



Zoning Board of Appeals Agenda

Tuesday, July 21, 2026

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

425 East State Street

Rockford, IL 61104

779-348-7423

ZBA 018-26

Applicant
Ward 13

134 North Main Street

Oliver Emerson Development

Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District

Laid over from June

ZBA 019-26

Applicant
Ward 5

325 South Madison Street

Oliver Emerson Development

Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District

Laid over from June

ZBA 020-26

Applicant
Ward 7

1232 Soper Avenue

Luis E. Perez

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

ZBA 021-26

Applicant
Ward 2

210 North Longwood Street

Everardo Rodriguez

Special Use Permit for body art services in a C-2, Limited Commercial Zoning District

ZBA 022-26

Applicant
Ward 5

219 South 2nd Street

Jennifer Spencer of Studio GWA for Centennial United LLC

Special Use Permit for a Planned Mixed Use Development consisting of 10 apartments. A restaurant and banquet hall in an R-2, Two-family Residential Zoning District

ZBA 023-26

Applicant
Ward 1

1660 South Mulford Road

Alsos Behavioral Health

Special Use Permit for an inpatient and outpatient substance use disorder treatment facility with 128 inpatient beds, outpatient clinical group rooms and offices in an R-3, Multi-family Residential Zoning District

ZBA 024-26

Applicant
Ward 2

1010 East State Street

Tom Baclet

Special Use Permit for body art services in a C-2, Limited Commercial Zoning District

ZBA 025-26

Applicant
Ward 6

3218 11th Street

Jimmy Smith

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

ZBA 027-26

Applicant
Ward 5

3598 Export Road

SolAmerica Energy for Mark Mommsen

Zoning Map Amendment from County AG to City I-1, Light Industrial Zoning District and a **Special Use Permit** for the installation of a solar farm (freestanding solar panel racks and solar panels) in an I-1, Light Industrial Zoning District

ZBA 026-26

Applicant

Text Amendments

City of Rockford

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 and Continuance of Nonconforming Uses

SEE FORMAT ON NEXT PAGE

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, July 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, August 3, 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.