



Zoning Board of Appeals Agenda

Tuesday, April 21, 2026

5:30 P.M. – City Council Chambers, 2nd floor, City Hall

425 East State Street

Rockford, IL 61104

779-348-7423

ZBA 003-26

Applicant
Ward 5

2530, 2710 and 2720 South Main Street

Midwest Yard Holdings, LLC

Special Use Permit for a Planned Unit Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District

Laid over from February

ZBA 001-26

Applicant
Ward 12

3207 North Main Street

Jill Bosselman for DJK Haynes, LLC

Variation to decrease the minimum side yard setback for a covered entrance from six (6) feet to one foot in a C-2, Limited Commercial Zoning District

ZBA 006-26

Applicant
Ward 5

3321 Integrity Drive

Industrial VI Enterprises, LLC c/o Hillwood

Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District

ZBA 007-26

Applicant
Ward 10

515 South Alpine Road

Zaher Qassem

Special Use Permit for a Planned Unit Development consisting of four, 4-unit buildings and two, 8-unit buildings in an R-1, Single family Residential Zoning District

ZBA 008-26

Applicant
Ward 11

1320 21st Avenue

Manuel R. Pedroza

Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District

ZBA 009-26

Applicant
Ward 13

730 and 7XX Lincoln Park Boulevard

Kathryn Whitacre of Nettle Curbside Compost, LLC

Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway in a R-1, Single-family Residential Zoning District

ZBA 10-26

Applicant
Ward 5

215, 325, and 423 South Madison Street

City of Rockford

Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, April 27, 2026 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, May 4, 2026**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.