



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

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: MU 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

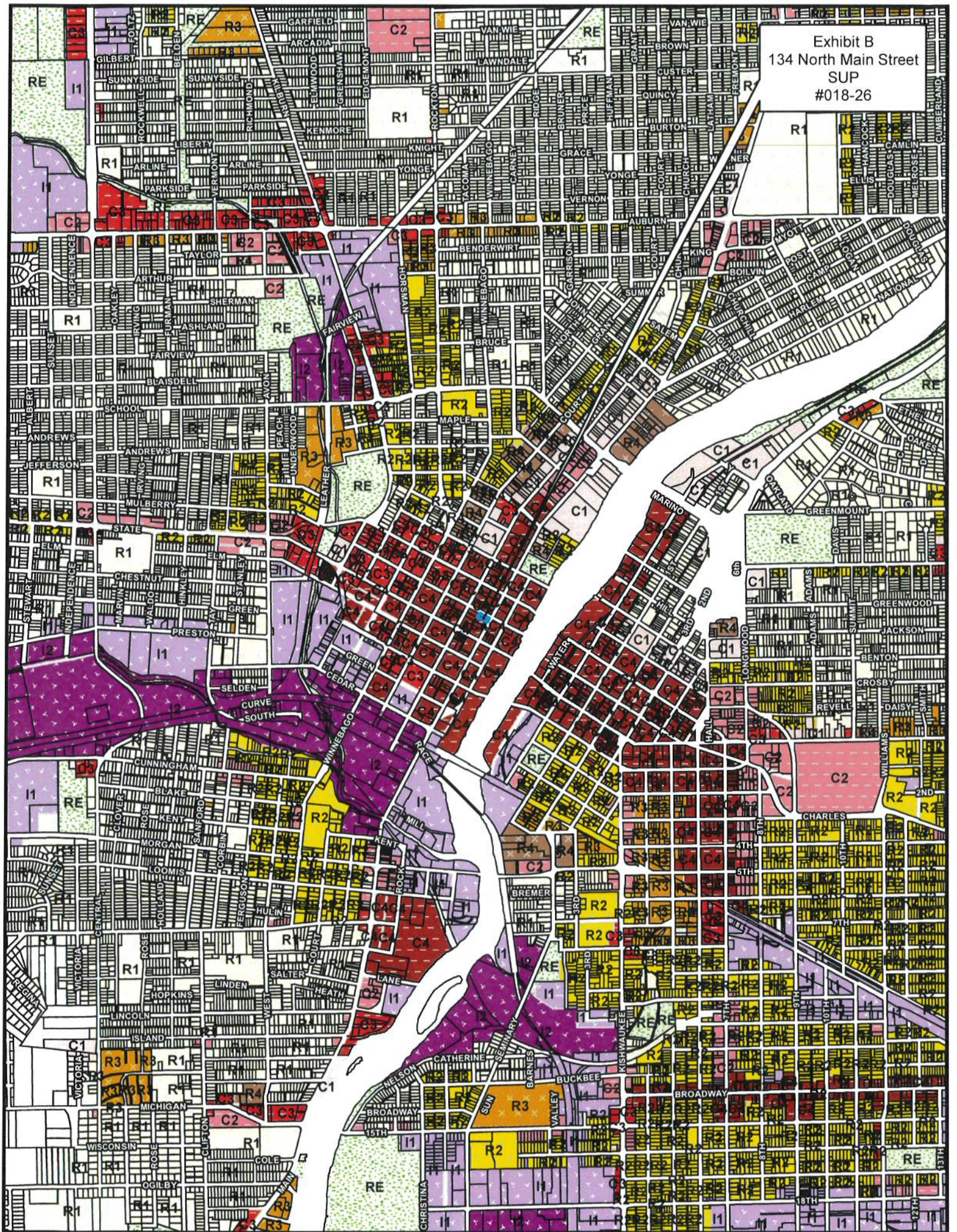


Exhibit C
134 North Main Street
SUP
#018-26



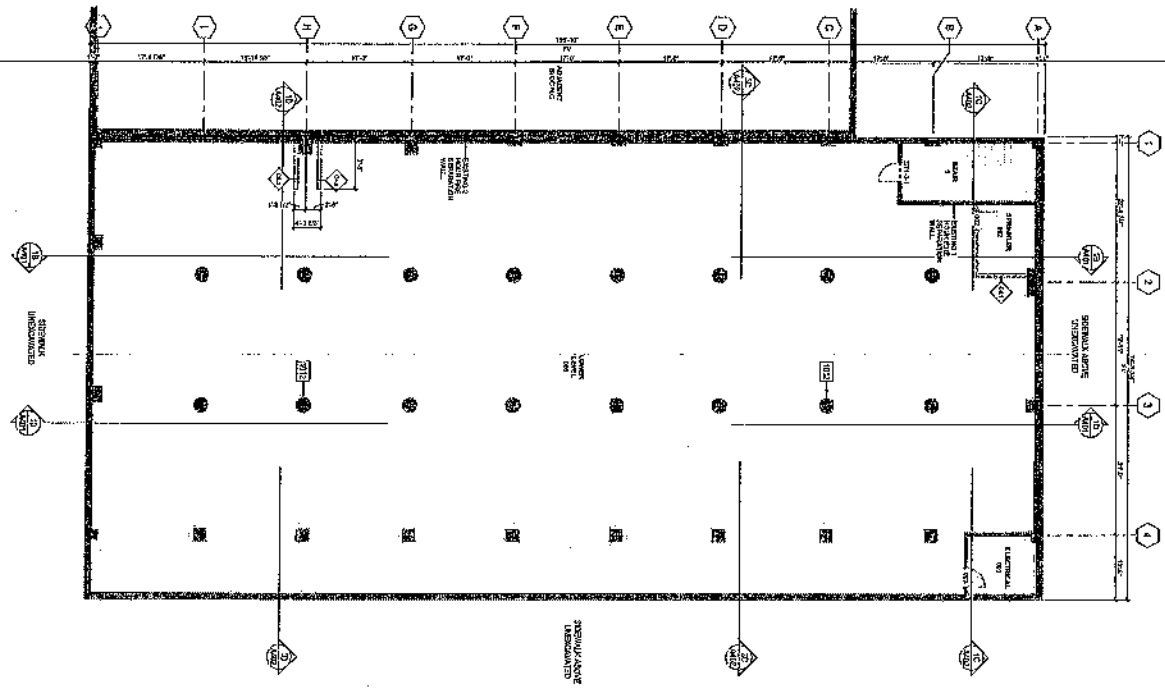
134 N Main - Apartments
Schematic Design
134 N MAIN STREET
ROCKFORD ILLINOIS 61104
Job Number: ###

NO.	DATE	DESCRIPTION
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2	10/20/10	REVISIONS
3	11/05/10	REVISIONS
4	11/15/10	REVISIONS
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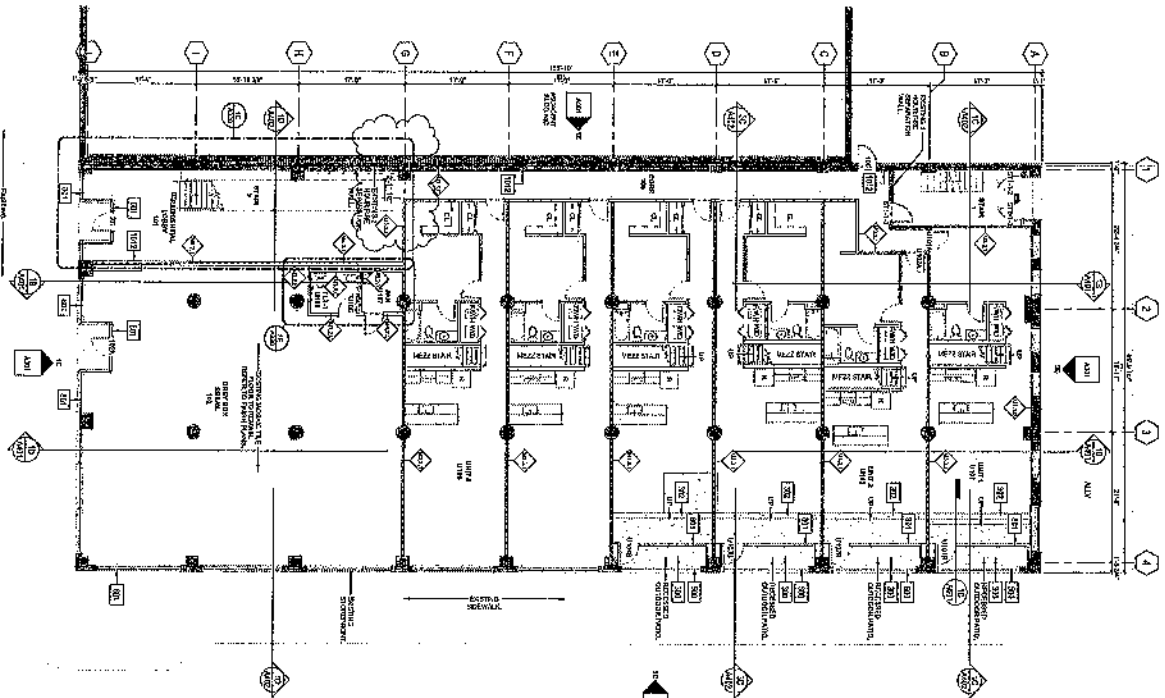
Exhibit E
 134 North Main Street
 SUP

#018-26

DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]
 PROJECT: [Redacted]
 SHEET: [Redacted]



25 BASEMENT FLOOR PLAN



26 BASEMENT AND LEVEL 1 FLOOR PLAN

OLIVER EMMERSON DEVELOPMENT
 134 MAIN STREET, ROCKFORD ILL

NO.	REVISIONS	DATE

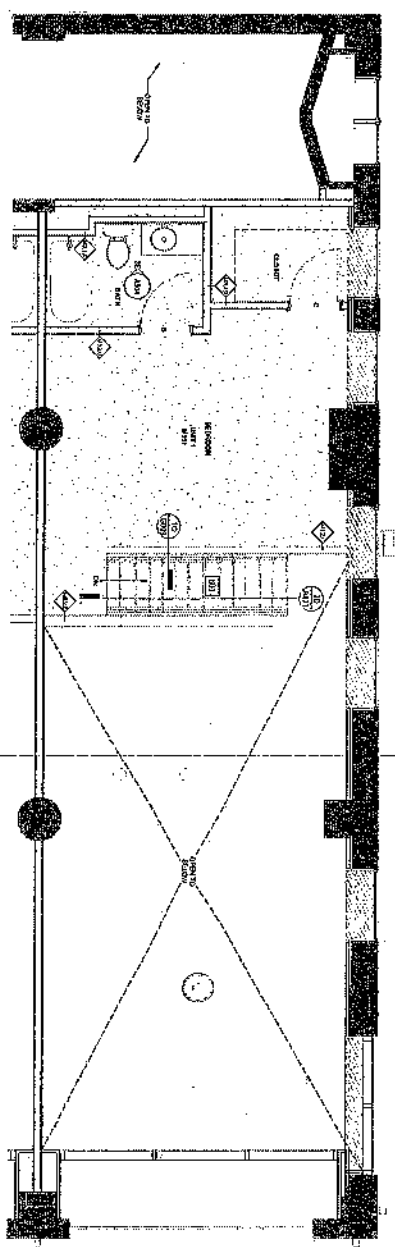
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SHEET TITLE	
BASEMENT AND LEVEL 1 FLOOR PLAN	

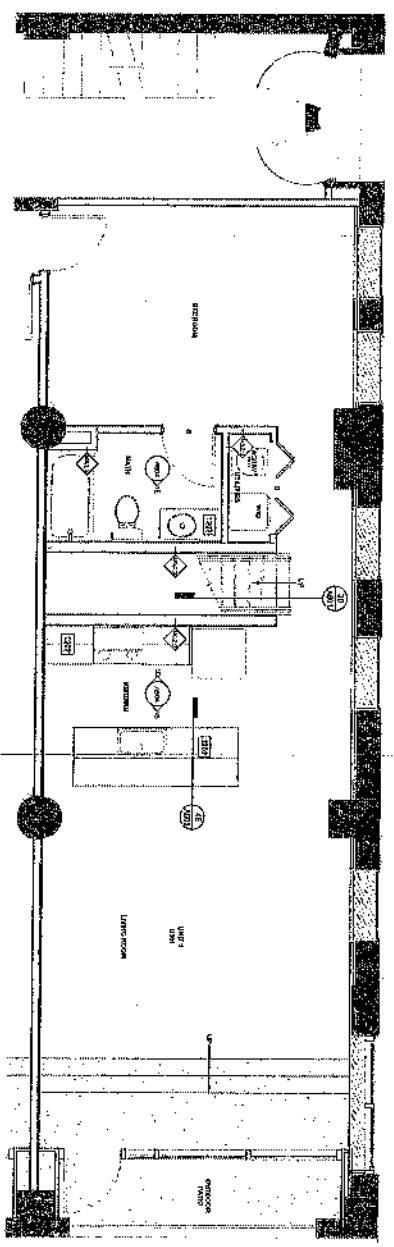
SHEET NUMBER
A200
 TAX CREDIT DRAWINGS

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

DATE	DESCRIPTION
01/18/26	ISSUED FOR PERMIT
01/18/26	ISSUED FOR CONSTRUCTION
01/18/26	ISSUED FOR OCCUPANCY



1A UNIT FLOOR PLAN



2A UNIT FLOOR PLAN

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

NO.	REVISIONS	DATE

PROJECT INFORMATION	
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PROJECT NO.	018-26
CLIENT	
ARCHITECT	

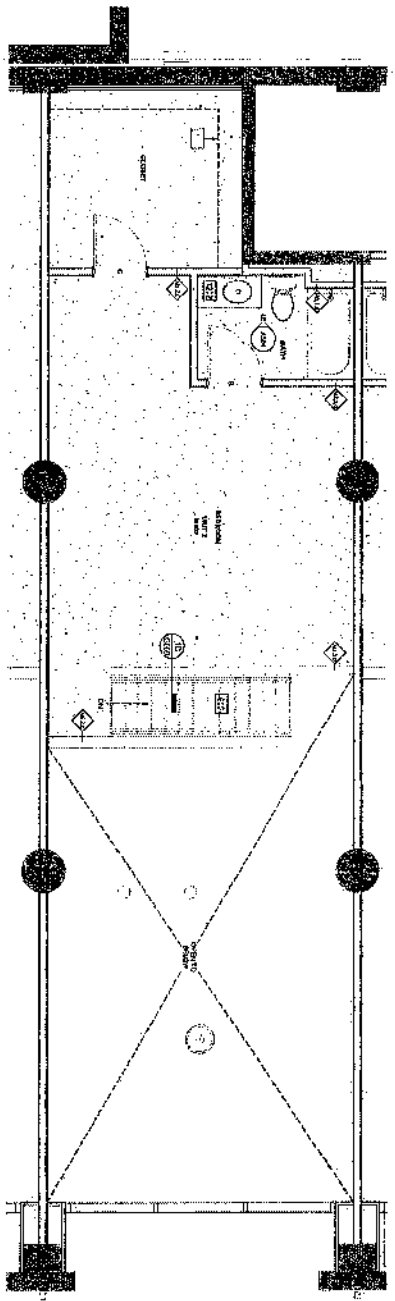
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SHEET NUMBER
A223
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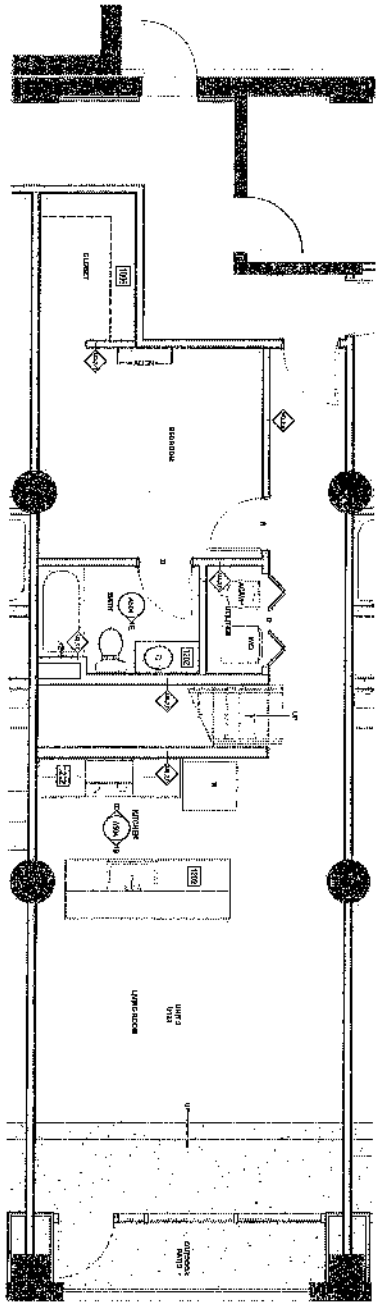
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKFORD, ILL. CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILL. PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILL. PRIOR TO COMMENCING WORK.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKFORD, ILL. PRIOR TO COMMENCING WORK.

NO.	DATE	DESCRIPTION



21 UNIT 2 - MAIN FLOOR



22 UNIT 1

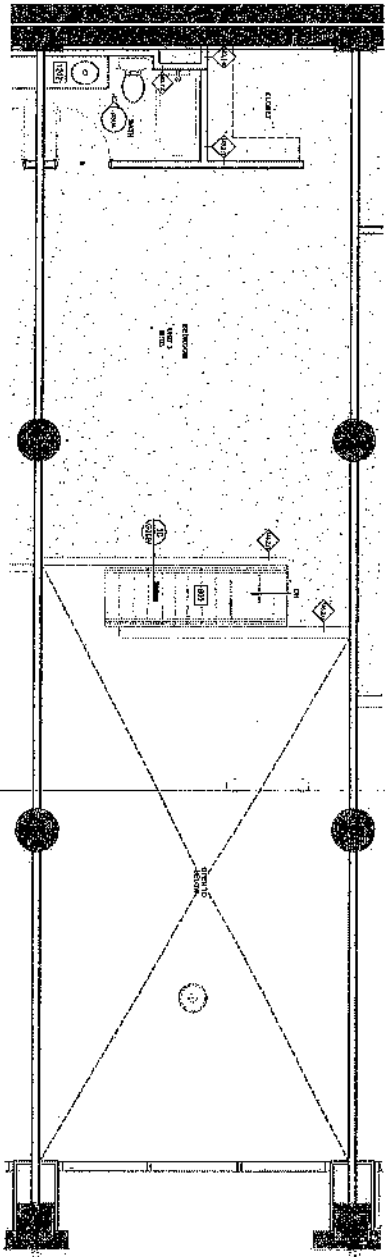
**OLIVER EMMERSON DEVELOPMENT
134 MAIN STREET, ROCKFORD ILL**

NO.	REVISIONS	DATE

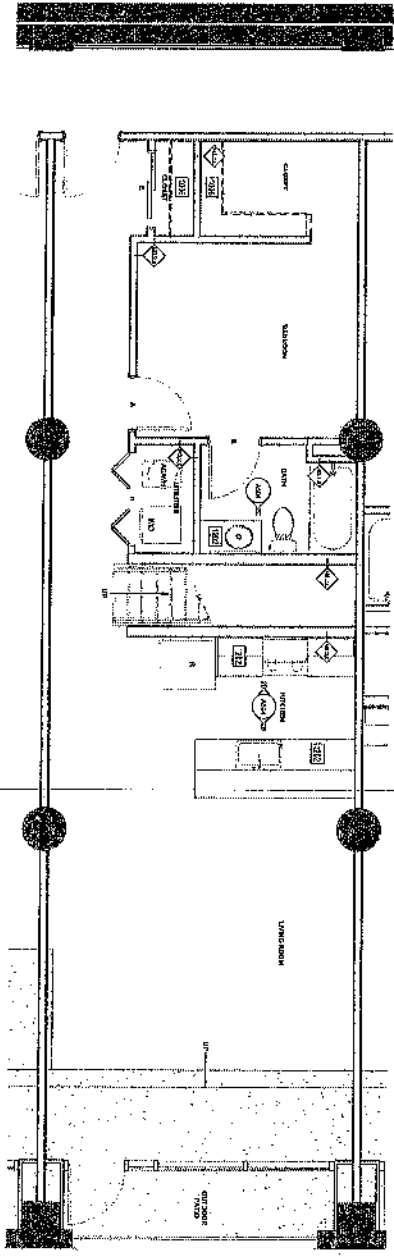
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SHEET TITLE	
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SHEET NUMBER
A224
TAX CREDIT DRAWINGS

- REVISIONS**
- | NO. | REVISION | DATE |
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- PROJECT INFORMATION**
- NO. 134 NORTH MAIN STREET
 ROCKFORD, ILLINOIS 61103
 PROJECT NO. 018-26
 SHEET NO. 018-26-01
- OWNER**
 OLIVER EMMERSON DEVELOPMENT
- ARCHITECT**
 JAMES H. HARRIS ARCHITECTS, P.C.
 100 NORTH MAIN STREET, SUITE 200
 ROCKFORD, ILLINOIS 61103
 TEL: 815/398-1100
 FAX: 815/398-1101
 WWW.JHHARCHITECTS.COM
- DATE**
 01/18/2018



UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

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

REVISIONS

NO.	REVISION	DATE

PROJECT INFORMATION

NO. 134 NORTH MAIN STREET
 ROCKFORD, ILLINOIS 61103
 PROJECT NO. 018-26
 SHEET NO. 018-26-01

OWNER
 OLIVER EMMERSON DEVELOPMENT

ARCHITECT
 JAMES H. HARRIS ARCHITECTS, P.C.
 100 NORTH MAIN STREET, SUITE 200
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DATE
 01/18/2018

SHEET NUMBER
 A225

TAX CREDIT DRAWINGS

Exhibit L
134 North Main Street
SUP

#018-26

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