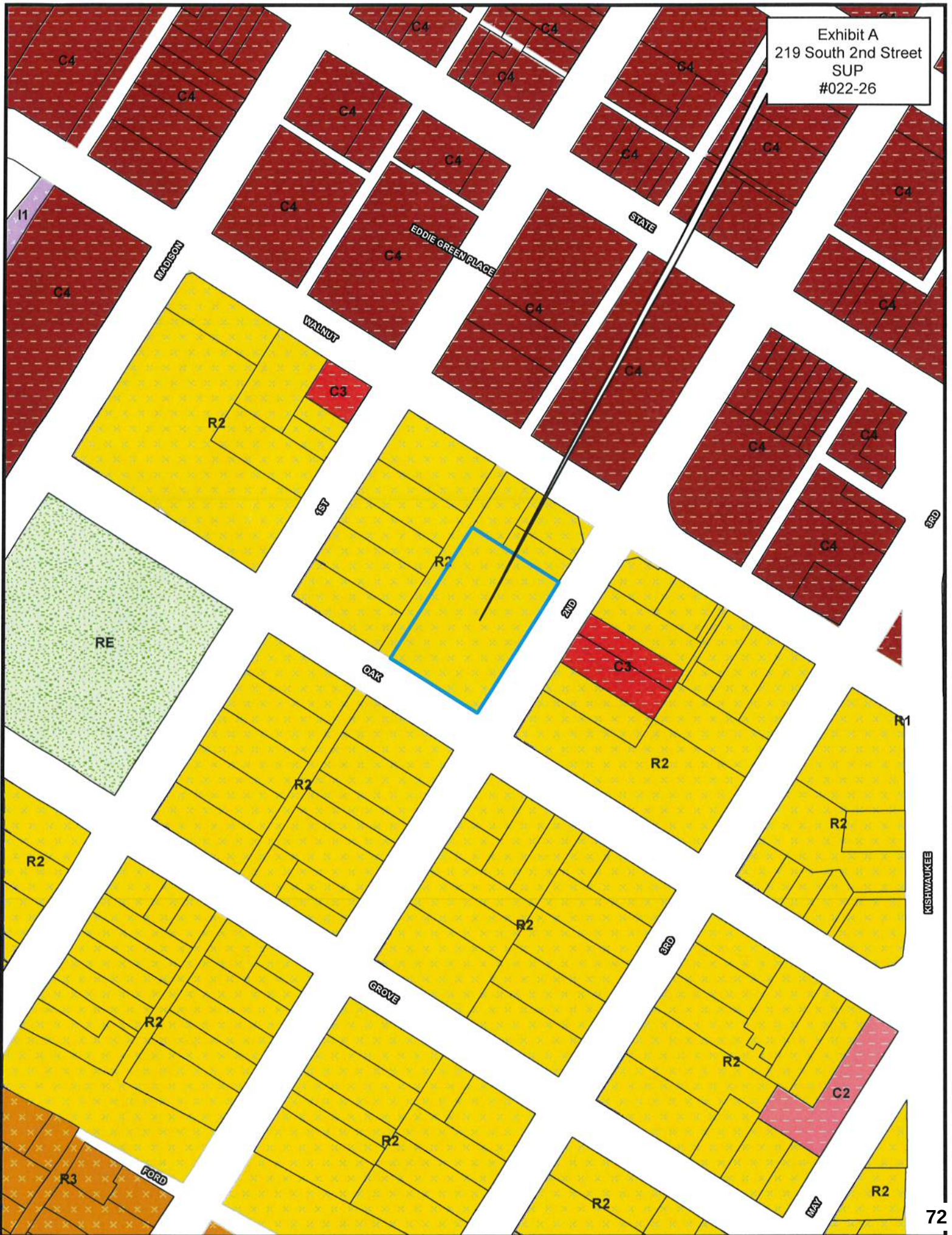


Exhibit B
219 South 2nd Street
SUP
#022-26

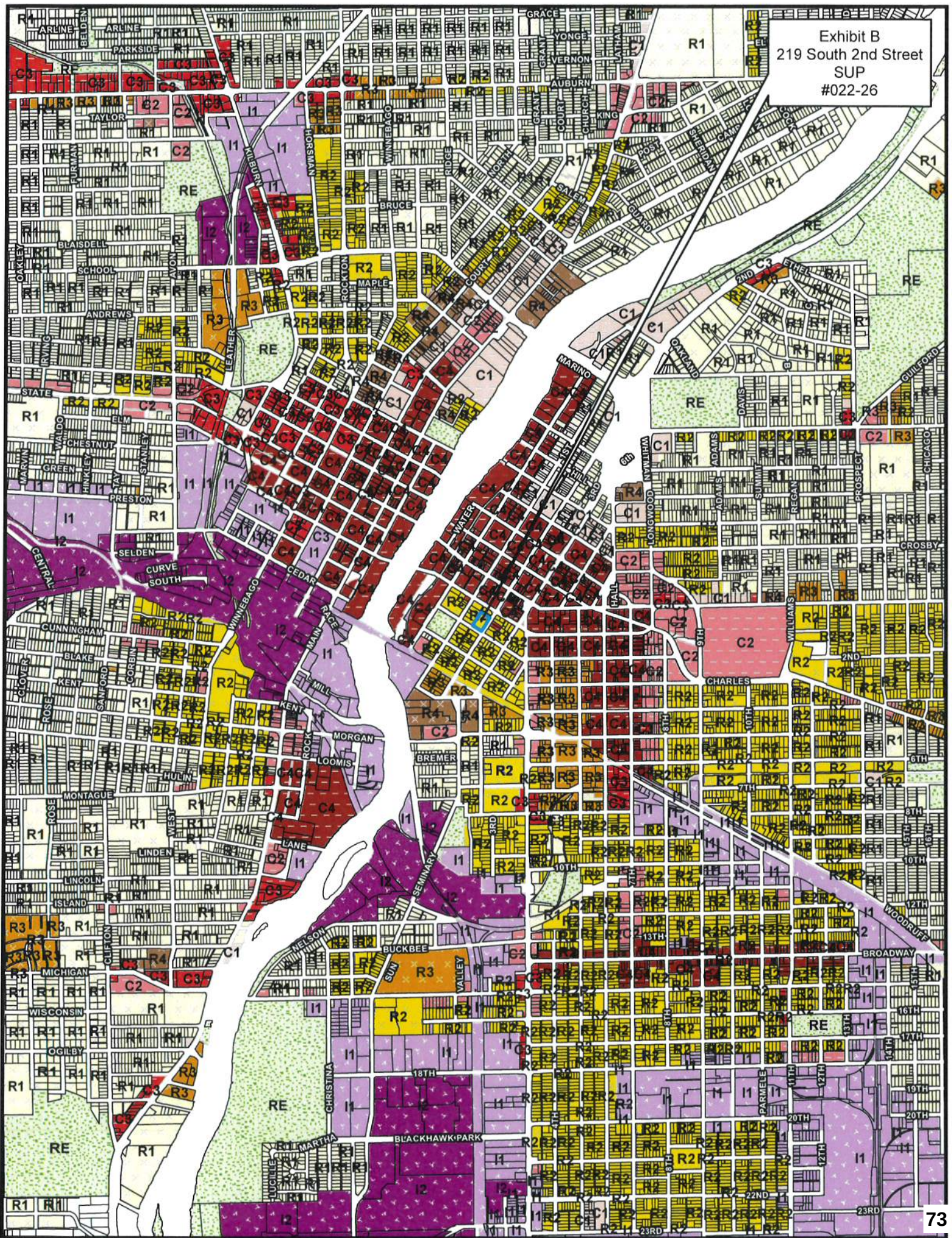
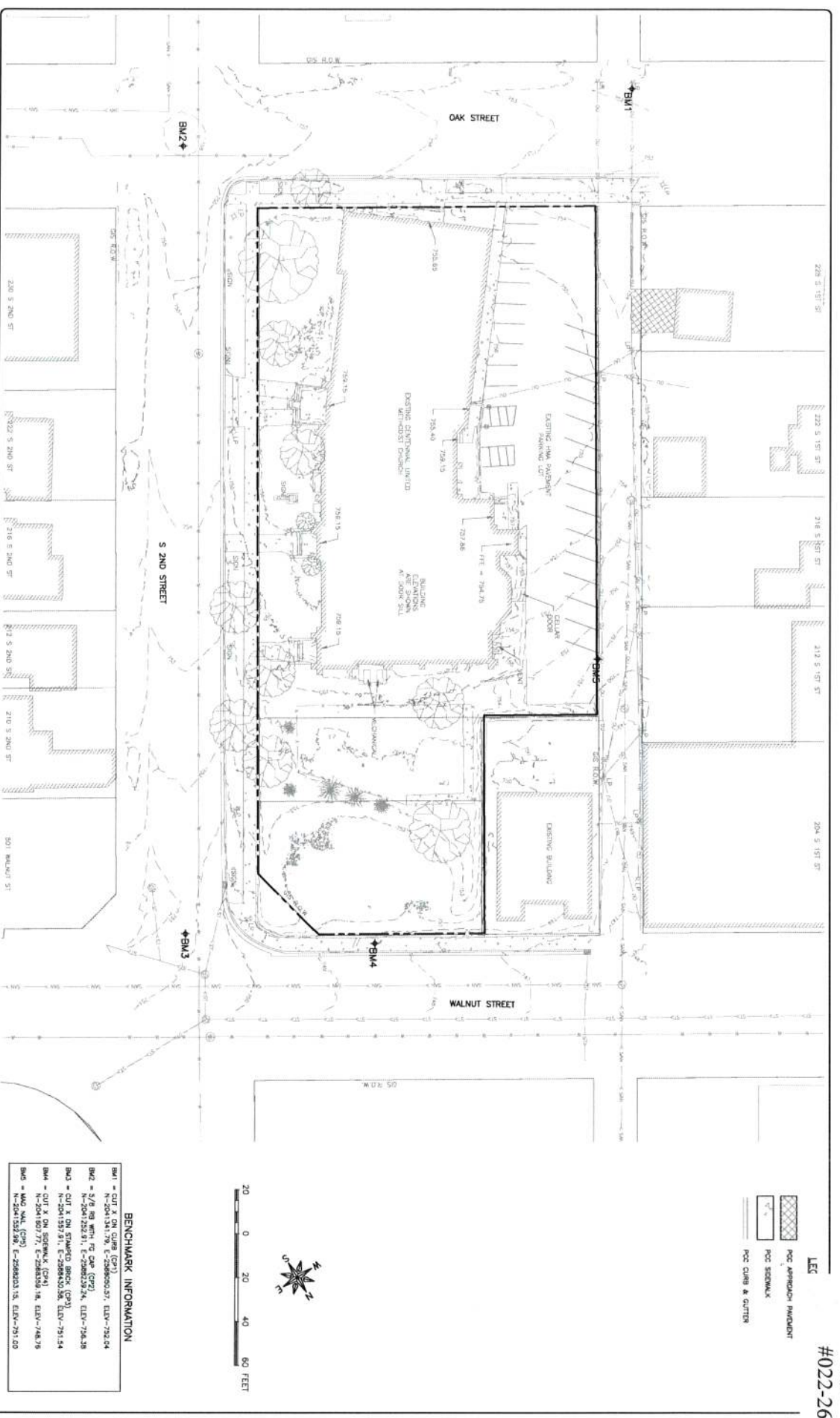


Exhibit C
219 South 2nd Street
SUP
#022-26



KISHWAUKEE



BENCHMARK INFORMATION

BM1	= CUT X ON CURB (CPI)	N=204134.176, E=208650.537, EL=7732.04
BM2	= 3/8" IRG WITH PG CAP (CPI)	N=204125.817, E=208612.924, EL=7736.39
BM3	= CUT X ON STAMPED BRICK (CPI)	N=204133.917, E=208653.58, EL=7731.54
BM4	= CUT X ON SIDEWALK (CPI)	N=204130.777, E=208659.14, EL=7748.79
BM5	= WALL CORNER	N=204130.48, E=208653.15, EL=7731.00

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS
IOWA
WISCONSIN

STUDIO QWA
200 PRAIRIE STREET, SUITE 201
ROCKFORD, IL 61107

PROJECT AND LOCATION
CENTINIAL CHURCH
ROCKFORD, ILLINOIS

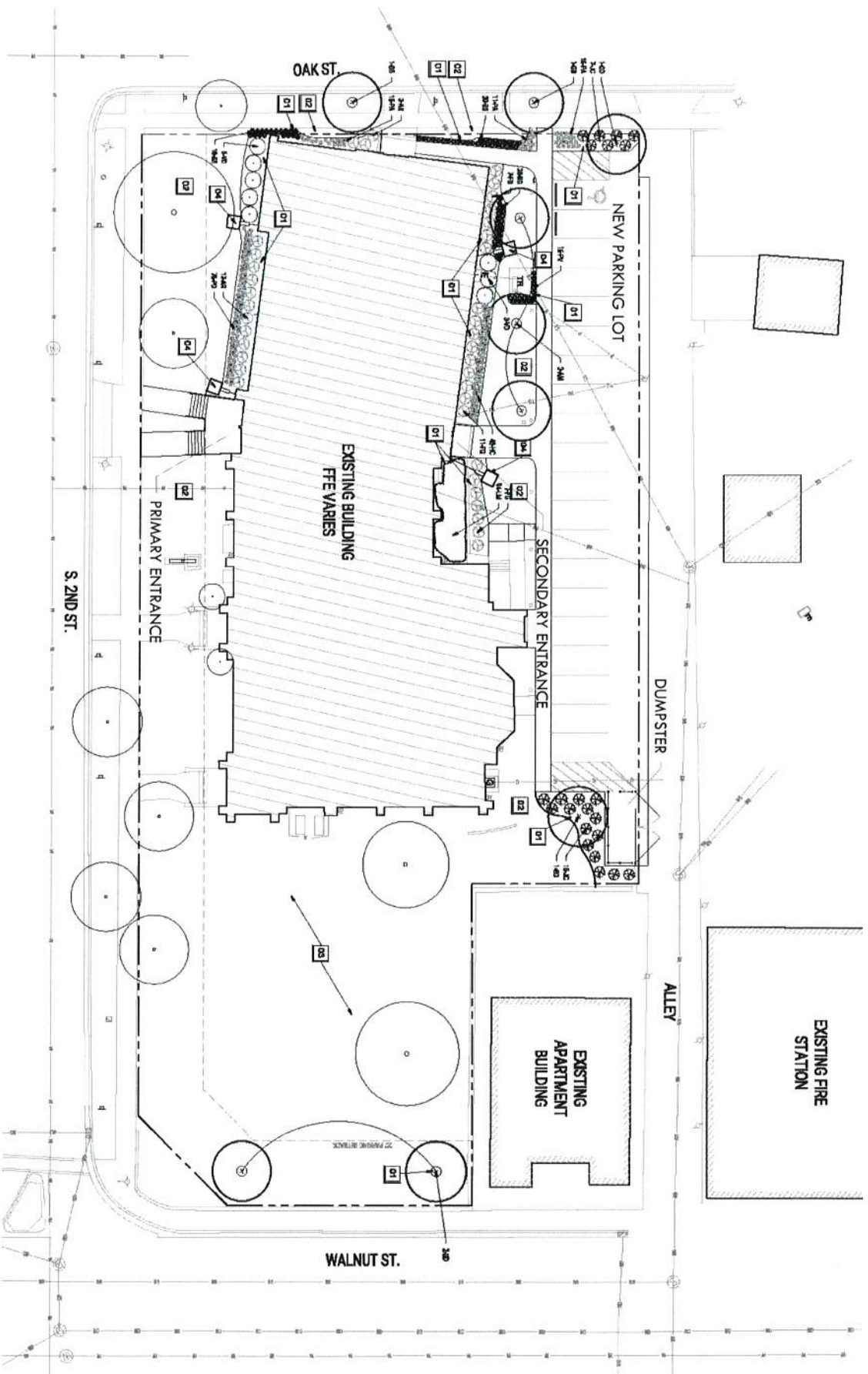
DRAWN BY: JH
CHECKED BY: MS
SCALE: AS NOTED

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 6/24/2026

251840
1 of 1



AP003

CENTENNIAL - PHASE 1

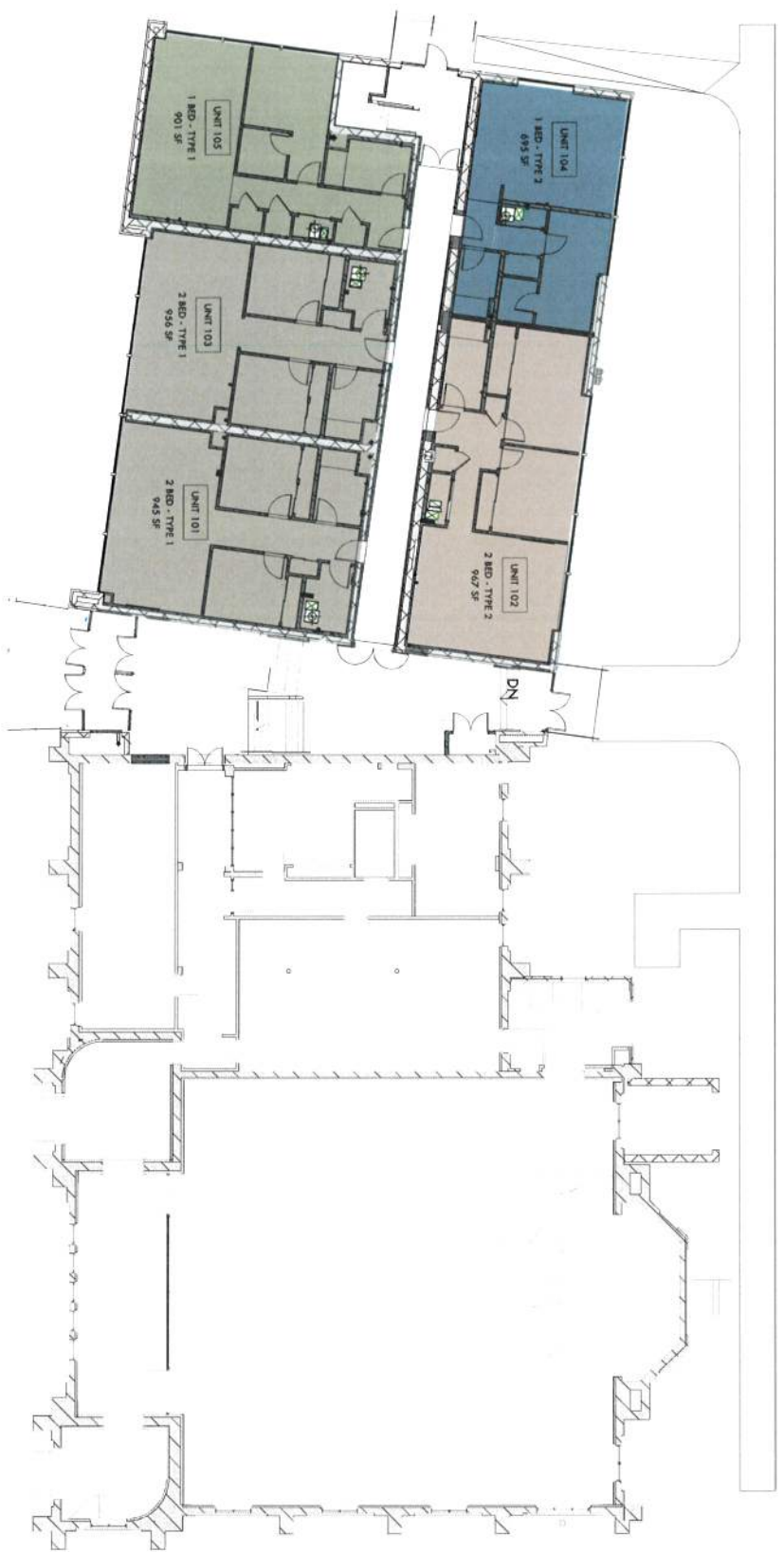


SITE PLAN



6/24/2026

studio **gwa**
PLANNING DESIGN DIVISION



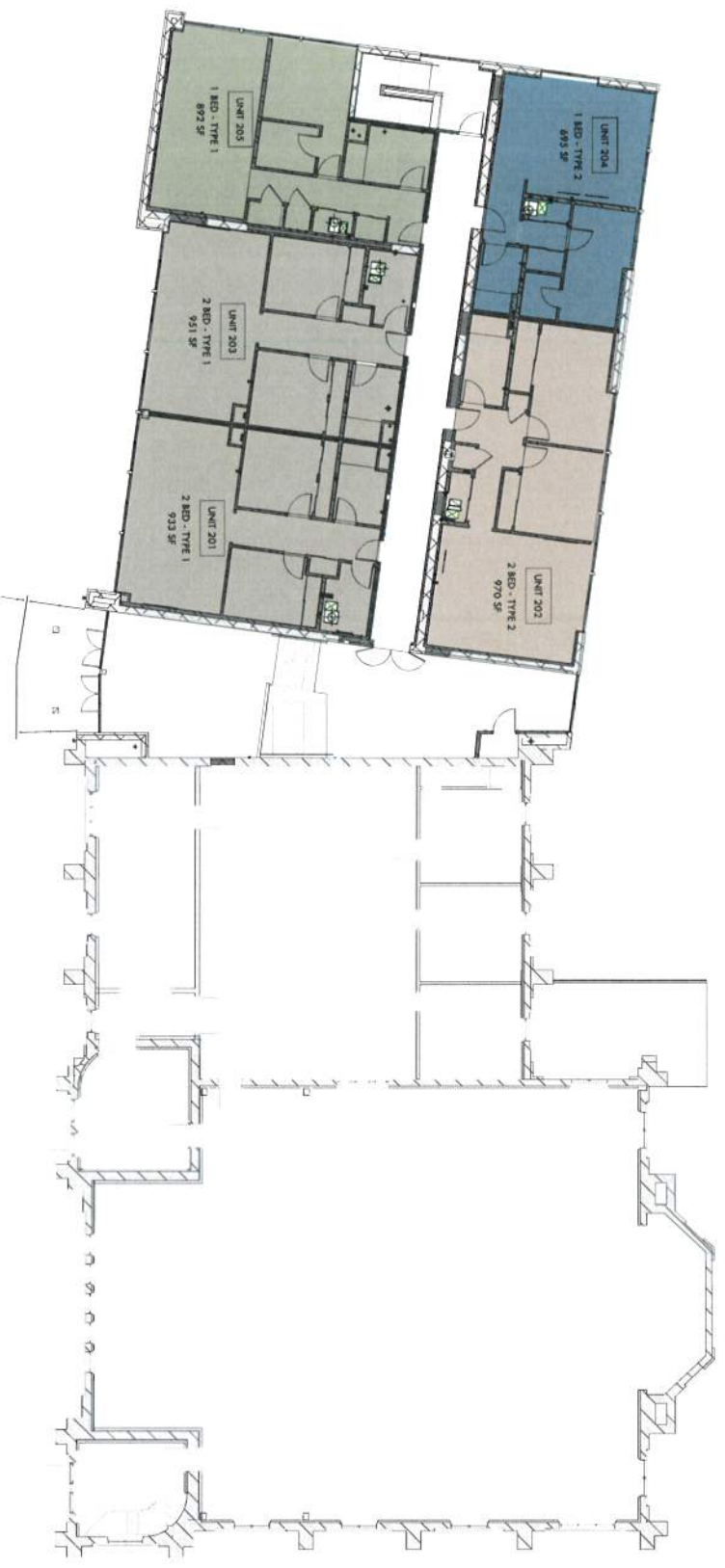
AP101

CENTENNIAL - PHASE 1

 FIRST FLOOR PLAN



6/24/2026 studio gwa
PLAN DESIGN DIVISION



AP102

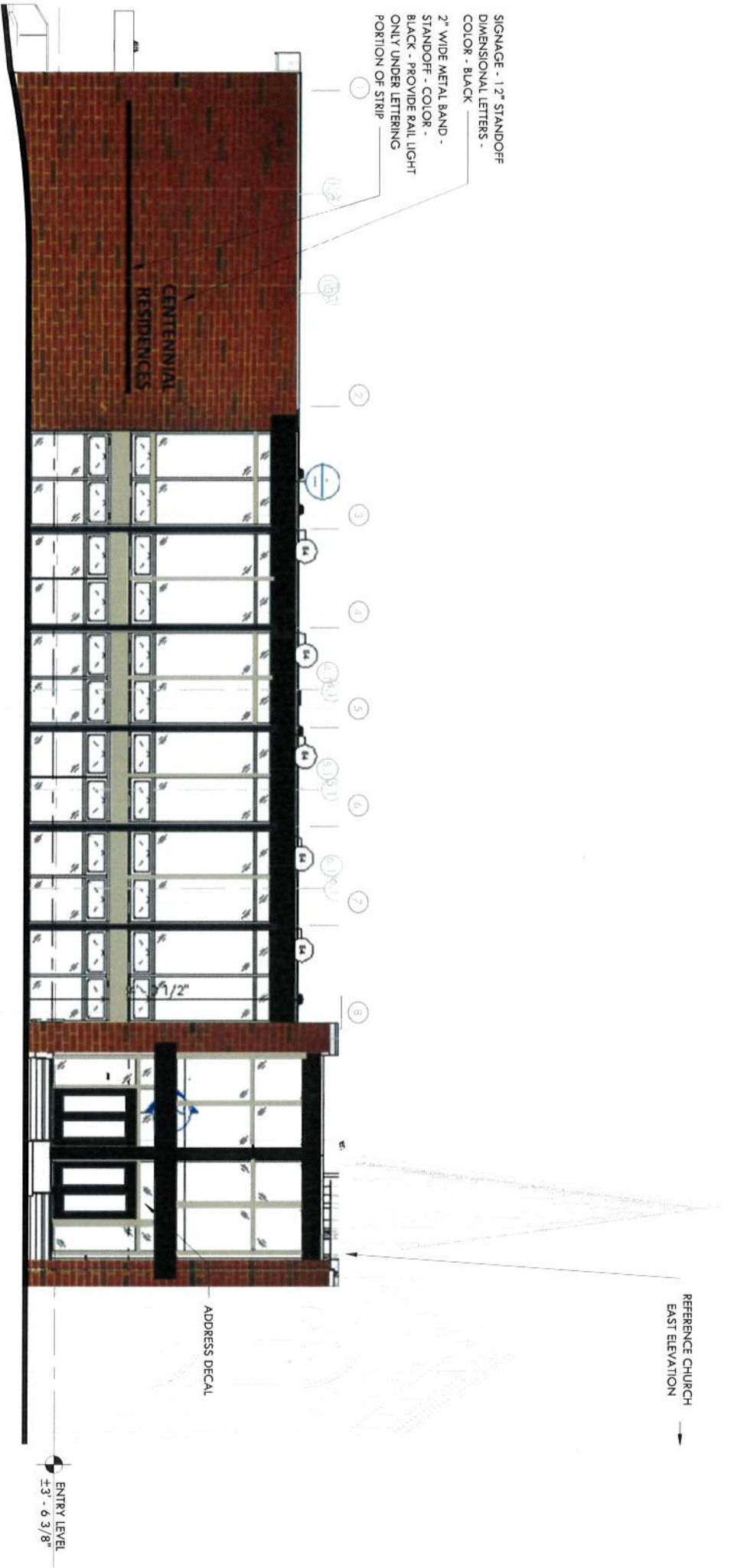
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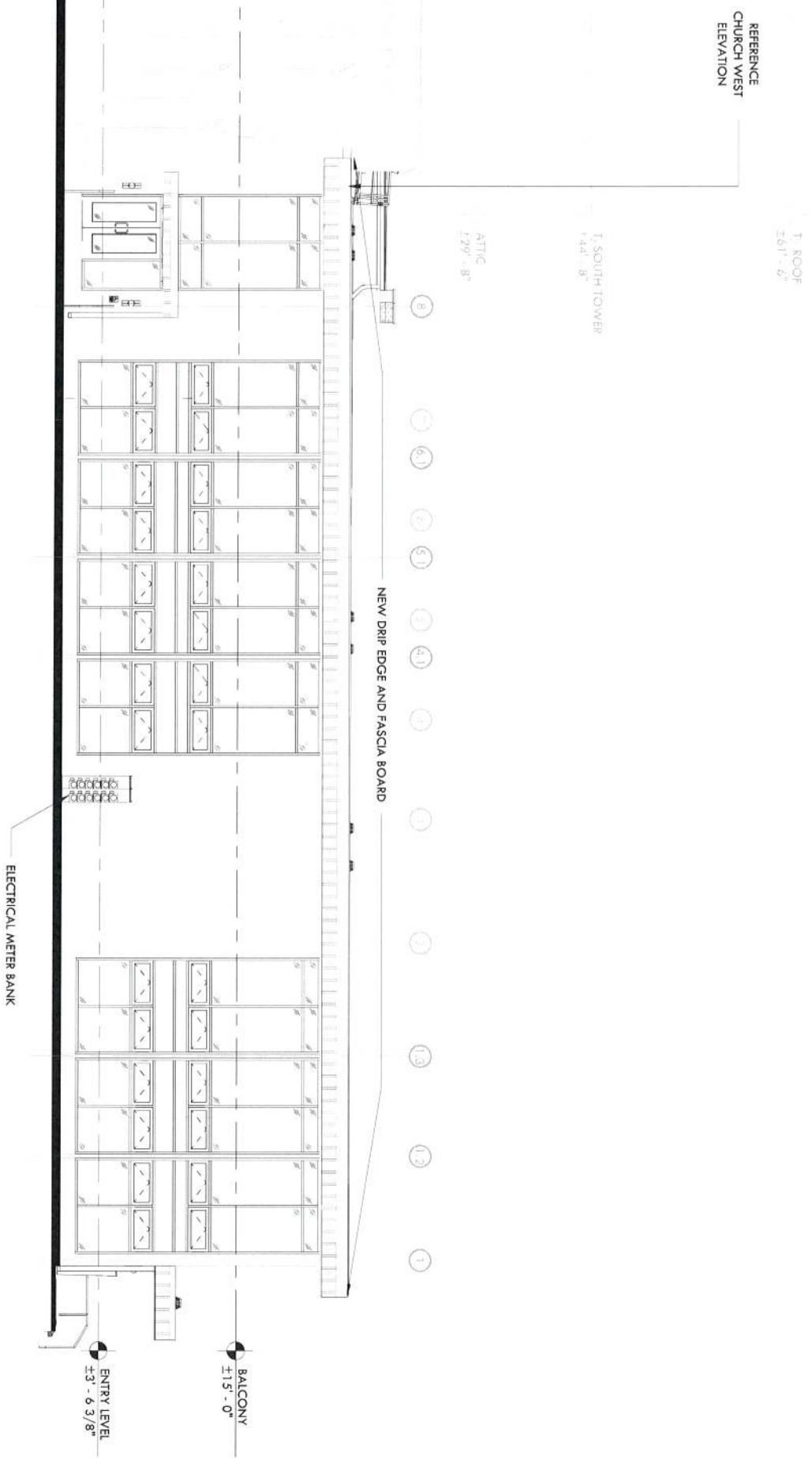


SECOND FLOOR PLAN

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

studio gwa
ARCHITECTS





AP301

CENTENNIAL - PHASE 1

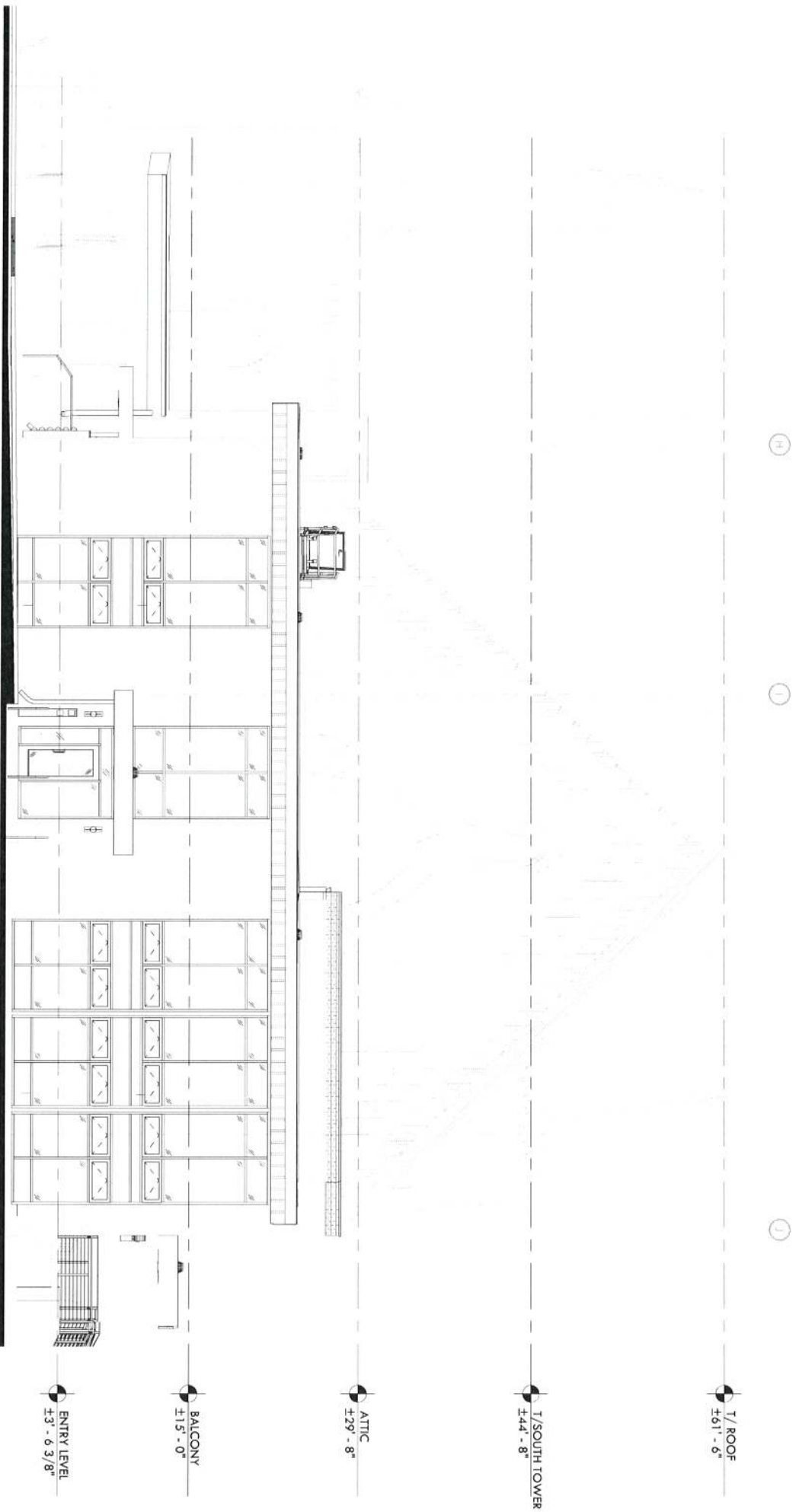
WEST ELEVATION



SCALE: 1/8" = 1'-0"

6/24/2026

studio gwa
PLAN DESIGN DIVISION



T/ROOF
±61' - 6"

T/SOUTH TOWER
±44' - 8"

ATTIC
±29' - 8"

BALCONY
±15' - 0"

ENTRY LEVEL
±3' - 6 3/8"

AP302

CENTENNIAL - PHASE 1

SOUTH ELEVATION

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

6/24/2026

studio gwa
PLANNING DESIGN SERVICES

Call Number	Event Date	Location	Situation Reported	Call Disposition	Age
26-121492	06/05/2026 06:59:04 PM	219 S 2nd St	BUILDING CHECK	NRPT - NO REPORT	Rockford Police Department
26-089362	04/27/2026 10:30:53 PM	219 S 2ND ST	SUSPICIOUS PERSON	RPT - REPORT	Rockford Police Department
25-217677	10/04/2025 04:52:45 AM	219 S 2nd St	SUSPICIOUS PERSON	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-208498	09/23/2025 11:22:10 AM	219 S 2nd St	PUBLIC COMPLAINT PRIORITY	ADV - ADVISED	Rockford Police Department
25-205839	09/19/2025 10:31:31 PM	219 S 2ND ST	SUSPICIOUS PERSON	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	Rockford Police Department
25-067948	04/04/2025 10:55:05 AM	219 S 2ND ST	CRU	RPT - REPORT	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District for the property described as:

A/K/A: 219 South 2nd Street
PIN: 11-26-127-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Unit Development consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District at 219 South 2nd Street.

Approval is based on the following conditions:

- 1. Must meet all applicable Building and Fire codes.
- 2. Submittal of a Building Permit for Staff’s review and approval.
- 3. The PUD shall follow and comply with the overall site plan approved by Staff, Exhibit F.
- 4. The PUD shall follow and comply with the overall landscape plan approved by Staff, Exhibit F.
- 5. The PUD shall follow and comply with the interior plans approved by Staff, Exhibit F.
- 6. The building designs shall be consistent with the elevations as approved by Staff, Exhibit H.
- 7. Submittal of a Dumpster Enclosure Permit, dumpster detail and rendering for Staff’s review and approval if the developer is going to provide dumpster service for this PUD.
- 8. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

Meeting of July 21, 2026
ZBA 022-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF TEN (10) APARTMENTS, A RESTAURANT AND A BANQUET
HALL
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 219 SOUTH 2ND STREET**

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 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be 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 does conform to the applicable regulations of the R-2 District in which it is located.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 024-26

APPLICANT: Tom Baclet

LOCATION: 1010 East State Street

REQUESTED ACTION: A Special Use Permit for body art services in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant tenant space

PROPOSED USE: Body art services (tattoo shop)

DIMENSIONS: Irregular shape lot **SQAURE FEET:** 5,528.39 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Acrux, Vacant land and building
EAST:	C-2	Circle K, McDonald's
SOUTH:	C-3	Vacant commercial buildings
WEST:	C-3	Versatile Hairstyles, Creative Pig Minds

YEAR 2040 PLAN: C Retail

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

HISTORY: **File #026-20:** A Special Use Permit for body art services and barbershop services in a C-4, Urban Mixed-Use Zoning District was approved on January 6, 2021 for the property located at 1115 Charles Street. This is two (2) blocks south of the subject property.

File #052-12: A Special Use Permit for body art services/retail/jewelry/clothing in a C-2, Limited Commercial Zoning District was approved on February 13, 2013 for the property located at 1002 East State Street and 103 Hall Street. This is west of the subject property. The use was never established.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the northwest corner of East State Street and East Jefferson Street. The subject property is surrounded by commercial uses and some mixed uses (Exhibits B & C).

The Applicant, Tom Baclet, is requesting a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District. Within the C-2 District body art services is a Special Use. The Zoning Ordinance for Body

Art Service states "Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding and scarification. This definition does not include practices that are considered medical procedures by the Illinois Medical Board which may not be performed in a body art service establishment." The Zoning Ordinance states "it is recognized that there are other uses which may be necessary or desirable to allow in a given district, but which, because of their potential influence upon neighboring uses or public facilities, need to be carefully regulated in terms of location and/or operation for the purposes of protecting the community" and "such uses are classified in this ordinance as special uses." The Applicant is looking to open a new body art services use in this tenant space. Because the business is new it requires it to be reviewed for a Special Use Permit.

The Applicant did not provide a site plan. However, Exhibit C is the aerial view of the subject property. There are approximately six (6) parking spaces shown on the subject property. The building is an odd shape with two tenant spaces. Both of these tenant spaces are vacant. The tenant space is approximately 640 square feet. The body art services business requires three parking spaces and one bicycle space. Staff is of the opinion that parking will not be an issue.

Exhibit D is the interior floor plan for the proposed tattoo shop. The floor plan shows four (4) stations, waiting area, retail display area. The tenant space is 20' by 32' in size.

Exhibit E is the letter of intent to Lease. The business will be called "The Devil's Grin". The lease term will be one year. The Applicant did not provide a narrative explaining the proposed business operation with the time and days of operation. If this request is approved, staff will need a narrative for review and approval.

Exhibit F are the service calls for the last two years. There was one service call for 1010 East State Street.

Staff is comfortable with supporting this request and believes that the subject property is an appropriate location for the proposed business. For that reason, staff supports this request with the following conditions.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District, based on the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of a Building Permit Staff's review and approval.
3. Submittal of a narrative including the days and hours of operation for Staff's review and approval.
4. Future signage must comply with the sign ordinance.
5. All conditions must be met prior to issuance of a certificate of occupancy.

See attached findings of fact.

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1010 EAST STATE STREET

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 district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be 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-2 District in which it is located.



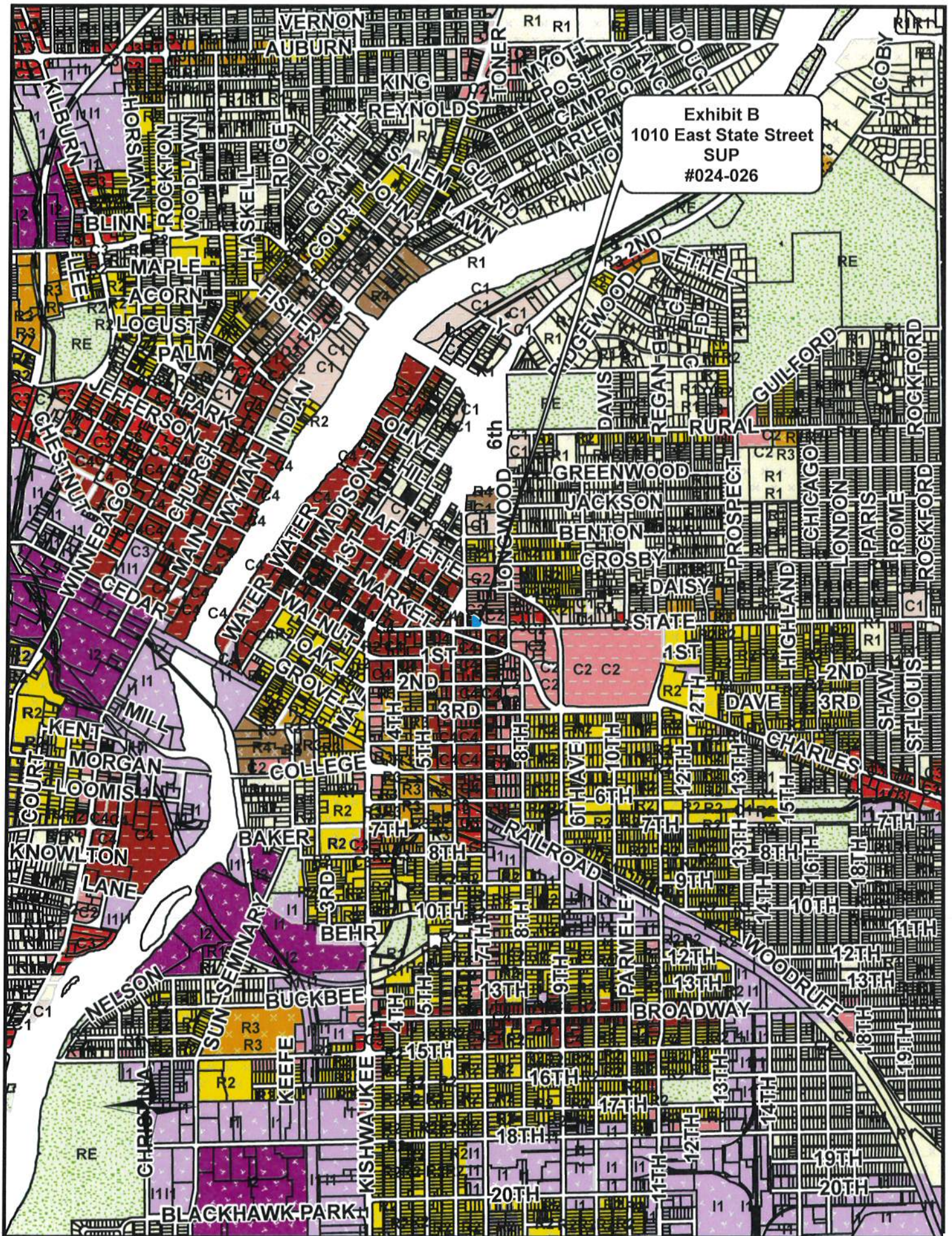




Exhibit C
1010 East State Street
SUP
#024-026

SPAFF

9TH

LONGWOOD

JEFFERSON

5TH

HALL

STATE

CHARLES

6TH

1ST

7TH

CHARLES

SUITE B TATTOO STUDIO	CONCEPT FLOOR PLAN FOR PLANNING / PERMIT PURPOSES	PROJECT INFO ADDRESS: 4812 E. STATE STREET ROCKFORD, IL 61108 SUITE: B APPROX. AREA: 1,056 SF	DRAWING LEGEND HAND SINK (EACH STATION) UTILITY / MOP SINK DUPLEX OUTLET (TYP.) FULL HEIGHT WALL HALF HEIGHT DIVIDER (APPROX. 6'-6" HIGH) --- CLEAR AISLE / CIRCULATION	GENERAL NOTES 1. ALL FOUR STATIONS ARE 8'-0" x 8'-0" WITH COUNTERTOP AND HAND SINK. 2. ALL SINKS CONNECT TO PLUMBING ALONG REAR WALL. 3. ONE (1) UTILITY / MOP SINK PROVIDED. 4. RESTROOMS ARE LOCATED IN THE COMMON HALLWAY OUTSIDE THE SUITE. 5. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.	SCALE: 1/4" = 1'-0" 0' 2' 4' 8' N
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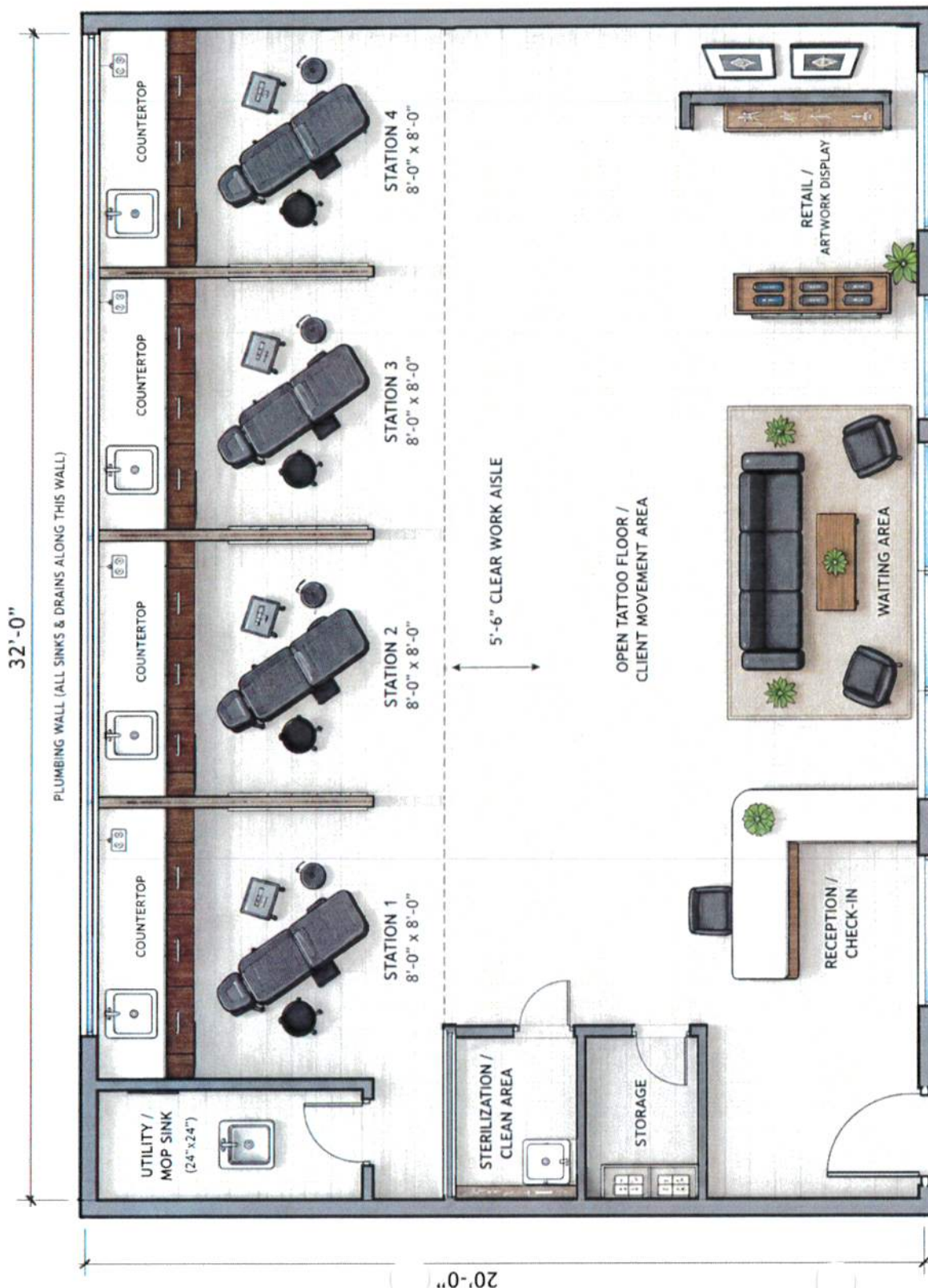


Exhibit D
1010 East State Street
SUP
#024-026

First Floor Plan

LETTER OF INTENT TO LEASE COMMERCIAL PREMISES

Date: 06/17/2026

This Letter of Intent ("LOI") sets forth the principal terms under which **Brothers Realty Management, LLC** ("Landlord") intends to lease commercial premises to **Tom Baclet d/b/a The Devil's Grin** ("Tenant").

Property

1010 E. State Street, Suite B
Rockford, Illinois 61104

Approximately 1,000 square feet.

Exhibit E
1010 East State Street
SUP
#024-026

Tenant

Tom Baclet
Business Name: **The Devil's Grin**

Intended Use

The premises shall be used solely for the operation of a tattoo shop and related lawful business activities. Tenant shall be responsible for obtaining and maintaining all licenses, permits, approvals, and registrations required by federal, state, county, and local authorities.

Lease Term

One (1) year commencing forty-five (45) days after execution of the final Lease Agreement, provided that all required governmental approvals, including any special use permit or zoning approval required for the operation of a tattoo shop, have been obtained.

Rent

Tenant shall pay rent in the amount of **\$1,200.00 per month**.

Security Deposit

Tenant shall provide a security deposit of **\$1,200.00** prior to taking possession of the premises.

Utilities

Tenant shall be responsible for fifty percent (50%) of all utility expenses serving the building, including but not limited to electricity, gas, water, sewer, and trash service. The parties acknowledge that the building consists of two units of approximately equal square footage.

Signage

No exterior signs, window signs, banners, or other advertising materials shall be installed or displayed without the prior written approval of Landlord.

Alterations

Tenant shall not make any alterations, improvements, plumbing modifications, electrical changes, or structural modifications without Landlord's prior written consent.

Insurance

Prior to occupancy, Tenant shall maintain commercial general liability insurance with limits acceptable to Landlord and shall provide proof of coverage upon request. Landlord may require that Brothers Realty Management, LLC be named as an additional insured.

Assignment and Subletting

Tenant shall not assign the lease or sublease any portion of the premises without Landlord's prior written consent.

Governmental Approval Contingency

This Letter of Intent and any resulting Lease Agreement shall be contingent upon Tenant obtaining any special use permit, zoning approval, occupancy permit, health department approval, or other governmental approval required for the operation of a tattoo shop at the premises. If such approvals are denied, neither party shall have any further obligation to proceed with the lease.

Non-Binding Intent

This Letter of Intent is intended solely as a summary of the proposed terms for discussion purposes. Except as otherwise agreed in writing, it is non-binding and does not constitute a lease. A binding agreement shall exist only upon execution of a formal written Lease Agreement by both parties.

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-223391	10/11/2025 01:55:37 PM	1010 E State St	DISORDERLY	RPT - REPORT	Rockford Police Department

Exhibit F
1010 East State Street
SUP
#024-026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 1010 East State Street
PIN: 11-23-479-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 1010 East State Street.

Approval is based on the following conditions:

- 1. Meet all Building and Fire Codes.
- 2. Submittal of a Building Permit Staff’s review and approval.
- 3. Submittal of a narrative including the days and hours of operation for Staff’s review and approval.
- 4. Future signage must comply with the sign ordinance.
- 5. All conditions must be met prior to issuance of a certificate of occupancy.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 024-26

Jonathan Logemann, Chairman
Aprel Prunty, Vice Chairman
Gabrielle Torina
Mark Bonne
Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1010 EAST STATE STREET

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 district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be 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-2 District in which it is located.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 025-26

APPLICANT: Jimmy Smith

LOCATION: 3218 11th Street

REQUESTED ACTION: A Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) in a C-3, General Commercial Zoning District

EXISTING USE: Vacant Ken Rock Community Center

PROPOSED USE: Culver's Restaurant with a drive-thru

DIMENSIONS: Exhibit D

SQUARE FOOTAGE: 1.942 acres.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3, R-1, R-4	US Bank, Single-family Residence, Multi-family Residence
EAST:	R-1	Single-family Residences
SOUTH:	C-3, R-1	Fas Fuel, Single-family Residences
WEST:	C-3	Dunkin Donuts, McDonald's, Vacant Marathon Gas Station

YEAR 2040 PLAN: Residential - Medium Density.

SOIL REPORT: Report #26-53:

Erosion Concerns

The proposed land use of this site is a Culver's restaurant, it is currently a vacant school. Soil disturbance will occur as a result of developing the site, which is slightly sloping and susceptible to erosion. The area of disturbance Will be about one acre, so an [EPA NPDES permit may be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding — Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <https://illinoisurbanmanual.org/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Demolition Comments

Before demolition begins the building should be inspected for any hazardous materials, such as lead, asbestos, mold, chlorofluorocarbons, etc. These hazardous materials can contaminate surface and groundwater through stormwater runoff and leaching. The Environmental Protection Agency (EPA) requires an inspection for any demolition regardless of the age of the structure. They also regulate asbestos under the National Emissions Standards for Hazardous Air Pollutants (NESHAP). The EPA and the U S. Department of Housing and Development (HUD) address lead contamination from sanding, cutting, or demolition that mainly comes from lead-based paint.

The debris from the demolition should be removed properly and promptly. During any process of the disposing, transporting, or storing of the debris there can be potential of contamination. Debris materials like concrete, lumber, metals, etc. can be recycled.

Equipment used during the demolition and clean up can potentially contaminate surface and ground water.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of Oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Rusty Patch Bumble Bee

The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

For more information visit:

<https://www.fws.gov/midwest/endangered/insects/rpbb/factsheetrpbb.html>

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Automotive considerations

Due to the expected vehicle traffic on the site, it would be beneficial to keep absorbents readily on hand in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful. Periodically check for indications of leaks or stains in the parking lot. Contaminants (including litter) on impermeable surfaces (concrete, asphalt, etc.) will wash off with rain and will eventually make its way into storm sewer drains, some of which go directly to natural water sources without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and properly dispose of waste.

Ice-melt use

All salts pose a negative impact on the landscape, infrastructure and freshwater resources. The best practice for minimizing this impact is applying the least amount of salt necessary to provide for safe travel.

If excess salt is used, the most visible impact will be noticeable in grass, shrubs and other landscape foliage. Salt run-off from roads and sidewalks then enters the natural environment in a variety of ways. Salt, particularly rock salt, causes dehydration, which leads to foliage damage. Salt also harms root growth, disrupts nutrient uptake and causes injury to new seed germination, stems, leaves and flowers.

In addition to the landscape, the second most visible environmental impact of excess salt usage is damage caused to Infrastructure, including roads, bridges, parking decks, sidewalks, doorways and even flooring. Chloride in salts, whether they are in a blended product or not, increase the conductivity of water and accelerate corrosion. All salts, when used in excess, can deteriorate concrete that isn't properly cured or sealed, and can also cause corrosion and damage to reinforcing rods and structural steel, which results in compromised structural integrity.

Although reducing landscape and infrastructure damage is vital, the most important environmental impact of salt is its effect on freshwater resources, which impacts aquatic life and drinking water. Chloride in surface waters can be toxic to many forms of freshwater aquatic life, including fish, macro invertebrates, insects and amphibians. Contaminants from salt used for ice and snow management enter fresh water resources by infiltration to groundwater, runoff to surface water and through storm drains. The chlorides from salt discharged into these water systems remain in solution with no chance of removal through natural mean; only dilution with more fresh water can reduce its concentration.

Avoid using salt if rain is in the forecast or if temperatures aren't going to freeze.

It is essential that custodial managers understand what salt products to use, when to use them and how much is necessary. This will ensure safe passage for building occupants, while controlling spending and minimizing the facilities impact on the environment.

HISTORY:

File #099-07: A Zoning Map Amendment from R-1, Single-Family Residential District to C-3, Commercial General District for Tract I; (B) a Special Use Permit for a Performance Use consisting of a financial institution with a drive-up window that cannot satisfy the minimum distance to a residential district for Tract II; and (C) a Variation to reduce the required Type C landscape buffer from 20 feet to 6 feet 2 inches wide

adjacent to the north entrance in a C-3, Commercial General District for Tract II was approved on December 11, 2007 for the property located at 3101 11th Street. This property is located four (4) blocks northwest of the subject property.

REVIEW COMMENTS: The Applicant is requesting Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) in a C-3, General Commercial Zoning District. Exhibit A shows that the subject property is located on east side of 11th Street, bordered by Hamilton Avenue to the north and Lyran Avenue to the south. The subject property is surrounded by commercial and residential uses (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from R-1 to C-3 District for Lots 1 through 8 and Lots 25 and 26 in Morris Kennedy's Subdivision. The subject property is proposed to become a fast food restaurant with a drive-through. Lots 9 through 14 and a small, southern portion of Lots 23 and 24 will remain R-1 Zoning District.

The C-3 District accommodates a very broad range of business, service, and commercial uses. In terms of allowed uses, C-3 represents the highest intensity business or commercial zoning district. It allows nearly any type of business, service, or commercial use, including those involving outdoor operations and storage. Additionally, like the C-2 District, the C-3 District, development will generally be destination-oriented; a very large percentage of customers will arrive by automobile. Secondly, the C-3 District is distinguished from the C-2 District by the range of use types allowed; C-3 permits more intensive, more auto-oriented commercial use types than does C-2. Finally, the C-3 District is intended to be applied to large sites that have primary access to major thoroughfares.

Additionally, the Applicant is requesting a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) for the proposed fast food restaurant with a drive-thru.

Exhibit D is a re-subdivision plat for the new Culver's 11th Street Subdivision. Exhibit D also shows the existing subject property will be divided into Lot 1 at 1.942 acres and Lot 2 at 1.177 acres. Lot 1 in the new subdivision will be zoned C-3 and Lot 2 will remain as R-1.

Exhibit E shows the restaurant with a drive-through, outdoor seating area, parking lot, drive-thru lanes, bike rack, and dumpster enclosure area. Exhibit E shows the restaurant will 4,656 square feet. The restaurant will require 62 parking spaces using the 13.3 parking spaces per 1000 square feet for eating and drinking establishments). There are 62 off-street parking spaces proposed on Exhibit E.

Additionally, the restaurant with a drive through will require eight (8) stacking spaces (using the 13.3 parking spaces per 1000 square feet plus 8 stacking spaces per drive-up window.). The Applicant has proposed up seventeen (17) stacking spaces for each drive-through lane on Exhibit D. The proposed restaurant with drive-through requires 4 bicycle spaces (using

the 1 bike space per 10 auto spaces). The Applicant has proposed four (4) bicycle spaces. Upon review of Exhibit E, the site plan with the proposed off-street parking does meet the requirements of the Zoning Ordinance.

The redevelopment of the subject property, number of parking spaces and the amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. Exhibit F is the landscaping plan submitted by the Applicant. Upon review of Exhibit F, the landscaping plan with the proposed landscaping does comply with the Zoning Ordinance.

Exhibit G is conceptual building elevations with details of the proposed material to be used for the proposed restaurant building and the proposed exterior signage. Additionally, Exhibit G shows a business identification wall sign on the east (Main Elevation), south (Front Elevation) and west (Drive Thru) elevations of the restaurant. The east (Main Elevation) and south (Front Elevation) business identification wall signs will be 44.37 inches by 94.50 inches and 29.12 square feet each. The west (Drive Thru) business identification wall sign will be 56 inches by 120 inches and 46.67 square feet.

Illinois State Law requires that in order for a Variation to be granted hardship must be proven by positive Findings of Fact. Exhibit H is a Zoning Narrative submitted by the Applicant. Exhibit G gives details on the razing of the existing structure, access improvements, traffic and parking, building designs, lighting, signage, landscaping and stormwater management compliance with City requirements. Additionally, the Applicant explains, "the proposed improvement is an infill redevelopment with frontages on three sides, along 11th Street are large existing signs and overhead power lines that affect the impact of a ground sign and building wall signs provide a complimentary identification of the business while maintaining the desired visual appeal of the parkway" (Exhibit H). The Applicant states, "the shape and size of the lot is unique to the site as an infill development, the requested sign variance is not exclusively based on increase in value or income potential, the granting of the variation will not be detrimental to public welfare or injurious to other property and the request provides the opportunity for enhanced neighborhood character by the elimination of one ground sign" (Exhibit H). Finally, the Applicant states, "we believe this development will bring an overall positive impact to the community, improve site functionality, and contribute positively to the local economy" (Exhibit H).

Exhibit I is the service calls for the last few years. The dates are from August 5, 2024 to May 12, 2026. There was a total of 26 calls.

Staff understands the Applicant's desire to have their business highly identifiable with three (3) business identification wall signs; however, Staff feels that the Applicant has not presented a viable hardship and Culver's Restaurants are highly valued by their customers. For this reason, Staff does not support the Variation request.

After review of the Zoning Map Amendment request, Staff feels that the Applicant's proposed request is consistent with the 2040 Plan and, therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and DENIAL of a Variation to increase the maximum allowed number of business identification wall signs from two (2) to three (3) in a C-3, General Commercial Zoning District

See attached findings of fact.

SC: DM 07/15/2026

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO
C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 3218 11TH STREET

Approval of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as Residential-Medium Density.

FINDINGS OF FACT FOR DENIAL OF A VARIATION
TO INCREASE THE MAXIMUM ALLOWED BUSINESS IDENTIFICATION
WALLS SIGNS FROM TWO (2) TO THREE (3)
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 3218 11TH STREET

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance.

Exhibit A
3218 11th Street
ZMA and VAR
#025-26



Exhibit B
3218 11th Street
ZMA and VAR
#025-26

US HWY 20

11TH

108

Exhibit C
3218 11th Street
ZMA and VAR
#025-26

LAPEY

SAWYER

ROOSEVELT

11TH

11TH

HAMILTON

LYRAN

JOHNSON

SOUTHWORTH

BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 14 INCLUSIVE, PART OF LOT 24,
ALL OF LOTS 25 AND 26 AND THE VACATED ALLEY, ALL IN BLOCK 4 OF MORRIS
KENNEDY'S SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN WINNEBAGO
COUNTY, ILLINOIS

Our Lady of the Sacred Heart
BASIC STUDIES
3018 S. 1ST AVE. SUITE 107
FLORISSANT, IL 61031

ADP DESIGN
RESOURCES INC.

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Denver, CO 80231
Phone: (303) 644-3300
Fax: (303) 644-3305
Internet: www.adpdesign.com

Circle 17 on Reader Service Card

Circle 18 on Reader Service Card

LYRAN AVENUE

LYRAN AVENUE

LYRAN AVENUE

LYRAN AVENUE

SHEET 1 of 2
ARC 25075
Rev: 06/28/2025



NUMBER OF PERSONS STUDYING	20-3000
NUMBER OF PERSONS EMPLOYED	80-9000

THE AREA TABLE

Wavelength of maximum emission	2.0-2.5 μm
Wavelength of maximum absorption	2.0-2.5 μm

NAME

COMPLIANCE

WORKED FOR	3
	4

1	2	3
---	---	---

744

LAYOUT PLAN

ELEVATION WALL SIGNS

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

- Channel letter construction
- One piece (saddle capped sections)
- LED internal illumination
- Typical application for new construction
- Embedded power supplies
- UL marked product
- No install pattern needed, level line scribed in back of sign



SIGN SQUARE FOOTAGE

MAIN ELEVATION:	QTY-1 SL-30 (44.37' X 9.4.50') = 29.12 SF
FRONT ELEVATION:	QTY-1 SL-45 (56.00' X 120.00') = 46.67 SF
REAR ELEVATION:	
DRIVE THRU ELEVATION:	QTY-1 SL-30 (44.37' X 9.4.50') = 29.12 SF
	QTY-1 BB-1 (17.67' X 27.86') = 3.42 SF
	QTY-1 SPT-1 (11.50' X 29.4.76') = 22.74 SF

NOTES

LL-X LED accent strip lighting typical placements:	
MAIN: (2) places - FRONT: (3) Places - REAR: 2.	
DRIVE THRU: (2) places	
BB-1 Typical Drive-Thru placement: DRIVE THRU	
MFG-TBD	MFG-TBD
STYLE-TBD	STYLE-TBD
COLOR-TBD	COLOR-TBD

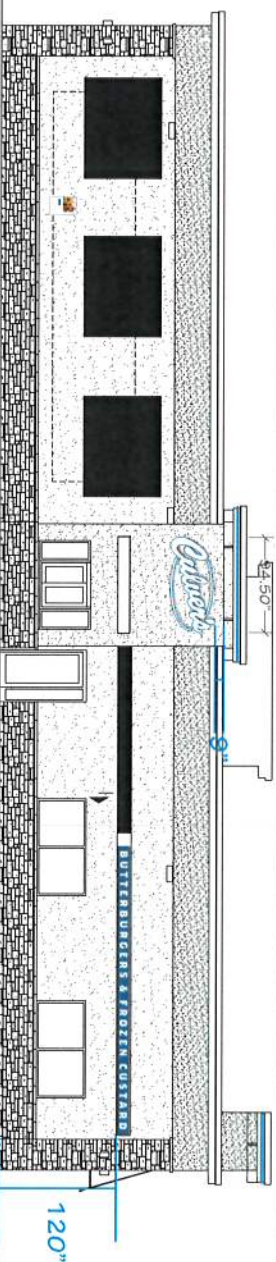
DATE CREATED / REVISION HISTORY	5/29/26 - NEW
	6/17/26 - Rear wall sign removed
SALES PERSON:	MARK WESSLE
DESIGNED BY:	J KROEGER
AD:	73074

PLAN SET 1-2020 PROTOTYPE DRAWINGS SHOWN
ACTUAL ARCHITECTURAL DRAWINGS TENDING

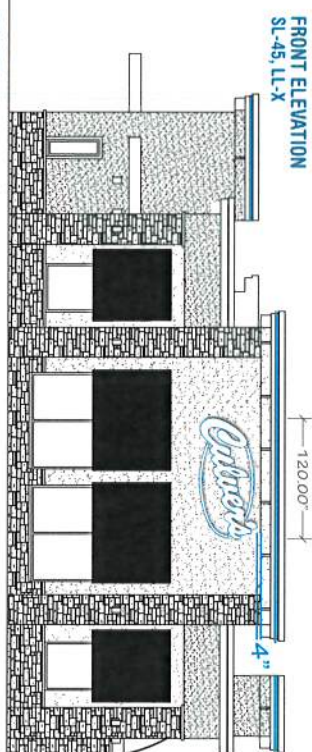
SCALE: 1/16" = 1'

SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
ALL MEASUREMENTS ARE APPROXIMATE

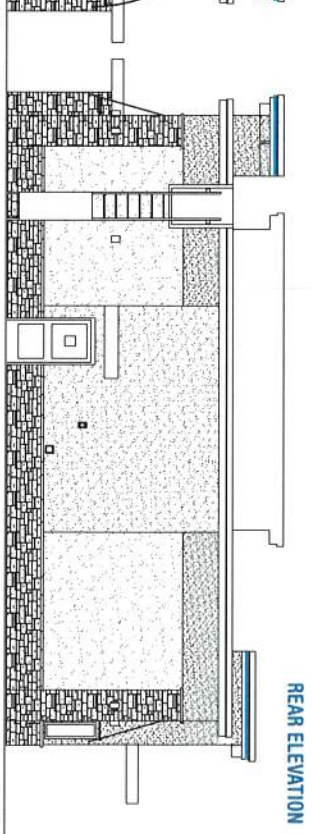
DRIVE THRU ELEVATION
SL-30, LL-X, BB-1, SPT-1



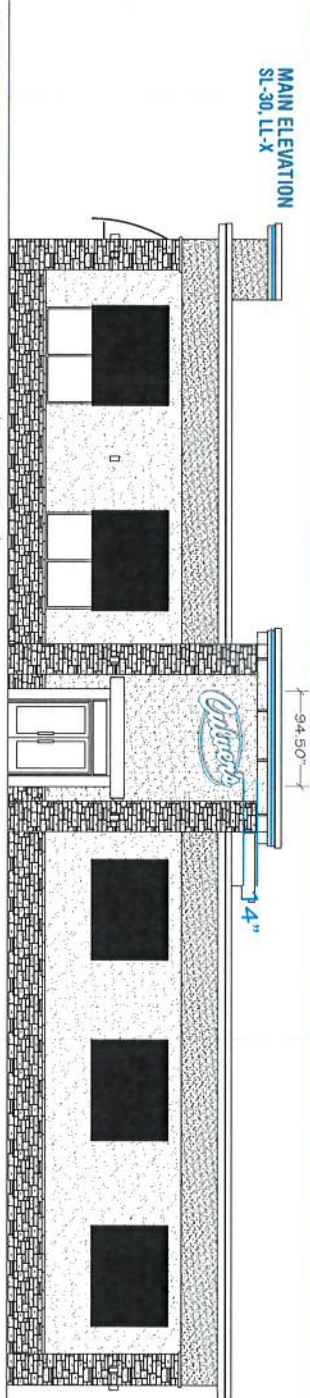
FRONT ELEVATION
SL-45, LL-X



REAR ELEVATION



MAIN ELEVATION
SL-30, LL-X



NOT FOR
PRELIMINARY
CONSTRUCTION

Exhibit ()
3218 11th St
ZMA and VAR
#025-26

June 16, 2026

Scott Capovilla
Planning and Zoning Manager

City of Rockford
425 E State Street
Rockford, IL 61104

Dear Mr. Capovilla,

The following is submitted for your consideration for the rezoning and subdivision of 3218 11th Street, Rockford, IL 61109.

Introduction:

We formally submit the following proposed development located on the east side of 11th Street between Hamilton Avenue and Lyran Avenue, specifically at 3218 11th Street, Rockford, IL 61109 (Parcel Number: 15-01-376-004). This site, approximately 3.12 acres in size, is currently a vacant elementary school with a parking lot.

We are proposing to develop the property through the construction of a Culver's restaurant with a drive-through. The planned improvements include a restaurant building, a paved parking lot, and a drive-through on Lot 1 of the proposed subdivision. Lot 1 (1.94 acres) is proposed to be rezoned to C-3. The remaining 1.177 acres of Lot 2 would remain R-1.

The current property owner is:

Our Lady of the Sacred Heart
3445 Elmwood Road, Rockford, IL 61101
815 597-0972
admin@olsha.org

Project Description:

The existing property is zoned as R-1, Residential District, within the City of Rockford. A rezoning of Lot 1 to C-3, Commercial District, is proposed to facilitate the development. The proposed rezoning is consistent with the zoning throughout the 11th Street corridor in which commercially zoned lots front 11th Street.

The proposed improvements to Lot 1 (1.94 acres) include razing existing structures to facilitate the construction of a Culver's Restaurant.

There are no improvements planned for Lot 2 (1.177 acres) at this time. Additionally, Lot 2 would remain zoned R-1.

1. Existing Site: Vacant elementary school



2. Access Improvements

- a. There are two proposed full-access driveways to Hamilton Avenue and Lyran Avenue, allowing employees and customers to both enter and exit from each roadway.
- b. The proposed access to Hamilton Avenue and Lyran Avenue is critical for customer circulation and deliveries.
- c. Pedestrian access is proposed to be improved along Lyran Avenue and 11th Street. While the Lyran Avenue sidewalk can be located within the right-of-way. The width of 11th Street right-of-way is narrow. We propose to provide the sidewalk along private property which will result in more open parkway appearance and safer conditions for pedestrians.

3. Traffic and Parking

- a. A Traffic Statement reviewing the trips generated will be provided to the City as part of the site plan review.
- b. The proposed parking lots include 62 parking spaces (3 ADA).
 - i. Required spaces:
A ratio of 13.3 spaces per 1,000 SF of GFA.
 - ii. Provided spaces:
Proposed Building SF = 4,656 SF
 $13.3 \times 4.656 = 61.92$ spaces = 62 spaces
- c. Drive-thru queuing:
 - i. The stacking requirement for fast-food restaurants with a drive-through is 8 spaces per window.
- d. Deliveries and emergency vehicle circulation
 - i. Truck turning movements are provided as a part of the submittal.

4. Building Designs

- a. A new building of approximately 4,656 SF featuring high quality architectural materials including manufactured stone, EIFS, and canvas awnings is proposed.
- b. The proposed Culver's design utilizes high quality materials with varying roof lines and will be complimentary building to the corridor.

5. Lighting
 - a. Exterior lighting shall be designed to comply with city lighting requirements. The photometric plan is forthcoming.
 - b. City staff has requested accommodation of easement for future lighting improvements along 11th Street. We agree to facilitate this request.
6. Signage
 - a. Signage packet for the site is included as part of this submittal. A sign variance is requested.
7. Landscaping
 - a. The site features proposed landscape enhancements that comply with city requirements.
 - b. When possible, existing trees will be preserved.
8. Stormwater Management
 - a. The site will meet the requirements of the City for stormwater management.

Variances:

We request a variance from 51-004-B.2(b) to allow three wall signs. Based on the ordinance, the development is allowed up to four signs, two ground signs and two wall signs. We request a variance to allow four total signs comprised of three wall signs and one ground sign.

Findings of Fact:

1. Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The proposed improvement is an infill redevelopment with frontages on three sides. Along 11th Street are large existing signs and as well as overhead power lines that affect the impact of a ground sign. Additionally, with local roads on the north and south sides of the property, building wall signs provide a complimentary identification of the business while maintaining the desired visual appeal of the parkway.

2. The conditions upon which a petition for a Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification

The shape and size of the lot is unique to the site as an infill development.

3. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.

The requested sign variance is not exclusively based on increase in value or income potential.

4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in property or by a predecessor in title.

The hardship has not been caused by the applicant or current property owner.

5. The granting of the Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The granting of the variation will not be detrimental to public welfare or injurious to other property. The request provides the opportunity for enhanced neighborhood character by the elimination of one ground sign.

6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantial increase the congestion of the public street, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

The requested variation will not impair an adequate supply of light and air to adjacent property, or substantial increase the congestion of the public street, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation complies with the spirit and intent of restriction imposed by this Ordinance.

The requested variance will enhance the character of the neighborhood by limiting the ground signs to only one ground sign on 11th Street as opposed to a secondary ground sign on either of the other two frontages.

Preliminary Schedule:

- Start Construction: Fall 2026
- End Construction/Opening: Spring 2027

We believe this development will bring an overall positive impact to the community, improve site functionality, and contribute positively to the local economy. We look forward to working collaboratively with the City of Rockford throughout the permitting process.

The development team for this project includes Jimmy Smith (developer), Arc Design Resources serving as the civil engineer, landscape architect, and surveyor, Ollman Ernest Martin serving as the architect and Campbell Construction as the General Contractor. This experienced team has successfully developed multiple projects within the area and brings a wealth of expertise and proven results to this development effort.

We appreciate your consideration.

Sincerely,



Lauren Downing
Project Manager / Arc Design
Resources

Enclosed:
Subdivision Application
Zoning Application (Rezoning and Variance)
Site Plan
Landscape Plan
Survey
Plat of Subdivision
Sign Packet
Copy of letter of authorization from the seller

Call Number	Event Date	Location	Situation Reported	Call Disposition	
26-100552	05/12/2026 12:10:26 PM	3218 11TH ST	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / UTL - UNABLE TO LOCATE / NRPT - NO REPORT	Rockford Police Department
26-100545	05/12/2026 12:04:58 PM	3218 11TH ST	IN PROGRESS PROPERTY	UTL - UNABLE TO LOCATE	Rockford Police Department
26-089969	04/28/2026 05:19:15 PM	3218 11th St	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / UTL - UNABLE TO LOCATE	Rockford Police Department
26-089968	04/28/2026 05:18:51 PM	3218 11th St	911 INFORMATION	ADV - ADVISED	Rockford Police Department
26-000449	01/01/2026 02:06:51 PM	3218 11TH ST	TRAFFIC STOP	NRPT - NO REPORT	Rockford Police Department
25-242308	11/05/2025 03:39:49 PM	3218 11th St	DISORDERLY	RE-ASSIGN/CHANGE OF CALL(UNIT) / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
25-217676	10/04/2025 04:52:40 AM	3218 11th St	ALARM - BURGLAR	RPT - REPORT / NRPT - NO REPORT	Rockford Police Department
25-158903	07/25/2025 12:45:53 PM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-152244	07/17/2025 03:35:59 PM	3218 11TH ST	IN PROGRESS PROPERTY	RPT - REPORT	Rockford Police Department
25-151326	07/16/2025 12:34:07 PM	3218 11th St	CRU	RPT - REPORT	Rockford Police Department
25-147303	07/11/2025 10:18:47 AM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-144234	07/07/2025 02:38:58 PM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-143244	07/06/2025 10:26:54 AM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-141323	07/04/2025 07:57:32 AM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-140395	07/03/2025 10:04:17 AM	3218 11TH ST	DIRECTED ASSIGNMENT	NRPT - NO REPORT	Rockford Police Department
25-138818	07/01/2025 11:37:12 AM	3218 11TH ST	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
25-138779	07/01/2025 10:38:22 AM	3218 11th St	INFORMATION FOR POLICE	NRPT - NO REPORT	Rockford Police Department
25-125419	06/14/2025 01:48:59 PM	3218 11th St	BUILDING CHECK	NRPT - NO REPORT	Rockford Police Department
25-063276	03/29/2025 07:49:33 AM	3218 11th St	SUSPICIOUS INCIDENT	RPT - REPORT	Rockford Police Department
25-047865	03/09/2025 02:39:03 PM	3218 11th St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
25-042947	03/02/2025 08:38:24 PM	3218 11th St	RK-DRUGS	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
24-210308	09/17/2024 06:37:52 PM	3218 11th St	ALARM - BURGLAR	RPT - REPORT	Rockford Police Department
24-209385	09/16/2024 05:22:57 PM	3218 11th St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-208741	09/15/2024 10:07:10 PM	3218 11th St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-187050	08/21/2024 01:34:25 AM	3218 11th St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-174223	08/05/2024 02:57:05 AM	3218 11th St	ALARM - BURGLAR	RPT - REPORT	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) in a C-3, General Commercial Zoning District for the property described as:

A/K/A: 3218 11th Street
PIN: 15-01-376-004

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District and **APPROVE** a Variation to increase the maximum allowed business identification walls signs from two (2) to three (3) in a C-3, General Commercial Zoning District at 3218 11th Street.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___
Torina:	Ayes:___	Nays:___	Absent:___
Bonne:	Ayes:___	Nays:___	Absent:___
Bell:	Ayes:___	Nays:___	Absent:___

Meeting of July 21, 2026
ZBA 025-26

Jonathan Logemann, Chairman
Aprel Prunty, Vice Chairman
Gabrielle Torina
Mark Bonne
Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO
C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 3218 11TH STREET

Approval of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as Residential-Medium Density.

FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO INCREASE THE MAXIMUM ALLOWED BUSINESS IDENTIFICATION
WALLS SIGNS FROM TWO (2) TO THREE (3)
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 3218 11TH STREET

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of July 21, 2026

File #026-LTAB-023

APPLICANTS: Randall Raymond Baker / Baker Street Burgers, LLC dba BD4: A Burger Joint

LOCATION: 1603 North Alpine Road

REQUESTED ACTION: Modification of an existing liquor license to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District.

EXISTING USE: BD4: A Burger Joint with the sale of liquor by the drink in conjunction with a restaurant and an outdoor seating area.

PROPOSED USE: BD4: A Burger Joint with the sale of liquor by the drink and packaged liquor sales in conjunction with a restaurant and an outdoor seating area.

DIMENSIONS: Irregular Shape **SQUARE FOOTAGE:** 13,785 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	R-1, County R-1	Mount Olive Church, Single family residences
EAST:	C-3	Ace Hardware, Sonny's Place, Edgebrook Shops
SOUTH:	C-3, C-1	Dunkin Donuts, Anytime Fitness, Christ United Church
WEST:	C-2	Cork & Keg, Primary Eye Care, Mobil Gas, Alpine Bank

YEAR 2040 PLAN: C Commercial and Retail

HISTORY: **File #017-LTAB-041:** The sale of liquor by the drink in conjunction with a restaurant and sale of liquor by the drink in conjunction with an outdoor seating area in a C-3, General Commercial Zoning District was approved October 25, 2017 for the property located at 1603 North Alpine Road. This is the subject property.

File #013-LTAB-029: The sale of liquor by the drink with a casual dining restaurant and bar with an outdoor seating area in a C-3, General Commercial Zoning District was approved on June 18, 2013 for the property located at 1641 North Alpine Road. This is the subject property.

File #011-LAB-010: The sale of liquor by the drink in conjunction with a restaurant and outdoor seating area in a C-3, General Commercial Zoning District was approved on August 4, 2011 for the property located at 1641 North Alpine Road. This is the subject property.

File #096-03: A Special Use Permit for package liquor sales in conjunction with a restaurant in a C-3, General Commercial Zoning District was approved on December 23, 2003 for the property located at 1641 North Alpine Road. This is the subject property.

File #028-03: A Special Use Permit for the outside sale of liquor by the drink in conjunction with a sit-down restaurant in a C-3, General Commercial Zoning District was approved on July 30, 2003 for the property located at 1641 North Alpine Road. This is the subject property.

REVIEW COMMENTS: The Applicants are requesting a Modification of an existing liquor license to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District. Exhibit A shows the subject property is located within the Edgebrook Shopping Center on the northeast corner of the North Alpine Road and Highcrest Road intersection. The parcel is surrounded by residential and commercial uses (Exhibit B and C).

The subject property is 1 of 42 tenant spaces located in the shopping center. The center consists of various retail stores, offices and restaurants. The outer portion of the property contains a gas station/convenience store, a Dunkin Donuts and an Anytime Fitness.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit C is an aerial that shows the existing shopping center, parking lot, and landscaped areas.

Exhibit E is the interior floor plan submitted by the Applicant. Exhibit E shows the proposed bar and grill will consist of twenty-five (25) tables with seating for 83 customers, a bar with seating for 13 customers, bathrooms and a hostess area. Additionally, Exhibit E shows the retail area for the packaged liquor will be adjacent to the hostess area.

Exhibit F is the business plan for BD4: A Burger Joint. The Applicant states, "we would like to add the ability to sell packaged goods at BD4 and we don't expect this to affect our business much at all, because our main focus will always be the restaurant" (Exhibit F). The Applicant explains, "adding packaged sales will allow guests to take home a bottle of something they may have tried behind the bar and it's really more about fulfilling guests wants rather than adding a large income stream for us" (Exhibit F).

Within the Liquor Application the hours and days of operation are indicated as Monday through Thursday 11:00 am to 8:00 pm and Friday and Saturday 11:00 am to 9:00 pm. The Applicant indicated on the Liquor Application that security would be hired if a written request were received from the liquor commissioner. The Applicant indicated within the liquor application that there will be 80% food sales and 20% alcohol sales.

Exhibit G shows that there have been 25 calls of service for the Police Department in the past 24 months for 1603 North Alpine Road.

Staff feels that the Applicants' request is reasonable for the use of the subject property. Staff recommends approval of the Applicants' requests subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of a Modification of an existing liquor license to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Hours of operation are Monday through Thursday 11:00 am to 8:00 pm and Friday and Saturday 11:00 am to 9:00 pm.
4. The sale of packaged shall be limited to the interior floor plan approved by Staff, Exhibit E.
5. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
6. The proposed use shall not operate as a nightclub.
7. The windows shall not be covered with bars or other devices that block the windows.
8. Window display signage is limited to 20% of window area.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to the issuance of the license.
11. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 7/10/26

Exhibit A
1603 North Alpine Road
#026-LTAB-023

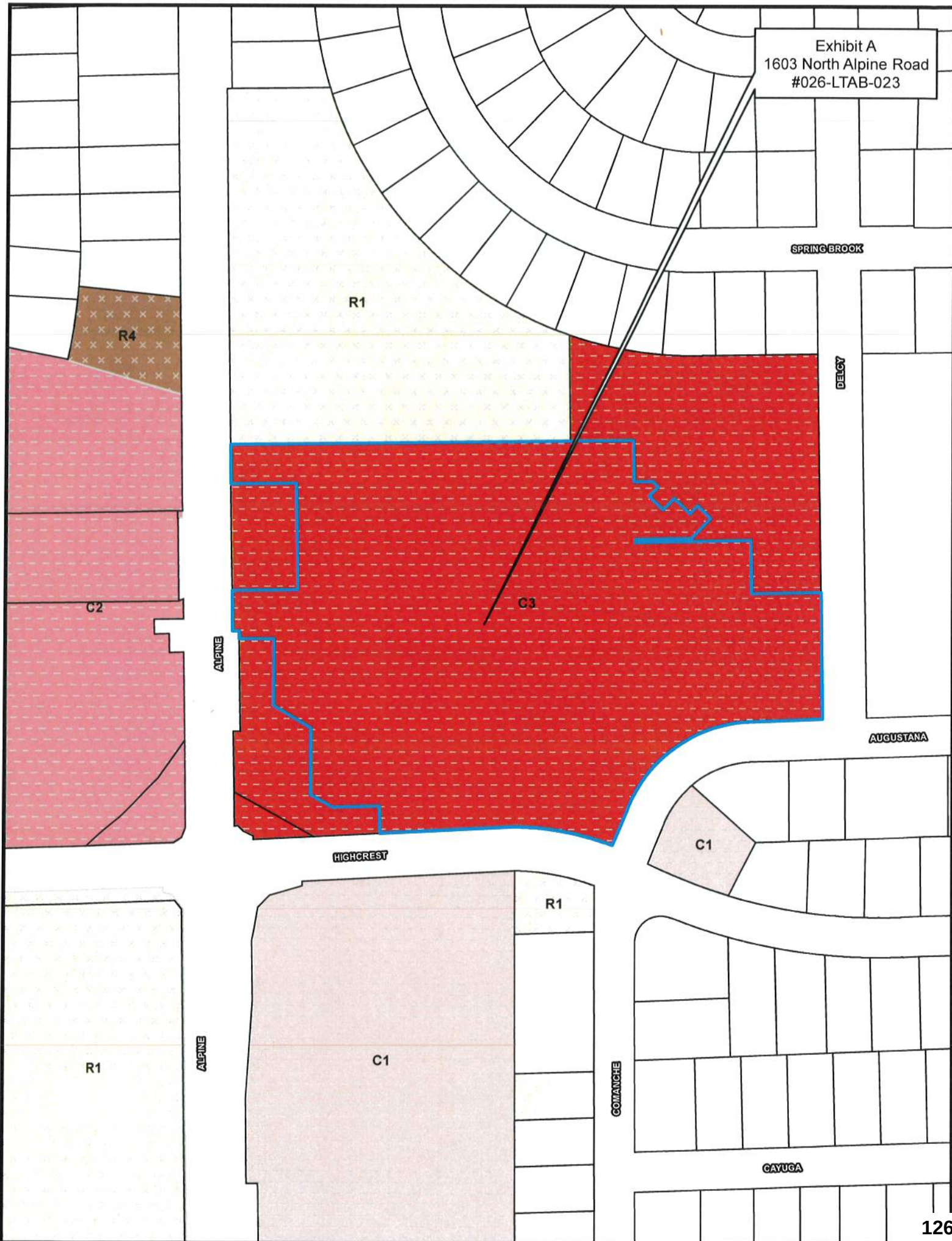


Exhibit B
1603 North Alpine Road
#026-LTAB-023

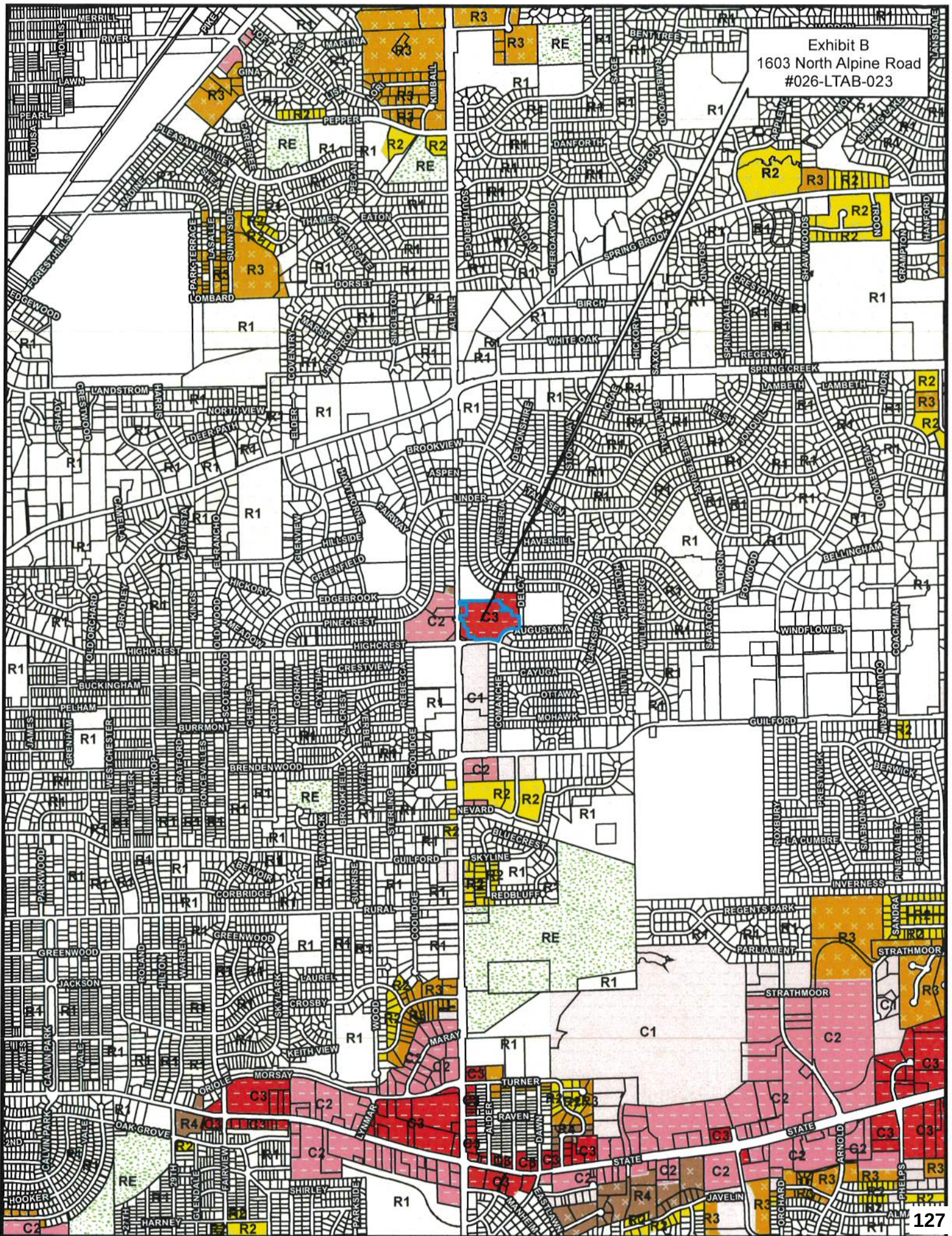
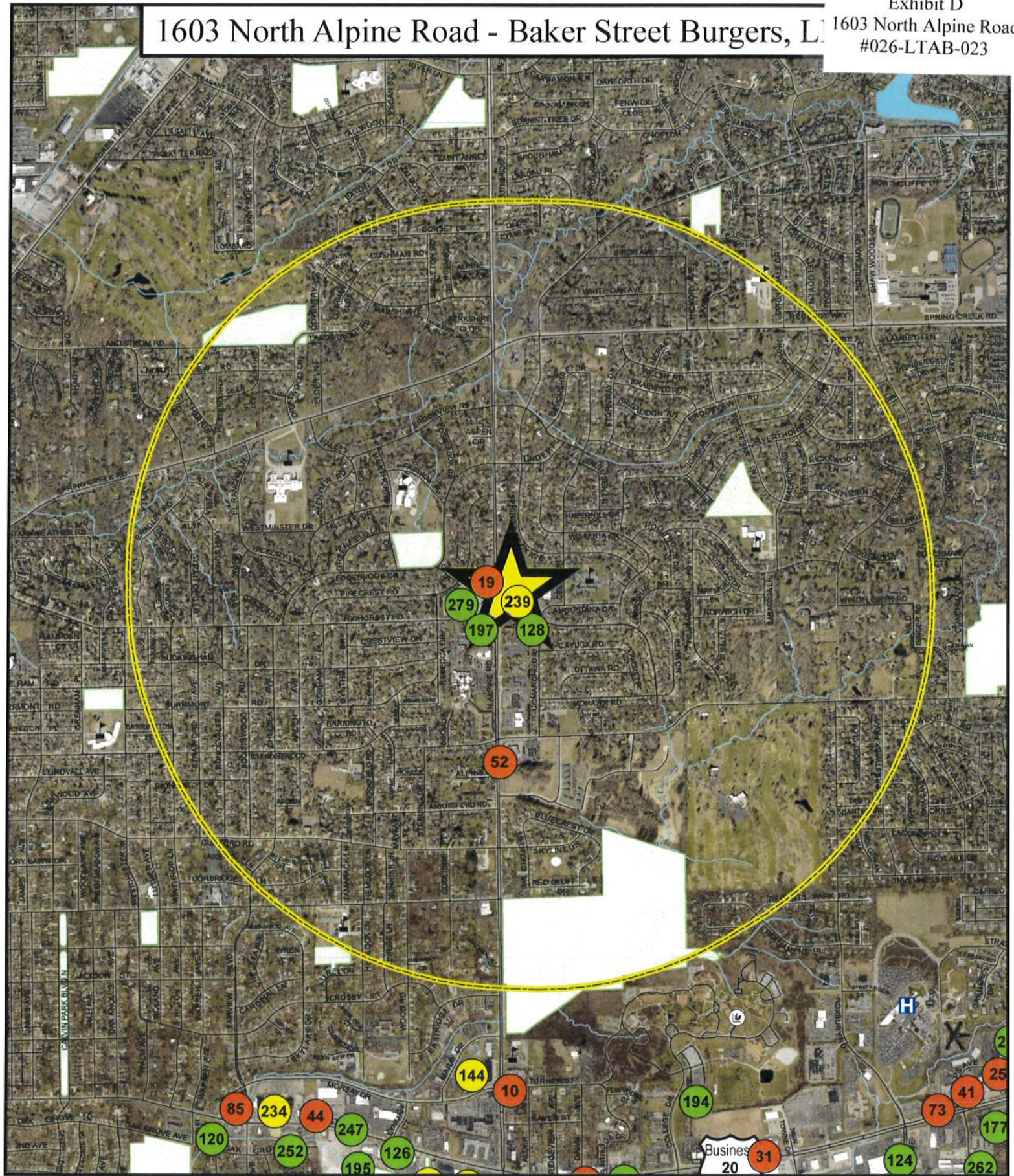


Exhibit C
1603 North Alpine Road
#026-LTAB-023



1603 North Alpine Road - Baker Street Burgers, L

1603 North Alpine Road
#026-LTAB-023



- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

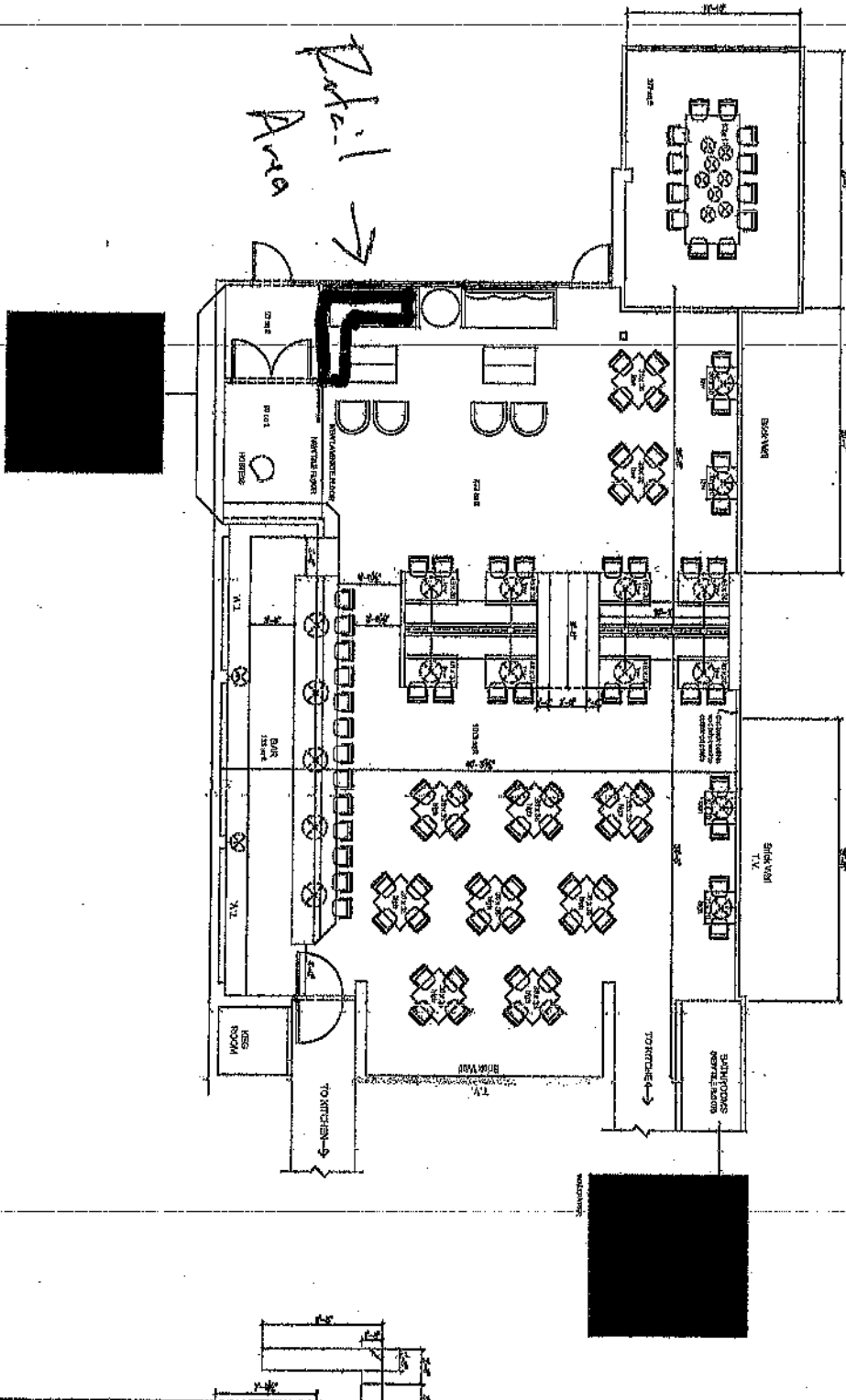
LIQUOR LICENSE LOCATIONS-2025

2026



BAKER ST. BURGERS FLOOR PLAN

NOTE: ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD



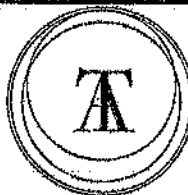
DWG. NO.

1

Project: BAKER ST. BURGERS

Date: 6-19-2017

Scale: 1/8" = 1'-0"



A. Tanner Design

All dimensions and size designations are subject to verification on job site and adjustment to fit jobsite conditions

Business Plan for Adding Packaged Goods at BD4

We would like to add the ability to sell packaged goods at BD4. We don't expect this to affect our business much at all, because our main focus will always be the restaurant.

Adding packaged sales will allow guests to take home a bottle of something they may have tried behind the bar. It's really more about fulfilling guests wants rather than adding a large income stream for us.

CALLS FOR SERVICE - 1603 N ALPINE RD 07/01/24-PRESENT

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
05/01/2026 06:57:55 AM	26-091969	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
03/30/2026 02:07:18 PM	26-066408	CRU	RPT - REPORT	1603 N Alpine Rd	Rockford
12/22/2025 05:36:51 PM	25-276344	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
12/19/2025 06:23:58 PM	25-274304	911 CELLULAR HANG UP	LAWNO - LAW NO DISPOSITION	1603 N Alpine Rd	Rockford
12/15/2025 07:50:37 AM	25-270766	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
12/10/2025 07:00:13 PM	25-268041	SUSPICIOUS VEHICLE	CALLER CANCELLED	1603 N Alpine Rd	Rockford
11/21/2025 05:58:22 PM	25-254353	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
10/18/2025 09:26:32 AM	25-228546	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
09/08/2025 12:13:03 PM	25-196050	PUBLIC COMPLAINT ROUTINE	UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/22/2025 06:20:31 PM	25-182528	RK-FOUND PERSON	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/20/2025 08:32:53 PM	25-180700	SUSPICIOUS VEHICLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/07/2025 04:55:30 PM	25-169850	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
08/02/2025 09:56:01 AM	25-165477	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
06/13/2025 11:01:37 PM	25-125020	SUSPICIOUS VEHICLE	NRPT - NO REPORT	1603 N Alpine Rd	Rockford
09/20/2024 08:23:53 AM	24-212503	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford

09/13/2024 09:30:33 AM	24-206540	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
09/04/2024 06:42:55 PM	24-199496	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
08/19/2024 12:23:40 PM	24-185693	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
08/12/2024 11:48:53 AM	24-180008	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
07/15/2024 05:31:12 PM	24-156647	EMPLOYER EMPLOYEE DISPUTE	ADV - ADVISED	1603 N Alpine Rd	Rockford
07/15/2024 04:13:38 PM	24-156590	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
07/15/2024 02:52:41 PM	24-156515	BATTERY REPORT	DUP - DUPLICATE	1603 N Alpine Rd	Rockford
07/15/2024 02:51:59 PM	24-156513	EMPLOYER EMPLOYEE DISPUTE	ADV - ADVISED	1603 N Alpine Rd	Rockford
07/12/2024 08:15:39 AM	24-153330	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
07/01/2024 03:22:37 PM	24-143891	DOMESTIC	RPT - REPORT / RPT - REPORT	1603 N Alpine Rd	Rockford

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the Modification of an existing liquor license to add package liquor sales in conjunction with a restaurant in the name of Randall Raymond Baker / Baker Street Burgers, LLC dba BD4: A Burger Joint in a C-3, General Commercial Zoning District for the property described as:

A/K/A: 1603 North Alpine Road
PIN: 12-17-403-034

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the Modification of an existing liquor license to add package liquor sales in conjunction with a restaurant in the name of Randall Raymond Baker / Baker Street Burgers, LLC dba BD4: A Burger Joint in a C-3, General Commercial Zoning District at 1603 North Alpine Road.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Hours of operation are Monday through Thursday 11:00 am to 8:00 pm and Friday and Saturday 11:00 am to 9:00 pm.
4. The sale of packaged shall be limited to the interior floor plan approved by Staff, Exhibit E.
5. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
6. The proposed use shall not operate as a nightclub.
7. The windows shall not be covered with bars or other devices that block the windows.
8. Window display signage is limited to 20% of window area.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to the issuance of the license.
11. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of July 21, 2026
026-LTAB-023



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 21, 2026

File # 026-26

APPLICANT: City of Rockford

REQUESTED ACTION: The following text amendments for Articles: Table 20-1 (Residential Use Classification Table), Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1 (Commercial Use Classification Table), Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses)

HISTORY: **File #029-25:** A Text Amendment of the City of Rockford Zoning Ordinance to Table 21-1 Use Classification Table and Table 22-1 Use Classification Table removing the residential storage warehouse as a Special Use Permit in C-3, General Commercial Zoning District and C-4, Mixed-Use Zoning District. This was approved on October 10, 2025.

File #008-25: A Text Amendment for Article 50-003 (Off-Street Parking Ratios) 50-003-G. Electric Vehicle Charging Stations (EVCS) Parking spaces that are specifically designated for EVCS shall be counted towards the minimum number of off-street parking space requirements; and, Article 91-002 (Accessory Use) 91-002-I. Electric Vehicle (EV) Charging Stations, (a) Single Family Residential – Electric Vehicle Charging Stations (EVCS) are permitted as an accessory use. EVCS shall be located within a garage or on the interior side of the rear elevation of the structure, (b) Multi-Family Residential – Electric Vehicle Charging Stations (EVCS) are permitted as an accessory use, (c) All other Zoning Districts – Electric Vehicle Charging Stations (EVCS) are permitted as an accessory use within any parking lot or parking structure in all zoning districts. This was approved on May 5, 2025.

File #046-24: A Text Amendment of the City of Rockford Zoning Ordinance to Article 80-009-D Miscellaneous Nonconforming Uses. All properties in R-1, Single Family Districts with gravel driveways and/or gravel parking lots legally established are not required to conform to the regulations contained in Section 50-013-A of this Ordinance. All properties in other Residential Districts (RE, R-1U, R-2, R-3, and R-4) and Commercial Districts with gravel driveways and/or gravel parking lots legally established shall conform to the regulations contained in Section 50-013-A of this Ordinance by November 1, 2023. Nothing in this provision allows illegally established nonconforming parking lots and driveways to remain. This was approved on October 8, 2024.

File #009-24: A Text Amendment of the City of Rockford Zoning Ordinance: Article 20-005-E Front Setbacks, Table 21-1 Uses Classification

Table, Article 20-007 Character Standards, Article 21-004-B C-2 AND C-3 Districts, Table 22-1 Uses Classification Table, Article 30-004 Mandatory Planned Unit Development, Article 33-001 Maximum Wellhead Setback Overlay District, Article 33-002 Minimum Wellhead Setback Overlay District, Article 33-002-E Wellhead Protection Setback District, Article 40-002-F Outside Parking of Vehicles in Residential Districts, Article 40-002-M Solar Collectors, Article 40-002-O Temporary Construction Dumpster/Storage Pods, Article 50-024 Maintenance, Article 51-005 Signs in Residential Districts, Article 52-004-E Maintenance, Article 55-001-B General Fencing Regulations, Article 55-001-C Fence Height in Residential and Commercial Zoning Districts, Article 63-012 Lapse of Special Use Permit and Article 90-003-M Entertainment and Spectator Sports was approved on June 3, 2024; and Article 53-004 Uses Prohibited as Home Businesses was approved on June 17, 2024.

File #067-23: A Text Amendment of the City of Rockford Zoning Ordinance to Article 90-002-A-6., Group Home for Adjustment. A residence for two or more individuals under supervision while on probation, pre-release, parole, mandatory supervised release, or work release, to mainstream residents back into society enabling them to live independently. For purposes of this subsection 6, any property with multi-unit dwellings shall be considered one residence. This was approved on December 6, 2023.

File #032-23: A Text Amendment of the City of Rockford Zoning Ordinance to Article 80-009-D. All properties in R-1, Single Family Residential Districts with gravel driveways and/or gravel parking lots legally established shall conform to the regulations contained in Section 50-013-A of this Ordinance by November 1, 2024. All properties in any other Residential Districts (RE, R-1U, R-2, R-3, and R-4) and Commercial Districts with gravel driveways and/or gravel parking lots legally established shall conform to the regulations contained in Section 50-013-A of this Ordinance by November 1, 2023. Nothing in this provision allows illegally established nonconforming parking lots and driveways to remain. This extended the paving deadline for all non-conforming R-1, Single-family residential gravel driveways and parking lots to November 1, 2024 and was approved on July 12, 2023.

File #026-21: A Text Amendment of the City of Rockford Zoning Ordinance to Article 80-009-D. Miscellaneous Nonconforming Uses was approved on August 3, 2021. This extended the paving deadline for all non-conforming commercial and residential gravel driveways and parking lots to November 1, 2023.

File #012-20: A Text Amendment of the City of Rockford Zoning Ordinance: Articles: 22-003 Floor Area Ratio, 22-004 Density, 40-002-F Outside Parking of Vehicles in Residential Districts, 40-002-M Solar Collectors, 51-010 Murals, 71-003 Violation Penalties and Appendix A: Recommended Plant Species List was approved on July 8, 2020.

File #033-19: A Text Amendment of the City of Rockford Zoning Ordinance to Article 80-009-D. Miscellaneous Nonconforming Uses was approved on July 3, 2019. This extended the paving deadline for all non-

conforming commercial and residential gravel driveways and parking lots to November 1, 2021.

File #035 (a)-16: Text Amendments of the City Rockford Zoning Ordinance: Table 20-1 Use Classification Table, Table 21-1 Use Classification Table, Table 22-1 Use Classification Table, Table 23-1 Use Classification Table, 30-005 Elective Planned Unit Developments, 50-013-A. Surfacing, 51-002 Signs Not Permitted, 51-004-D. Height (Commercial and Industrial Zoning Districts-C-2, C-3, C-4, I-1, I-2 and I-3 Districts Only), 51-005 Signs in Residential Districts, 51-007-A-8. Sandwich Signs, 52-002-C Schedule of Landscape Units, 55-001-B General Fencing Regulations, 80-009 Miscellaneous Nonconforming Uses, 91-175 Concrete Batch Plant was approved on February 8, 2017

File #035 (b)-16: Text Amendments of the City of Rockford Zoning Ordinance: Table 20-1 Use Classification Table, 30-004-L. Mandatory Planned Unit Developments, 65-003-L. Community Gardens, 65-003-M. Urban Farming, 91-002 Accessory Use, 53-003.L. Home Business, 40-002-N. Beekeeping, 91-176 Community Garden, 91-177 Urban Farm, 91-178 Beekeeping was approved on February 8, 2017.

File #005-16: A Text Amendment to the City of Rockford Zoning Ordinance to Driveway Widths Exhibit Article 20-007-C., Setback Standards for Corner Lots Article 21-005-G., Mandatory Planned Unit Development Article 30-004, Parking lots and Parking Ratios Article 50-001-A and 50-003-F, Signs Article 51-002 and 51-004, Fences Articles 55-001-A, C, and D, Administration and Enforcement Article 71 and Terminology and Measurements Article 91 was approved on March 7, 2016.

File #050-16: A Text Amendment to the City of Rockford Zoning Ordinance to Definitions 91-004: Article 55, Section 55-001-B (6); and the addition of New Section 51-001-E was approved on February 1, 2016. This gave clarification for procedures to obtain an electric fence via a Special Use Permit.

REVIEW COMMENTS: The proposed text amendments to the Zoning Ordinance are shown as redline as follows:

Table 20-1 Use Classification Table

USE GROUP	Zoning District						Use Standard	Parking Standard
Use Category ^L specific use type	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
RESIDENTIAL								
^L Detached house	P	P	P	P	P	P		Group A
^L Townhouse	-	-	-	P	P	P		Group A
^L Two-unit house	-	-	-	P	P	P		Group A
^L Three-unit house	-	-	-	P	P	P		Group A
^L Four-unit house	-	-	-	P	P	P		Group A
^L Multifamily	-	-	-	-	P	P		Group A

20-005-C. LOT AREA PER DWELLING UNIT (DENSITY)

3. MINIMUM LOT AREA EXCEPTION FOR THREE AND FOUR UNIT HOUSES IN R-2

Three-unit and four-unit houses permitted as new construction in the R-2 district and must meet the minimum lot area per unit standards of the R-3 district and does not include conversion of existing structures.

Review Comments: This would allow the construction of new three and four unit houses on vacant lots in the R-2 district providing that the lot size meets the minimum lot area standard for the R-3 district. This would be an incentive to provide new housing construction in many older areas where it would make more financial sense to establish more units and provide market rate housing. Many of these areas already have a mix of housing types with a scattering of 4-unit houses as well as other multifamily houses. This would only be permitted for new construction and would not allow for the conversion of existing structures.

20-005-G. REAR SETBACKS

1. In all RE districts, the minimum rear setback for principal buildings is 75 feet.
2. In all other R districts, the required rear setback for principal buildings other than detached accessory structures is ~~2030~~ feet.

Review Comments: This would change the rear setback from 30 feet to 20 feet in all residential districts with the exception of the RE, Rural Estate Zoning District. This would allow for some flexibility on creating additions to homes, especially on existing smaller lots, as well as finding ways to encourage new infill development on those smaller vacant lots.

Table 21-1 Use Classification Table

See Classification Table

USE GROUP	Zoning District			Use Standard	Parking Standard
Use Category	C-1	C-2	C-3		
↳specific use type					
P=Permitted Use, S=Special Use, PR=Performance Review, PUD= Planned Unit Development, - = Prohibited Use					
RESIDENTIAL					
Household Living					
↳Artist Live/Work Space located on the ground floor	S	S	S		Group B
↳Artist Live/Work Space located above the ground floor	P	P	P		Group B
↳Dwelling Units located above the ground floor	P	P	P		Group B
↳Dwelling Units located on the ground floor (as follows)					

USE GROUP	Zoning District			Use Standard	Parking Standard
LDetached house	S	S	S		Group A
LAttached house	S	S	S		Group A
LTwo-unit house	S	S	S		Group A
LApartment/condo (3+ units)	PS	S	S		Group B

Review Comments: This proposed change would allow residential uses by right in the C-1, Limited Office Zoning District. They were previously allowed by right under the 1993 Zoning Ordinance. This change is being proposed as we have a fairly significant amount of vacant C-1 zoned land. New office construction is rare these days and, with the changes in technology, we have seen numerous companies now having employees work from their homes as it is more economically efficient. Allowing R-3 uses within the C-1 District could encourage more multifamily developments and allow these vacant sites to become tax generating properties.

30-004 MANDATORY PLANNED UNIT DEVELOPMENTS

Planned unit development review and approval, in accordance with the requirements of this section, is required for the following:

30-004-I. Residential developments with multiple *buildings* on a single lot excluding town home developments with less than ~~50~~60 units that conform with Section 40-002-H; and

Zoning District	Thresholds		
	Single-Family Detached	Single-Family Attached (Townhomes)	Multifamily
Residential or Commercial Districts	1 50 +00 units	6 0 50 units	80 60 units

Where a project includes a mix of single-family, townhouses, and multifamily housing the most restrictive threshold will apply.

Review Comments: This proposed amendment would change the mandatory planned unit development for certain types of development. Currently, any proposed development over 50 townhome units (attached single-family), over 60 multifamily units and over 100 single family (detached) homes would trigger a mandatory planned unit development. Also, where a project includes a mix of single-family, townhouses, and multifamily housing, the most restrictive threshold will apply. In order to continue to encourage the development of more housing for our city, this change in the ordinance would allow for an increase in the number of units in all three housing categories. These changes would be business friendly and help encourage more development, not stifle it. This would encourage good infill residential development as well by eliminating the Special Use Permit requirement and allowing certain uses by right.

Article 35 | INFILL OVERLAY DISTRICT

35-001 PURPOSE

The purpose of the Infill Overlay District is to facilitate new construction and residential development within the district and to allow new construction of two-family residences. This district overlays properties in areas already classified in other zoning districts. The overlay is designed to achieve the following objectives;

- 35-001-A. To promote new residential development and interest in the district.
- 35-001-B. To allow two-family residences within a single-family only district.
- 35-001-C. To allow flexibility of uses and development standards.
- 35-001-D. To boost the housing stock and encourage reinvestment in the neighborhood.

35-002 DISTRICT DESCRIPTION

The Infill Overlay District shall apply to all properties located within the District as designated on the City of Rockford Zoning Map as "Infill Overlay District".

35-003 PERMITTED USES

Permitted uses, special uses, bulk regulations and parking regulations shall be those applicable for the underlying zoning district, except as specifically stated, permitted and/or prohibited within Sections 35-001 to 35-006. Where the use or provision is in conflict with another Overlay District i.e. the Historic Preservation Overlay District, the most restrictive regulation shall apply.

35-004 LOT SIZES

A detached single-family house or two-family house may be established on any lot of record regardless of its lot width, lot length or lot size, provided that all other requirements of this overlay district are met for new construction. This exemption also applies if a lot of record is increased in area and still does not comply with applicable minimum lot frontage standards.

35-005 SETBACK REQUIREMENT

- 35-005-A. Front yard setbacks are 25 feet or must be set back a distance equal to the average front yard depth that exists on the block of the subject lot but never greater than 25 feet.
- 35-005-B. Side yard setbacks are 4.5 feet.
- 35-005-C. Rear yard setbacks are 20 feet.

35-006 PARKING

2 spaces for new construction detached houses. 1.5 spaces per unit for new construction two-flats.

Review Comments: This is a new Article that is being proposed by creating an Infill Overlay District. This would allow for the construction of new two-family residences within an R-1, Single-family Residential Zoning District. This has the potential to promote new residential development and interest in the district, allow flexibility of uses and development standards, and boost

the housing stock by encouraging reinvestment in the neighborhood. The areas in which this could be established are having trouble in obtaining financing for new single-family homes and allowing them to construct two-family homes would provide additional revenue for the builder/owner and help close any financing gaps that may exist.

This proposed Infill Overlay District would also allow construction of a detached single-family house or a two-family house on any established lot of record regardless of its lot width, lot length or lot size, provided that all other requirements of this overlay district are met for new construction. Some of these lots have been vacant for numerous years due to their substandard size or perhaps not being able to meet required setbacks. This will memorialize certain exceptions on setbacks to permanently apply to the Infill Overlay District.

The parking requirements would be changed for the overlay district as well. New single-family detached homes would be required to have two spaces and new construction two-flats would be required to have 1.5 space per unit. The requirement for a minimum one-car fully enclosed garage would no longer apply for new construction within the Infill Overlay District.

50-003 OFF-STREET PARKING RATIOS

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
Parking Group A (Detached House, Townhouse, Two Flat)		
R-1 and R-1U	2 spaces per unit; At least one of the required parking spaces must be located in a fully enclosed garage.	None
R-2	2 spaces per unit for detached houses, 2 spaces per unit for two-flats, and 2 spaces per townhouse. At least one of the required parking spaces must be located in a fully enclosed garage.	None
All other R districts	2 spaces per unit for detached houses 1.5 spaces per unit for two-flats and 1 space per townhouse	
C-1, C-2, C-3 districts	2 spaces per unit for detached houses, 1.5 spaces per unit for two-flats, and <u>2</u> space per townhouse	
Parking Group B (Multi-unit)		
All R districts	<u>2</u> <u>1.5</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
C-1, C-2, C-3 districts	<u>2</u> <u>1.5</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.

Review Comments: This proposed change would reduce the amount of parking spaces required for multifamily developments. This would also decrease the amount of pavement for these types of projects and allow developers to reduce expenses. As a result, this would reduce storm water runoff as well. The 1993 Zoning Ordinance only required 1.5 spaces per unit. We experienced a lot of growth and development back in the 1990's and parking was not an issue. This change would be based on what has

worked well in the past, require less pavement and allow for more pervious surface areas within the multifamily development.

50-003 OFF-STREET PARKING RATIOS

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
Parking Group M (Eating and Drinking Establishments and Food and Beverage Sales)		
C-1, C-2, C-3 and all I Districts	Restaurants and take-out food stores: 13.3 spaces per 1000 square feet; fast food restaurants: 13.3 10 spaces per 1000 square feet plus 8 stacking spaces per drive-up window. <i>The Zoning Officer may make further reductions on the required number of parking spaces, based on competent evidence provided by the applicant, that the proposed number of parking spaces is adequate to support the use based on the established evidence.</i>	1 per 10 auto spaces

Review Comments: This proposed change would reduce the required parking for fast food restaurants with drive-through facilities. Most fast food restaurants with a drive-through no longer need the amount of parking that we currently require as 75-80% of their business uses the drive-through and, therefore, never use the parking lot. Many of these restaurants have recognized the need for less pavement and have been inquiring about parking variations on their projects. This would eliminate the need for the variation. The only exception to the parking issue would be Culver's or a fast food restaurant next to an interstate highway who experience more sit down business due to travelers looking to take a break. Those businesses have maximized parking in the past because they know they need it. This proposed change would be provide flexibility depending on the situation, location and be more environmentally friendly as well.

50-016 ACCESS LOCATIONS

- A. All access points should be located to provide the maximum separation distance between the *driveway* and the intersections of public *streets*. Where it is not possible to maximize the separation distance, then other traffic management methods (e.g. raised medians, controls for right-in and right-out, or shared *driveways*) should be used as recommended by the City Traffic Engineer.
- B. *Only one (1) driveway shall be permitted for each residential property and two (2) driveways for a commercial or industrial property. Additional driveways may be considered and approved by the City Engineer based upon parcel size and development type. Circular driveways are permitted on residential properties for an interior lot with street frontage of at least one hundred and twenty five feet (125') and for a corner lot with street frontage of at least two hundred feet (200').*

Review Comments: Staff has been asked by a significant amount of residents regarding driveway issues why they cannot have two access points. If we add the language from the Engineering Design Criteria and place it under 50-016-B, this would solidify our position and make it a zoning

regulation as well. Article 50-016-A is actually from the Engineering Design Criteria as well so this would be the perfect spot to make this part of the ordinance.

80-003 NONCONFORMING USES AND CONTINUANCE OF NONCONFORMING USES

80-003-B. CHANGE OF USE

3. A single-family home within the C-1 District that was lawfully converted to an office use may be re-established as a single-family home via a change of use permit.

Review Comments: A couple of older corridors, such as portions of North Main Street and North Church Street received a lot of pressure in the past to change the zoning from residential to commercial since they were on heavily traveled roads. As a way to handle the demand, the zoning map changed in these areas to C-1, Limited Office Zoning District to allow the conversion of the large, older single-family homes into offices. At that time, this was a way to help commercial office growth, but preserve and maintain the architectural heritage of these corridors. Now, many of these businesses have left and the new property owners are desirous of restoring these back to single-family homes. This change would provide a path to legally allow the conversion of the structure back to a single-family home but still leave on option for it to be office space in the future as well.

To summarize, these proposed text amendments should help change the Zoning Ordinance to compliment the needs of the community in a consistent manner. The purpose of these text amendments is to assist with the development and re-development of land within the City of Rockford, especially helping with infill development. The proposed Infill Overlay District would provide a spark for an area of the city that has seen little to no investment or construction of new residences. The proposed change will also ease the parking requirements for new construction within the overlay district. It will also increase the threshold for certain types of development so they are permitted by right and not by Special Use Permit. It will also ease some parking regulations thereby reducing impervious surface and storm water runoff. Additionally, it will codify the issues with driveway access which is currently contained within the Engineering Design Criteria Standards. Finally, it provides a legal way to allow the re-use of single-family homes that were once office space to be converted back to single-family homes. As we believe this would be a positive step forward with the Zoning Ordinance, Staff supports these proposed amendments.

RECOMMENDATION: Staff recommends **APPROVAL** of the following Text Amendments of the City of Rockford Zoning Ordinance to Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses).

June 24, 2026

Rockford City Council
425 East State Street
Rockford, Illinois 61104



Please note 3 letters

RE: Support for Proposed Zoning Text Amendments to Advance Infill Development, Missing Middle Housing, and Neighborhood Revitalization

Dear Mayor McNamara and Members of the City Council:

On behalf of The PlatFORM Group, we write in strong support of the proposed zoning text amendments currently under consideration by the City of Rockford. As an organization dedicated to advancing housing opportunity, neighborhood revitalization, economic development, and equitable growth throughout Rockford, we believe these amendments represent a thoughtful and important step toward addressing the city's housing needs while strengthening existing neighborhoods through strategic infill development.

Rockford's future growth depends not only on attracting new investment, but also on maximizing the potential of the land, infrastructure, and neighborhoods that already exist. The proposed amendments recognize that one of the most effective ways to increase housing production is to remove barriers that prevent vacant lots, underutilized parcels, and aging commercial properties from being redeveloped into housing. By creating greater flexibility for residential development, reducing unnecessary regulatory constraints, and modernizing development standards, these amendments will help transform vacant and underperforming properties into productive community assets.

The PlatFORM Group is particularly supportive of the proposed enhancements to the Infill Overlay District, which we view as one of the most significant housing production tools available to the city. The overlay district acknowledges the reality that many of Rockford's neighborhoods were developed long before current zoning regulations were adopted. As a result, thousands of parcels throughout the city—including many in Midtown, the Northwest Side, and older established neighborhoods—do not conform to modern lot width, lot area, frontage, or setback requirements. The proposed changes create a practical pathway for these lots to once again contribute to the city's housing inventory rather than remaining vacant indefinitely.

The ability to build homes on lots of record, combined with reasonable setback standards and parking requirements, will substantially improve the feasibility of neighborhood-scale housing development. These are precisely the kinds of reforms needed to encourage small developers, nonprofit organizations, neighborhood builders, and local property owners to

participate in housing production. Infill development does not require the extension of new roads, utilities, or public infrastructure; instead, it leverages investments that taxpayers have already made while strengthening neighborhood stability and expanding the local tax base.

We are also encouraged by the amendments that expand opportunities for missing middle housing, including duplexes, triplexes, four-unit homes, townhouses, and small multifamily developments. Missing middle housing represents a critical component of a healthy housing market because it provides housing options between single-family homes and large apartment complexes. These housing types historically existed throughout Rockford and helped create diverse, walkable neighborhoods that accommodated households of varying incomes, ages, and family sizes. Unfortunately, many current zoning regulations make these housing types difficult to build despite strong market demand. The proposed amendments begin to address this challenge by creating additional opportunities for incremental density and housing choice in a manner that remains compatible with existing neighborhood character.

The proposed parking reforms are similarly important. Excessive parking requirements increase housing costs, reduce the amount of land available for housing, and often make small infill projects financially infeasible. By right-sizing parking requirements and allowing greater flexibility, the City is helping reduce development costs, lower impervious surface coverage, improve stormwater outcomes, and create more opportunities for attainable housing production.

These amendments are also highly consistent with the housing priorities identified through local and regional planning efforts. Increasing housing supply, supporting neighborhood reinvestment, revitalizing commercial corridors, creating housing choice, and encouraging development within existing neighborhoods have all emerged as recurring themes in Rockford's housing and economic development strategies. The proposed amendments advance each of these goals while positioning the city to better compete for residents, workforce talent, and private investment.

Simply put, Rockford cannot solve its housing shortage without building more housing, and it cannot build more housing without modernizing the regulations that govern development. The proposed Infill Overlay District enhancements and missing middle housing reforms represent practical, balanced, and forward-looking policies that will help create the conditions necessary for meaningful housing production over the coming decade.

For these reasons, The PlatFORM Group respectfully urges the City Council to approve the proposed zoning text amendments. We commend City staff, the Planning and Zoning Division, the Code and Regulation Committee, and community stakeholders for advancing

reforms that will strengthen neighborhoods, support housing production, and further the City's long-term vision for growth and revitalization.

Thank you for your consideration and your continued commitment to building a stronger and more prosperous Rockford.

Sincerely,

Ron Clewer
CEO
The PlatFORM Group
631 North Longwood Street, Suite 101
Rockford, Illinois 61107

CC: Todd Cagnoni, City Administrator
Sarah Leys, Community and Economic Development Department

Zion Development Corp.

910 Fifth Avenue
Rockford, IL 61104
Ron Clewer,
CEO and Executive Director

Phone: 815.964.8280
www.ziondevelopment.com
executivedirector@ziondevelopment.org



June 23, , 2026

Mayor Tom McNamara and Members of the Rockford City Council
City of Rockford
425 East State Street
Rockford, Illinois 61104

RE: Support for Proposed 2026 Zoning Text Amendments

Dear Mayor McNamara and Members of the City Council:

On behalf of ZION Development Corporation, we are pleased to express our strong support for the proposed zoning text amendments currently under consideration by the City of Rockford. As an organization focused on neighborhood revitalization, housing development, and equitable community investment, we believe these amendments represent important and practical steps toward increasing housing opportunities, encouraging redevelopment of underutilized properties, and advancing the housing goals established by the City of Rockford.

ZION Development Corporation has a particular interest in the success of infill development throughout Rockford, especially within Midtown and surrounding neighborhoods where decades of disinvestment, population loss, demolition, and vacant land have created both challenges and opportunities. The proposed amendments recognize that many of the barriers preventing new housing construction today are regulatory rather than physical. By expanding opportunities for three- and four-unit homes, increasing flexibility within the Infill Overlay District, reducing excessive setback requirements, allowing housing on lots of record, and modernizing parking standards, the city is creating a framework that better aligns with the historic development pattern of Midtown and many of Rockford's older neighborhoods.

These reforms are particularly important because infill development is one of the most cost-effective and sustainable ways to increase housing supply. Midtown already benefits from existing streets, utilities, schools, parks, public services, and commercial corridors. Encouraging residential investment in these areas strengthens neighborhoods, supports local businesses, increases property values, and makes more efficient use of public infrastructure while reducing pressure for outward expansion. The proposed amendments provide the flexibility necessary to return vacant lots and underutilized properties to productive use and help restore neighborhood density levels that historically support thriving commercial districts and walkable communities.

We are especially supportive of the enhancements to the Infill Overlay District, which acknowledges the realities of historic urban neighborhoods where lot dimensions often do not conform to modern zoning standards. Allowing housing development on existing lots of record and providing reasonable flexibility for setbacks and parking requirements can unlock numerous

Zion Development Corp.

910 Fifth Avenue
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Ron Clewer,
CEO and Executive Director

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development opportunities that would otherwise remain infeasible. These are exactly the types of incremental changes that can catalyze private investment and expand housing choices without altering the fundamental character of established neighborhoods.

Rockford's adopted housing strategies and regional planning efforts have consistently identified the need to increase housing production, diversify housing types, promote neighborhood reinvestment, and encourage redevelopment within existing urban areas. These amendments directly support those objectives. While no single zoning change will solve the housing shortage, these reforms collectively represent meaningful progress toward creating a more housing-friendly environment and a stronger pipeline of infill development opportunities.

For these reasons, ZION Development Corporation supports the City Council in approving the proposed zoning text amendments. We commend City staff, the Planning and Zoning Division, and the Code and Regulation Committee for advancing thoughtful reforms that balance neighborhood character with the urgent need for additional housing and reinvestment. Thank you for your leadership and commitment to strengthening Rockford's neighborhoods and expanding housing opportunities for current and future residents.

Sincerely,

Ron Clewer
CEO
ZION Development Corporation

cc: Code & Regulation Committee
Planning & Zoning Division
Zoning Board of Appeals
Todd Cagnoni, City Administrator
Sarah Leys, Community and Economic Development Department

Rockford Area YIMBY
312 Harper Avenue
Rockford, Illinois 61103



June 24, 2026

Mayor Tom McNamara and Members of the Rockford City Council
City of Rockford
425 East State Street
Rockford, Illinois 61104

RE: Support for Proposed 2026 Zoning Text Amendments

Dear Mayor McNamara and Members of the City Council:

On behalf of Rockford Area YIMBY (Yes In My Back Yard), we write in strong support of the proposed zoning text amendments currently under consideration by the City of Rockford. These amendments represent meaningful, practical, and locally tailored reforms that will help increase housing production, encourage infill development, reduce unnecessary regulatory barriers, and advance the housing goals identified in the City's housing strategy.

Rockford, like communities across Illinois and the nation, faces a significant housing shortage across multiple price points. Meeting the needs of current residents, attracting new workers and families, supporting economic development, and stabilizing neighborhoods all require a greater supply and diversity of housing options. The proposed amendments take important steps toward achieving these outcomes by allowing three- and four-unit homes in additional residential districts, reducing excessive lot area and setback requirements, expanding opportunities within commercial districts for residential uses, reducing barriers to infill development, and modernizing parking regulations. Collectively, these changes create more opportunities for "missing middle" housing, adaptive reuse, neighborhood reinvestment, and incremental growth that can be accommodated within existing infrastructure.

We are particularly encouraged by the amendments that support the Infill Overlay District and allow development on existing lots of record, regardless of current lot dimensions, while maintaining reasonable development standards. These changes recognize the realities of Rockford's historic neighborhood pattern and remove barriers that have prevented vacant and underutilized parcels from contributing to the city's housing inventory. Likewise, the proposed reductions in minimum parking requirements acknowledge changing market conditions and help reduce unnecessary development costs, impervious surface coverage, and stormwater impacts while making smaller-scale housing projects more financially feasible.

The proposed amendments also align with best practices being implemented by communities nationwide that are seeking to address housing shortages through zoning modernization. Research consistently demonstrates that allowing a broader range of housing types, streamlining approvals, reducing excessive parking mandates, and encouraging infill development are among the most

Rockford Area YIMBY
312 Harper Avenue
Rockford, Illinois 61103



effective local tools available to increase housing production and improve affordability over time. These amendments do not eliminate local review or neighborhood protections; rather, they appropriately balance community character with the need to create additional housing opportunities.

Importantly, these changes directly support the City of Rockford's housing strategy goals by encouraging redevelopment of underutilized land, expanding housing choice, supporting neighborhood revitalization, and creating conditions for additional housing investment. Housing affordability cannot be achieved without increasing housing supply, and increasing housing supply requires removing unnecessary regulatory barriers. These amendments represent a thoughtful and measured approach to accomplishing both objectives.

For these reasons, Rockford Area YIMBY respectfully urges the City Council to advance and approve the proposed zoning text amendments. We appreciate the efforts of City staff, the Planning and Zoning Division, and the Zoning Board of Appeals in developing these recommendations and taking meaningful steps toward a more housing-friendly Rockford.

Thank you for your consideration and your continued commitment to addressing the community's housing needs.

Sincerely,

Ron Clewer, Co-Lead
Rockford Area YIMBY

cc: Code & Regulation Committee
Planning & Zoning Division
Zoning Board of Appeals
Todd Cagnoni, City Administrator
Sarah Leys, Community and Economic Development Department



**NORTHWEST
NEIGHBORS**

Main Office Northwest Neighbors Inc
3106b N Rockton Ave
Rockford, IL 61103

June 24, 2026

Mayor Tom McNamara and Members of the Rockford City Council

City of Rockford
425 East State Street
Rockford, Illinois 61104

RE: Support for Proposed 2026 Zoning Text Amendments

Dear Mayor McNamara and Members of the City Council:

On behalf of Northwest Christian Community Development Corporation, also known as **Northwest Neighbors**, we write in strong support of the proposed zoning text amendments currently under consideration by the City of Rockford. As an organization dedicated to neighborhood revitalization, housing opportunity, and community development on Rockford's northwest side, we believe these amendments represent an important step toward addressing the city's housing shortage, encouraging reinvestment in existing neighborhoods, and expanding opportunities for infill and missing middle housing development.

Northwest Neighbors works daily in neighborhoods that have experienced decades of population decline, disinvestment, housing loss, and increasing vacancy. While these challenges are significant, they also present one of Rockford's greatest opportunities: the ability to add new housing within existing neighborhoods that already have streets, utilities, schools, parks, churches, transit access, and commercial corridors. The proposed amendments recognize that many of the barriers to housing production today stem not from a lack of land, but from outdated regulations that make infill housing difficult or financially infeasible to build. By modernizing these regulations, Rockford can unlock hundreds of opportunities for incremental neighborhood reinvestment.

We are particularly supportive of the amendments that expand opportunities for **missing middle housing**, including two-unit, three-unit, four-unit, townhouse, and small multifamily developments. These housing types historically existed throughout Rockford and provided attainable housing options for working families, seniors, young professionals, and first-time homebuyers. Missing middle housing offers a practical way to increase housing supply while maintaining neighborhood scale and character. Allowing more of these housing types in appropriate locations will create housing choices that are currently lacking in the marketplace and help meet the needs of a growing and changing population.

The proposed enhancements to the **Infill Overlay District** are especially important. Allowing residential construction on lots of record, providing flexibility for lot dimensions and setbacks, and reducing barriers to redevelopment acknowledge the realities of Rockford's historic neighborhood pattern. Many vacant lots throughout the northwest side and Midtown were created long before current zoning standards existed. These amendments will make it possible



NORTHWEST NEIGHBORS

to return many of those properties to productive use, transforming vacant land into homes, strengthening blocks, and increasing the tax base without requiring costly infrastructure expansion.

From a community development perspective, infill housing is about more than simply producing additional units. New housing helps stabilize neighborhoods, supports local businesses, increases property values, attracts new residents, and strengthens the long-term viability of schools, parks, and community institutions. Every vacant lot returned to productive use represents an investment in neighborhood confidence and community health. These amendments create the conditions necessary for that investment to occur at a scale meaningful enough to support Rockford's housing and economic development goals.

Northwest Neighbors believes that addressing housing affordability requires increasing housing supply across a variety of housing types and price points. Communities throughout the country are embracing zoning reforms that support infill development and missing middle housing because they recognize that sustainable growth must occur within existing neighborhoods as well as through larger development projects. The proposed amendments position Rockford to become a regional leader in this effort while remaining consistent with the character and history of its neighborhoods.

For these reasons, Northwest Christian Community Development Corporation respectfully urges the City Council to approve the proposed zoning text amendments. We commend City staff, the Planning and Zoning Division, the Code and Regulation Committee, and community stakeholders for advancing practical reforms that will help create more housing, strengthen neighborhoods, and support long-term community revitalization.

Thank you for your leadership and your commitment to expanding housing opportunities for Rockford residents.

Sincerely,

Ron Clewer

Chief Executive Officer

Northwest Christian Community Development Corporation

cc: Code and Regulation Committee

Planning and Zoning Division

Zoning Board of Appeals



**NORTHWEST
NEIGHBORS**

Northwest Neighbors Inc
3106b N Rockton Ave
Rockford, IL 61103

June 26, 2026

RE: Support for Proposed Zoning Text Amendments to Advance Neighborhood Revitalization, Housing Restoration, and Infill Development

Dear Mayor McNamara and Members of the City Council:

On behalf of Northwest Christian Community Development Corporation (NWCCDC), doing business as Northwest Neighbors, I am pleased to express our organization's support for the proposed zoning text amendments currently under consideration by the City of Rockford. As a nonprofit community development corporation focused on neighborhood revitalization, housing restoration, community engagement, and economic development, we view these amendments as important tools that can help remove barriers to reinvestment and support the continued revitalization of Rockford's established neighborhoods.

NWCCDC's mission includes preserving existing housing, restoring vacant and deteriorated properties, supporting neighborhood stability, and encouraging reinvestment in communities that have experienced decades of disinvestment and population loss. Throughout the neighborhoods we serve, we encounter vacant lots, underutilized parcels, and aging properties that have the potential to become productive housing opportunities but are often constrained by regulatory standards that do not reflect the realities of historic neighborhood development patterns.

We are especially encouraged by the proposed enhancements to the **Infill Overlay District**, which creates greater flexibility for residential construction on existing lots of record and establishes development standards better aligned with Rockford's traditional neighborhood fabric. Many neighborhoods on the northwest side and other mature areas of the city contain vacant parcels that were created decades ago and no longer conform to current dimensional standards. By allowing appropriately scaled housing development on these lots, the city can support reinvestment without requiring the extension of new infrastructure or expansion into undeveloped areas. These changes help make infill development a more practical and attainable tool for neighborhood revitalization.

The proposed amendments also create opportunities for additional **missing middle housing**, including duplexes, triplexes, four-unit homes, townhouses, and small multifamily developments. These housing types have historically been part of Rockford's residential landscape and continue to provide an important housing option for working families, seniors, young adults, and individuals seeking attainable housing choices. From a community development perspective, missing middle housing offers an opportunity to add residents, strengthen neighborhood vitality, and support local businesses while maintaining a scale and character consistent with existing neighborhoods.

As a nonprofit engaging in housing restoration and neighborhood development, NWCCDC recognizes that successful revitalization requires both preservation of existing housing and



NORTHWEST NEIGHBORS

creation of new housing opportunities. The proposed zoning amendments help support both objectives. Increased flexibility in setbacks, lot standards, residential uses, and parking requirements can improve the feasibility of redevelopment projects and make it easier for nonprofit organizations and community-based developers to undertake projects that otherwise may not be financially viable.

These amendments are consistent with our goals related to neighborhood stabilization, housing choice, reinvestment, and economic vitality. They represent a balanced approach to encouraging housing development within existing neighborhoods while respecting the character of the communities in which that development occurs. For organizations like NWCCDC, the proposed changes provide additional tools to advance our mission of restoring neighborhoods, strengthening housing opportunities, and improving quality of life for residents.

Sincerely,

**Eric Lemonholm, President
Northwest Neighbors**

cc: Code and Regulation Committee
Planning and Zoning Division
Zoning Board of Appeals

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred Text Amendments of the City of Rockford Zoning Ordinance to Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses).

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** Text Amendments of the City of Rockford Zoning Ordinance to Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses).

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of July 21, 2026
ZBA 026-26

Jonathan Logemann, Chairman
Aprel Prunty, Vice Chairman
Gabrielle Torina
Mark Bonne
Tamir Bell



Memorandum

To: City Council and Code and Regulation Committee

From: Alderman Jonathon Logemann

Re: Proposed Resolution establishing a moratorium on data centers and directs the City Administrator, and designees, to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford.

Date: July 20, 2026

Please refer Proposed Resolution establishing a moratorium on data centers and directs the City Administrator, and designees, to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford.

Committee report passed:

ORDINANCE NO. 2026- _____ -O

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD,
WINNEBAGO COUNTY, ILLINOIS THAT:**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit may exercise only those powers expressly granted to it by law; and

WHEREAS, the City of Rockford, Illinois, is a non-home rule municipality pursuant to Section 7 of Article VII of the Illinois Constitution; and

WHEREAS, the Illinois General Assembly has granted non-home rule municipalities the authority to pass all ordinances and make all rules and regulations proper or necessary to carry into effect the powers granted to municipalities (65 ILCS 5/1/-2-1); and

WHEREAS, the Illinois General Assembly has further specifically granted non-home rule municipalities broad powers and authority to prescribe and regulate the construction of all buildings within its corporate limits (65 ILCS 5/11-30-4); and

WHEREAS, the City of Rockford may exercise such statutory powers and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and general welfare of its citizens; and

WHEREAS, the City of Rockford has determined that if a data center development project is proposed within its boundaries, it is necessary, and in the public's interests for the protection of public health, safety, and general welfare, to impose a temporary moratorium on the receipt and processing of applications for the approval of, and, the issuance of any type of permit or approval, for data centers in the City of Rockford, Illinois; and

WHEREAS, to date, no application for a permit has been filed with the Planning & Zoning Division in the Community and Economic Development Department. Accordingly, no party is prejudiced by the proposed action of City Council for the City of Rockford, discussed herein; and

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF ROCKFORD, ILLINOIS, AS FOLLOWS:**

Section 1. Recitals.

The recitals are true and accurate and are hereby incorporated by reference.

Section 2. Purpose.

- A. Pursuant to the Illinois law cited herein, the corporate authorities of the City of Rockford, Illinois, find that it is necessary, and in the public's interests for the protection of public health, safety, and general welfare, to impose a temporary moratorium on the receipt of applications for the processing approval of, and the issuance of any type of permit, including but not limited to re-zoning and/or special use permits; and
- B. The corporate authorities of the City of Rockford, Illinois, find that it is necessary, and in the public's interests for the protection of public health, safety, and general welfare, to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford.
- C. The City Council directs the City Administrator, and designees, to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford.

Section 3. Scope of Evaluation.

The evaluation should include, but not be limited to, consideration of:

- A. Appropriate zoning districts and land use compatibility.
- B. Special use permit or planned development requirements, where appropriate.
- C. Site design standards, including buffering, landscaping, setbacks, building design, screening, and lighting.
- D. Noise standards, including operation of backup generators and mechanical equipment.
- E. Utility infrastructure capacity, including electric transmission, substations, natural gas, fiber optic infrastructure, and wastewater systems.
- F. Water use, conservation measures, and cooling technologies.
- G. Stormwater management and environmental sustainability.
- H. Emergency management considerations, including fire suppression systems, hazardous materials, and coordination with emergency responders.
- I. Construction impacts, including traffic management and infrastructure protection.
- J. Sustainability measures, including energy efficiency, renewable energy opportunities, greenhouse gas reduction strategies, and waste heat recovery where feasible.
- K. Fiscal impacts, including property tax revenues, utility revenues, infrastructure costs, and municipal service demands.
- L. Economic development impacts, including employment opportunities during construction and operations.
- M. Security considerations and resilience of critical infrastructure.
- N. Decommissioning or redevelopment standards for obsolete facilities.
- O. Any other issues determined by staff to be relevant to protecting the public interest.

Section 4. Comparative Review.

Staff is further directed to review and summarize applicable regulations, policies, and best practices adopted by other municipalities, counties, and states, including communities that have recently approved or denied data center developments, and to identify regulatory approaches that may be appropriate for consideration in Rockford as a non-home rule community.

Section 5. Stakeholder Engagement.

In conducting this evaluation, staff is encouraged to solicit input from relevant stakeholders, including:

- Local electric, water, and wastewater utilities;
- Economic development organizations;
- Regional planning agencies;
- Environmental and sustainability experts;
- Public safety officials;
- Representatives of the data center industry;
- Nearby municipalities with relevant experience; and
- Members of the public.

Section 6. Recommendations.

Following completion of the evaluation, staff shall prepare a written report to the City Council that includes:

- A. Findings regarding regulatory best practices;
- B. Identification of potential benefits and challenges associated with data center development in Rockford;
- C. Recommendations regarding whether amendments to the City's zoning ordinance, code of ordinances, engineering standards, or other City policies are warranted; and
- D. Draft ordinance language, if appropriate.

Section 7. Timeline.

Staff shall present its findings and recommendations to the City Council within 180 days of adoption of this Ordinance, or such additional time as may be authorized by the City Council.

Section 8. Temporary Moratorium

The Temporary Moratorium established in this Ordinance shall be, and is hereby established for six (6) months from this Ordinance's effective date; and

Section 9. Exceptions.

The Temporary Moratorium established in this Ordinance will not apply in the following circumstances and the City may accept, process and, if appropriate, approve permit applications for the following types of work:

- (A) Warehouse remodeling and Data Hall remodeling in existing data centers with entitlement applications filed before the effective date of this ordinance;
- (B) Routine maintenance or repairs at existing data centers that do not increase operational capacity;
- (C) Public safety or emergency facilities operated by government entities;
- (D) As required by applicable law, regulation, or ordinance.

Section 10. Existing Approved Permits.

Nothing in this Ordinance will affect the rights of any person or entity whose application for a permit pursuant to _____ of the City's Code or petition for zoning relief pursuant to _____ of the City's Code for a data center or warehouse that has been approved by the City. Nothing in this Ordinance will affect the rights of any person or entity who has submitted a completed application under _____ for zoning relief or a permit for a data center or warehouse prior to this Ordinance's Effective Date.

Section 11. Conditional Processing of New Applications.

Any proposal to construct or build a datacenter or warehouse in any Zoning District may still be presented to the City for consideration, and such applications will be processed conditionally during the term of the Temporary Moratorium, but no such application will be finally approved until (a) the expiration or termination of the Temporary Moratorium and (b) the City confirms that the application complies with the applicable regulations in effect following the expiration or termination of the Temporary Moratorium. Persons or entities filing an application pursuant to this Section 7 do so at their own risk.

Section 12. Hardship Appeals Process.

An applicant seeking to establish a Temporary Moratorium Use may seek an exception from the Temporary Moratorium as follows:

- (A) File a written request for relief with the Zoning Officer on forms provided by the City.
- (B) A request for relief will be considered at a public hearing, properly noticed in accordance with the Zoning Ordinance.
- (C) Based on the evidence presented at such hearing and the factors set forth in this Ordinance, the Zoning Board of Appeals will make a recommendation to the City Council.
- (D) Following receipt of the Zoning Board of Appeals, the City Council may, at a regularly scheduled meeting and by ordinance duly adopted, grant the applicant an exception to the provisions of the Temporary Moratorium.
- (E) In order to obtain an exception to the provisions of the Temporary Moratorium, an applicant must demonstrate by clear evidence and the City Council must determine that:
 - (i) the effect of the Temporary Moratorium has caused or will cause an economic hardship on the applicant;
 - (ii) the applicant cannot yield a reasonable return on the property if a data center or warehouse is not allowed;
 - (iii) the applicant has made substantial investment in the development of a data center or warehouse that is affected by the Temporary Moratorium, which investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without knowledge of pending changes in such regulations (including this Temporary Moratorium), and based on a reasonable probability of zoning approval by the City;
 - (iv) the data center or warehouse would have been allowed as a matter of right under the pre-existing Zoning Ordinance; and
 - (v) the data center or warehouse as proposed complies with all other applicable City ordinances, regulations, and rules.

Section 13. Severability.

The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

Section 14. Repeal of Prior Ordinances.

All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

Section 15. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED:

MAYOR

ATTESTED:

LEGAL DIRECTOR

PASSED:

APPROVED:

PUBLISHED:

ATTESTED and FILED in my office this _____ day of _____, 2026, and
published in pamphlet form this _____ day of _____, 2026.

Legal Director and ex officio
Keeper of the Records and seal

RECOMMEND & APPROVED BY:

Angela L. Hammer, Legal Director

Rockford, Illinois
July 27, 2026

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, hereby begs leave to report:

A recommendation to approve a moratorium on data centers and directing the City Administrator, and designees to conduct a comprehensive elevation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford.

The Committee on Code and Regulation recommends that the City Council of the City of Rockford **APPROVE** the said moratorium and said request regarding data centers.

The Legal Director shall prepare the necessary ordinance.

Respectfully submitted,

Committee Action: 7.27.26

Logemann:	Aye:_____	No:_____	Absent:_____
Torina:	Aye:_____	No:_____	Absent:_____
Prunty:	Aye:_____	No:_____	Absent:_____
Bell:	Aye:_____	No:_____	Absent:_____
Bonne:	Aye:_____	No:_____	Absent:_____

RESOLUTION

By Alderman Jonathan Logemann, on behalf of the Codes and Regulation Committee:

WHEREAS, The City of Rockford, Illinois Residential and Collector Street Lighting Policy, provides as in Section VI, that all street light requests, which are deemed not warranted for significant public safety benefit by the Public Works Department and the Police Department, will be reviewed by the City of Rockford Traffic Commission.

WHEREAS, The City of Rockford Traffic Commission has reviewed a request for an additional street light near 2415 Quincy Circle and has approved the installation.

BE IT RESOLVED, by the Council of the City of Rockford, Illinois, that the City approves the installation of a street light approved by the Rockford Traffic Commission during the July 8, 2026 meeting.

BE IT FURTHER RESOLVED:

1. That the City shall pay for the installation of the street light out of the City Street Lighting Budget.
2. The City shall pay the ongoing cost for power and maintenance for the street light out of the City Street Lighting Budget.

BE IT FURTHER RESOLVED, that the Public Works Department are hereby authorized to begin coordination with ComEd for the installation of a street light near 2415 Quincy Circle.

Respectfully submitted,



MEMORANDUM

To: **Mayor Thomas McNamara**
 City Administrator Todd Cagnoni
 City of Rockford Aldermen and Alderwomen

From: Martin Bloom, Sr. Project Manager-Permits and Special Events
RE: Special Events Report to Codes and Regulations
Date: May 26th, 2026

City staff has completed a preliminary review of the proposed event plan and confirms conformance with the provisions set forth in the City of Rockford – Code of Ordinances (Article XII. Special Events). Staff brings forward the following for committee and council consideration:

1. 815 Day Block Party: This event brings our community together with a fun way to celebrate our area code with music, vendors, and food.

Location: 100 Block of N. 1st St.

Date: Saturday August 15th, 2026 8:00A.M.-4:00P.M.

Alderman: Jonathan Logemann

Event Organizer: Jarod Hennis (815-979-3743)

Attendance: Approximately 1,000 people

Council Action: Permission for street closures;

City Support: None

Cost of event: None: To be paid by event organizer

2. Polish Fest:	This is the 45 th annual Polish Festival at St. Stanislaus Kostka Church celebrating Polish heritage.
Location:	201 Buckbee St., church grounds and neighboring streets
Date:	Sunday, August 16 th , 2026 10:00 A.M. – 9:00 P.M.
Alderman:	Gabrielle Torina
Event Organizer:	Zdzizlaw Wawryszak (815-985-7099)
Attendance:	Approximately 2,500 people
Council Action:	Permission for street closures; Permission for Tent Permit; Permission for NFP Liquor Permit, liquor consumption on private property; Permission for bounce houses.
City Support:	None
Cost of event:	None: To be paid by event organizer

3. <i>PCI Employee Picnic:</i>	Employee picnic for all shifts to enjoy.
Location:	4545 Assembly Dr.
Date:	September 15 th – 20 th , 2026 during open business hours
Alderman:	Aprél Prunty
Event Organizer:	Steve Kudzma (815-494-5741)
Attendance:	Approximately 1,000 people
Council Action:	Permission for street closures; Permission for Tent Permit; Permission for Electrical Permit
City Support:	None
Cost of event:	None: To be paid by event organizer

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Codes and Regulations having received a request hereby begs leave to report recommending **approval** of the 815 Day Block Party on August 15th, 2026 from 8:00am-4pm. The Legal Director shall prepare the appropriate resolution.

Jonathan Logemann (Chair)

Aprel Prunty (Vice chair)

Tamir Bell

Mark Bone

Gabrielle Torina

Committee Action Taken:

Logemann	Ayes: ____	Nays: ____	Absent: ____
Prunty	Ayes: ____	Nays: ____	Absent: ____
Bell:	Ayes: ____	Nays: ____	Absent: ____
Bonne:	Ayes: ____	Nays: ____	Absent: ____
Torina:	Ayes: ____	Nays: ____	Absent: ____

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Codes and Regulations having received a request hereby begs leave to report recommending **approval** of the Polish Fest on August 16th, 2026 from 10:00am-9pm. The Legal Director shall prepare the appropriate resolution.

Jonathan Logemann (Chair)

Aprel Prunty (Vice chair)

Tamir Bell

Mark Bone

Gabrielle Torina

Committee Action Taken:

Logemann	Ayes: ____	Nays: ____	Absent: ____
Prunty	Ayes: ____	Nays: ____	Absent: ____
Bell:	Ayes: ____	Nays: ____	Absent: ____
Bonne:	Ayes: ____	Nays: ____	Absent: ____
Torina:	Ayes: ____	Nays: ____	Absent: ____

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Codes and Regulations having received a request hereby begs leave to report recommending **approval** of the PCI Employee Picnic on September 15th-20th, 2026 during open business hours. The Legal Director shall prepare the appropriate resolution.

Jonathan Logemann (Chair)

Aprel Prunty (Vice chair)

Tamir Bell

Mark Bone

Gabrielle Torina

Committee Action Taken:

Logemann	Ayes: ____	Nays: ____	Absent: ____
Prunty	Ayes: ____	Nays: ____	Absent: ____
Bell:	Ayes: ____	Nays: ____	Absent: ____
Bonne:	Ayes: ____	Nays: ____	Absent: ____
Torina:	Ayes: ____	Nays: ____	Absent: ____