



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19 2026

File # 012-26

APPLICANT: Place Foundry for Kevin Olson

LOCATION: 53XX East State Street

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: 350 residential dwelling units and three commercial buildings

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C-1	Rockford University
EAST:	C-2, C-3	Napa Auto Parts, Fas Fuel, Vacant commercial, Uncle Nick's
SOUTH:	C-2, R-4	Offices, Car Wash, Versailles Apartments, New Towne Plaza
WEST:	R-1;	Rockford University, Offices

YEAR 2040 PLAN: Mixed Use

SOILS REPORT: Report # 26-47
Erosion Concerns

The proposed land use of this site is a planned unit development. It is currently vacant land, with some trees. Soil disturbance will occur as a result of developing the site, which is slightly sloping and maybe susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will 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 <http://www.aiswcd.org/ium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent storm water 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.

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.

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.

Invasive Species

Buckthorn was the invasive species found on northern edge of the property during the site visit.

"What are non-native invasive species? Non-native invasive plants and non-native imported insects are ecologically or economically damaging exotic plants or pests, introduced to areas where they were not found historically. These plants and pests grow with little to no environmental controls to keep their population numbers low, often in part because they are free from the predators and diseases present in their native geography. They continue to increase in abundance until they cause damage by changing the habitat for wildlife and native plants or by negatively impacting forest or agricultural resources.

How can you prevent their spread? The best way to prevent the spread of invasive plants and pests is to avoid introducing them. Do not plant or introduce invasive plants or pests, and eliminate high risk pathways by not moving firewood. Learn which landscape plants are becoming invasive and avoid using them. Consider removing any existing invasive plants from your landscaping. Also, take care to prevent spreading invasive plants and pests after spending time outdoors; invasive species can hitch a ride by attaching themselves to fabric or clothing, the mud and treads on your shoes or equipment.

What can you do? Control invasive species early, when you first notice new populations, and report unusual species of concern. Be prepared to invest multiple years; control is never a one-time effort. This guide will help by making management recommendations, but always read and follow herbicide and pesticide labels.

The negative impact of invasive plants can be reduced by focused and aggressive use of a combination of mechanical, cultural, and chemical control methods, which will support the restoration of a healthy and diverse natural habitat. Herbicides are a valuable tool, but please use a cautious and conservative approach, applying the minimum amount of the most appropriate chemical to achieve management goals."

Tricia Bethke, Forest Pest Outreach Coordinator, The Morton Arboretum
Christopher Evans, Extension Forester, IJIUC NRES. (n.d.).
MANAGEMENT OF INVASIVE PLANTS AND PESTS OF ILLINOIS.
Original Author Karla Gage, Southern Illinois University
For more information on invasive species visit:
<https://extension.illinois.edu/invasives>

HISTORY:

File #002-25: A Special Use Permit for a drive-through restaurant, Variation to allow development as per the submitted site plan, and Special Use Permit for an off-premise sign in a C-2, Limited Commercial Zoning District was approved on April 23, 2025 for the property located at 5505 East State Street. This is three (3) blocks southeast of the subject property.

File #042-13: A Special Use Permit for a Planned Unit Development consisting of a medical clinic with a methadone facility and temporary crisis shelter for women and children in an R-4, Multi-family Residential Zoning District was approved on January 14, 2014 for the property located at 220 Easton Parkway. This is southwest of the subject property.

File#101-02: A Modification of Special Use Permit #135-95 to allow a gasoline station within 600 feet of a residential district, Special Use Permit for the sale of packaged liquor based on proposed site changes, Variation in the number of permitted wall signs from two to six wall signs, Variation to reduce the rear yard setback from twenty feet to thirteen feet in a C-3, General Commercial Zoning District was approved on October 7, 2002 for the property located at 5330 East State Street. This is adjacent east of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District. This is on the north side of East State Street directly in front of Rockford University.

The Applicant, Place Foundry on behalf of their client, Kevin Olson, is applying for Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish efficient use of land. The Planned Unit Development (PUD) provides an administrative procedure and standards to develop new approaches to a more compact, mixed-use living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and

public facilities. The PUD process which, because of unique characteristics, benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area.

Exhibit D is the University Hills Development Executive Summary and Development Overview plan. The 13-acre parcel is east of the Rockford University entrance along East State Street is being considered for a mixed use development. The proposal includes a Planned Unit Development consisting of a mixture of commercial and residential uses. The overview of this development proposal was reviewed by an architect, planners and the developer that included existing zoning conditions, adjacent land uses, geographic and hydrologic conditions and utilities. The highest point of the site is located on the northeast corner at 854 feet and the lowest point of the site is 830 feet, located near the southeast corner of the property along East State Street.

Exhibit E is the Zoning Narrative. The proposal will feature retail development along East State Street and modern residential housing units on the northern portion of the property. These residential units will feature energy efficient construction and appliances with all the units. The current zoning does not allow for the residential uses nor this type of density. This request will allow for a courtyard with open space, recreational amenities and mixed-uses to allow a desirable living environment for residents. This proposal aligns with the City of Rockford 2040 Comprehensive Plan need for housing and the site is designated for mixed use development in the City's Future Land Use Plan. This proposal will improve the housing stock quantity, quality and age. Additionally, it may help spur further growth in residential development. The developer's team has been working City Staff, Rockford University Staff, and other key stakeholders in the corridor looking for feedback and input. The team was encouraged by the positive feedback and they believe the site plan aligns with the mission and vision of the Comprehensive Plan.

Exhibit F is the site plan and preliminary plat. The preliminary plat shows that there will be a building setback of 30 feet all around the perimeter of the site. There will be circulation and utility easements throughout the site also including a large drainage and storm water detention easement at the southeast corner of the site. The residential development will have a circulation easement around the entire site to provide the necessary and required access for first responders. The main east-west circulation easement, which separates the residential from the commercial areas, will tie in with existing circulation easements on the adjoining properties on the east and west. This will complete and achieve the original intent of the tentative plat by allowing access to two signalized intersections at Rockford College Drive/East State Street and New Towne Drive/East State Street.

The site plan shows the proposed building layout for the development. There will be three (3) commercial buildings on the south facing East State Street for future retail use and one building to the north with multiple levels for residential units. There will be an open court yard for recreational use and green space within the residential component of this development. The landscaping plan shows trees and shrubs throughout the development

including interior landscape islands and foundation landscaping around the residential building.

Pedestrian Circulation is also very vital to any development, especially a Planned Unit Development such as this one. A loop around the residential building is provided as well as internal pedestrian circulation within the courtyard. Connections are provided from the residential area to the commercial area as well. Staff feels two additional connections should be provided, one along the proposed road connection to East State Street and the other along the existing circulation easement to the west. The connection to East State Street would provide a connection to the planned future pedestrian facilities along East State Street. The extension of the pedestrian easement to the west would tie into the existing pedestrian path along Rockford College Drive. This would provide a direct connection to both the university and to the office park along the west part of the drive.

Exhibit G is the Building Schematic Design. There will be four floors in this building design and the lower level will be for parking. There will be a combination of one-bedroom units, two-bedroom units and a common space on each floor. Each unit will have its own balcony/deck space. There will also be a sizeable roof deck area for all the residents as well. The building elevation will consist of neutral colors with light gray, dark gray, blue and tan colors along with modern windows and doors.

Exhibit H is the Site Engineering. The site engineering plans includes stormwater management and utility plans. The site will have a stormwater basin along East State Street and it be approximately 4.13 acre-feet in size. The plans showing the location of the water mains, sanitary sewers, storm water pipes along with the grading and drainage plan for the proposed development.

Exhibit I is the Appendices. This includes the parcels included for the PUD request and letters of support. Letters of support were provided by both the Miracle Mile Business District Association and Rockford University. Special requests through the PUD request include allowing an increase in the height of the residential building at 65 feet where the maximum height is 55 feet, a reduction in the parking requirements from 700 parking spaces to 525 parking spaces, and an increase in the number of allowed units per acre from 15 dwelling units to 27 dwellings units.

Exhibit J is the service calls for the last two years for the 5300 block of East State Street. There was a total of 189 service calls for this block

This proposed mixed use development aligns with the Comprehensive Plan by providing a diversified mix of housing, shopping, recreation, and is compatible with the surrounding land uses. The residential units are located along a major transit route and will have open space and recreational amenities on site. In addition, the commercial component is intended to complement the surrounding area by providing convenient access to shopping, personal service and employment opportunities that support both existing and future residents. It is staff's opinion that the development is designed to function as an integrated mixed-use environment through good planning with internal circulation, buffering, landscaping and building

placement. Furthermore, this development would align with the Housing Strategy Framework as it provides new housing units, shows economic vitality and is a great boost to the East State Street commercial corridor. For these reasons, staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west.
3. Submittal of a civil engineering plan for staff's review and approval.
4. Submittal of a stormwater management plan for staff's review and approval.
5. Submittal of a detailed landscaping plan for staff's review and approval.
6. Submittal of Planned Unit Development final plat for staff's review and approval.
7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G.
8. All conditions must be met prior to establishment of use.

SC: BM 05/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED
UNIT DEVELOPMENT CONSISTING OF A MIXED-USE DEVELOPMENT OF 350
RESIDENTIAL DWELLING UNITS WITH LOWER LEVEL PARKING,
COURTYARD WITH OPEN SPACE AND RECREATIONAL FACILITIES AND THREE,
FREE-STANDING COMMERCIAL BUILDINGS
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 53XX 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 C-2 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-2 District in which it is located.

Exhibit A
53XX East State Street
SUP
#012-26

C1

C1

C2

C2

C3

STATE

EASTON

N

R4

C2

C2

C2

C2



Exhibit C
53XX East State Street
SUP
#012-26



University Hills Development

APPLICATION FOR A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT

Prepared by Place Foundry PLLC, on behalf of University Hill Development
LLC, for the City of Rockford

Exhibit D
53XX East State Street
SUP
#012-26

PLACE
foundry

Developer
University Hill Development LLC

Development Engineer
RK Johnson & Associates

Planning Consultant
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Rockford, IL 61107

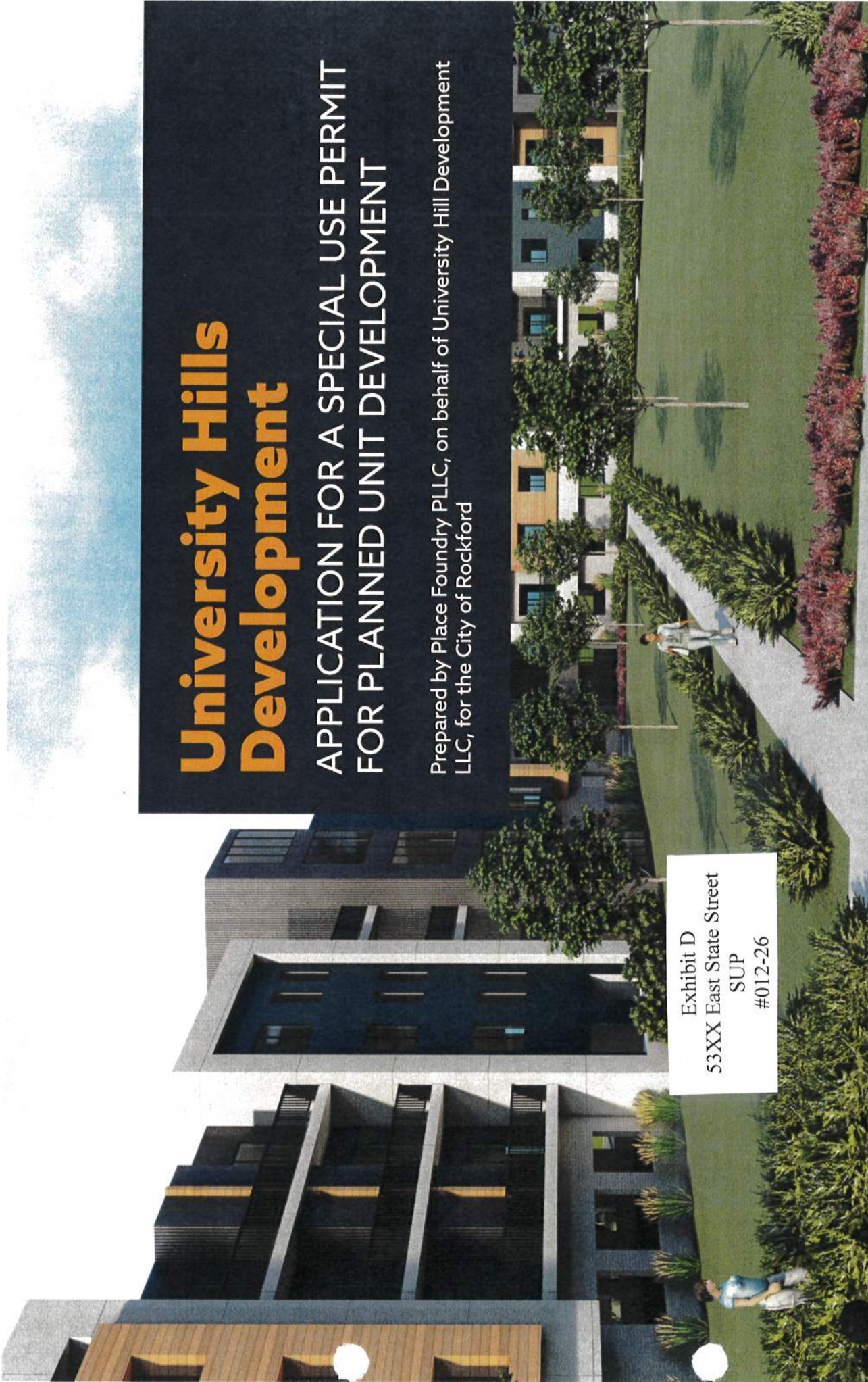


Table of Contents

03	Executive Summary
04	Development Overview
08	Zoning Narrative
12	Site Plan & Preliminary Plat
16	Building Schematic Design
27	Site Engineering
30	PUD Requests
31	Appendices

Executive Summary

In Q3 of 2025, Place Foundry began working with developer University Hill Development, LLC on future land use planning for the 13-acre parcel east of the Rockford University entrance road on East State Street in Rockford. This future development, University Hills, will create a mixed-use environment to help address the housing shortage in Rockford and simultaneously allow a new apartment-style living opportunity to students at the University.

This report serves as a request to the City of Rockford for approval of a Special Use Permit for a Planned Unit Development (PUD) of the University Hill Development. A PUD designation for this site would allow the developer to implement a plan that will enliven the area, assist the University with needed housing adjacent to University property, and serve as a catalyst for continued investment along the East State Street corridor.

Elements of this request for municipal approval include:

Development Site Overview: This section provides an overview of the University Hill site, including existing zoning conditions, adjacent land uses, geographic and hydrologic conditions, and plans for utility provision.

Zoning Narrative: The Zoning Narrative section of the PUD report outlines the need for municipal approval of a PUD along with further context around the planning and programming at the site. Strategies for community engagement will also be discussed here.

Site Plan and Preliminary Plat: Specific site plan and plat documents are shown in this section.

Building Schematic Design: This section includes schematic design, models, and floorplans for the residential building that is being proposed as part of the PUD.

Site Engineering: Considering the grade at the site, previous stormwater detention planning, and requirements for detention, this section details how the development team will mitigate flood and stormwater management while maintaining the overall development plan and programming at the site.

PUD Requests: In the PUD requests section, the team will note specific variances that are being requested as part of the PUD approval.

Appendices: The team will include additional necessary forms in the appendices of this application, including a City of Rockford Subdivision Plat Application, the Winnebago County Soil and Water Conservation District Report application, and letters of support.

Development Site Overview

OVERVIEW

The three parcels that make up the 13.29 acres of vacant land on East State Street, owned by University Hill Development, LLC, is one of the last large vacant pieces of land along the commercial corridor on Rockford's east side. Development of this parcel not only presents the opportunity to improve the experience of Rockford University students, faculty, and staff, but its future development can help address housing shortage issues on the east side. The developer and Place Foundry view the future of this parcel as being beneficial to the City, the University, and the immediate surrounding area along East State Street as a catalyst for additional development.

The advantage of this property is its proximity to so much of what Rockford has to offer: it is four miles and less than a 10 minute drive from downtown Rockford; extensive shopping and recreation along East State Street and Perryville Road are within a very short distance; and the site sits close to several anchors of employment on the east side of town, including Rockford University, OSF St. Anthony Hospital, UW Health SwedishAmerican Hospital, and the Hard Rock Casino, to name a few. Simply put, there is a great opportunity to execute on constructing the highest and best uses for this site, namely, housing and additional retail opportunities for the East State Street corridor.

The map below shows the boundaries for the University Hill site. At this time, the site is completely vacant, surrounded by Rockford University to the west and north, a gas station and auto parts retailer to the east, and East State Street directly to the south.

EXISTING ZONING CONDITIONS

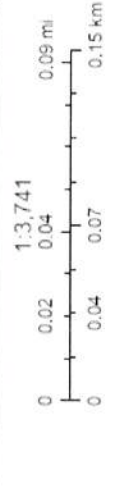
The three parcels which make up the future University Hill site together are approximately 13.29 acres and are all currently zoned C-2 (Commercial). Per the City of Rockford zoning regulations:

"The purpose of the C-2, Limited Commercial district is to provide a wide range of development options for the retail sale of goods and for professional and commercial services. The C-2 district limits certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties. The C-2 district does not permit outdoor storage, and outdoor sales and displays are limited to private sidewalks that abut the principal structure and areas adjacent to the main customer entrance."

Zoning Map

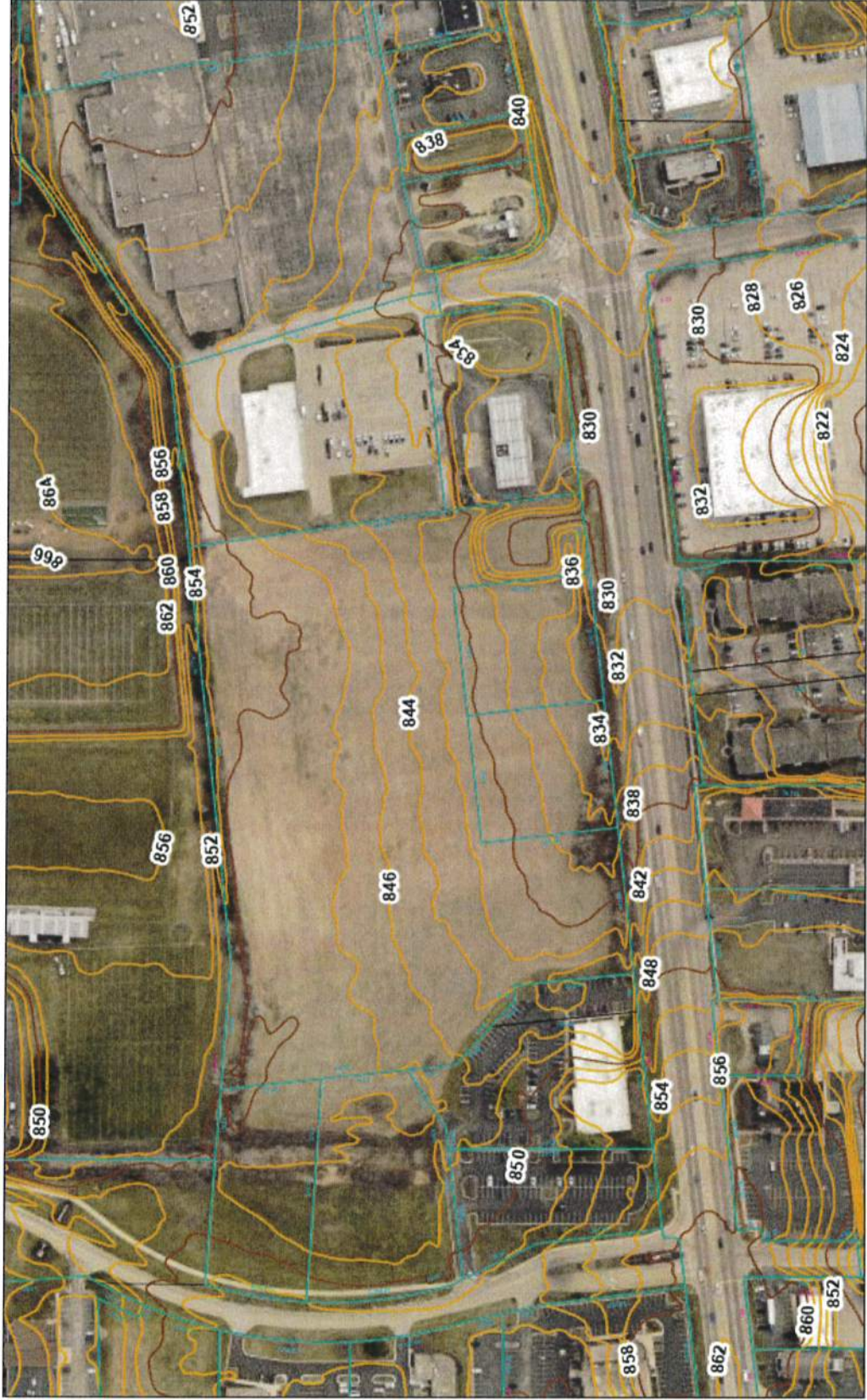


4/10/2026

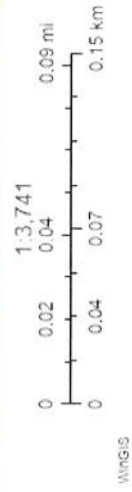


TOPOGRAPHY

There is a fair amount of grade at the site from the high side of the site on the north end of the parcel to the southern portion of the site along East State Street. At the highest point, in the northeast corner of the parcel, the elevation is approximately 854 feet. The lowest point along East State Street is 830 feet in the very southeastern corner of the parcel, in an area that was initially dug out as a detention ponds several years before the developer owned the land.



4/10/2026



Zoning Narrative

Exhibit E
53XX East State Street
SUP
#012-26

PROJECT MISSION

University Hill is a mixed-use development that will combine new shopping and dining opportunities with a modern and desirable style of apartment living of which there is very little in the Rockford area. Not only does this project provide desirable uses on one of the last vacant parcels on East State Street, it also addresses a critical housing need and creates a symbiotic ecosystem with Rockford University, whose residential facilities are aging. The University would greatly benefit from new residential product to help attract and retain students.

The development will feature future retail development along East State Street, fronting a modern apartment complex on the northern portion of the parcel. This apartment building will have modern amenities, energy efficient construction, and maintain connectivity to surrounding areas including the University. An integrated bus stop is contemplated on the site as well.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

University Hill Development and Place Foundry are seeking approval from the City of Rockford for a Special Use Permit for a Planned Unit Development. The current zoning does not allow for the uses and density that are being proposed on the site. To create the highest probability of financial feasibility at the site, a dense housing use for a majority of the site acreage has been considered. Future retail development along East State Street is also planned. The team also believes that this combination of asset types creates the highest and best use of the site given its characteristics, location, and the overall need for housing in the region.

The plan emphasizes creativity in the housing product, not leaning on typical garden-style apartments with limited amenities that have been built in Rockford in the past. The focus on creating a desirable place to live with connectivity to retail, local transportation networks, and the University has driven the vision of the renderings presented in this application. The PUD allows the team to overcome residential density restrictions, height limits, and parking requirements to deliver the most economically feasible and desirable development at this location.

The preservation of open space and providing the opportunity for residents at University Hill to engage with friends and community members outdoors is an important part of this project's vision. The layout of the apartment building is both functional and allows for a natural "courtyard" feel in the open area which the building creates. This area will feature green space, amenities such as a pickleball court, and potentially a pet park area. Connectivity to the surrounding areas, such as Rockford University, is also important and the development will seek to take advantage of the proximity to the University through pedestrian-friendly paths. The commercial component of the development, while slotted for future development, also builds on the connectivity of the housing portion of the PUD by providing amenities immediately adjacent to apartment residents.

City approval for a Planned Unit Development would allow the University Hill site to achieve its full potential through a more creative and expansive use of the parcel, the creation of open space, connectivity to area transit and Rockford University, and mixed uses on the site to create a desirable living environment for residents.

ALIGNMENT WITH COMPREHENSIVE PLAN

According to the City of Rockford's 2040 comprehensive plan, the number of housing units has decreased by 3% between 2010 and 2019. In 2019, the City of Rockford had approximately 66,469 units. Using data from the 2020 Decennial Census, there was an estimate of 66,612 units, where the housing stock grew by 143 housing units from the previous year. The University Hill Development would create approximately 338 residential units within the overall development. This would improve the housing stock quantity, quality, and age. According to the City of Rockford's 2040 comprehensive plan, the east side of Rockford has a occupancy rate than other parts of the City. Since the University Hill Development will be located on the east side of Rockford, the area which has the highest occupancy in the area (and, conversely, the lowest availability of vacant units), it stands to reason that these units would be absorbed by the market at a faster rate.

The 2040 Comprehensive Plan has identified goal objectives and implementation strategies that fit the needs for the City of Rockford regarding housing/neighborhoods, land, built environment, transportation, and energy. The University Hill development plans to accomplish the city's objectives through the construction of 13.33 acres of mix-use development.

HOUSING

Enable a range of housing affordability within existing and new neighborhoods

Implement Strategy	How University Hill Accomplishes the Strategy
Encourage transit-oriented development near train stations and along major transit routes	<ul style="list-style-type: none"> - The development has a designated bus route designed into the development - The development is along a major private and public transit route (East State Street)
Prioritize mixed-use, new, affordable, and accessible housing in areas that offer good access to transportation, employment, and public amenities	<ul style="list-style-type: none"> - There is multi-family residential and future commercial with the option for residential on the second floor - The development is in proximity to public transportation, Rockford University, and several major employers such as OSF St. Anthony Hospital

Develop parks and open space within existing and new neighborhood development

Implement Strategy	How University Hill Accomplishes the Strategy
Identify vacant land or soon-to-be demolished properties to expand parks and recreation opportunities near new neighborhood developments	<ul style="list-style-type: none"> - University Hill development will have open green space and amenities that encourage outdoor recreation on the site

Improve access and availability of essential services within neighborhood commercial corridors and centers

Implement Strategy	How University Hill Accomplishes the Strategy
Promote a compatible mix of land uses that create a diversified environment for living, shopping, recreation, and employment	<ul style="list-style-type: none"> - University Hill will incorporate diverse land uses that include residential, retail, and recreation - A goal for the development is to attract both professionals at major employers and students from Rockford University to live near their respective institutions

TRANSPORTATION

Coordinate land-use decisions with existing and planned transportation assets to increase transportation choices, access to jobs, goods, and services

Implement Strategy	How University Hill Accomplishes the Strategy
Promote mixed use development and walkability near major local and regional transit centers	<ul style="list-style-type: none"> - The development is mixed-use with its inclusion of both residential and retail components across the site
Continue to promote Planned Unit Developments (PUD's) near public transportation options	<ul style="list-style-type: none"> - The development will have a bus route through the center with a dedicated bus lane and stop put in by the owner resident access

STAKEHOLDER SUPPORT

The developer and Place Foundry have taken steps to ensure that the University Hill project is has gained input from local stakeholders, including City staff, the alderperson for this area, and local business owners, among others. Before formally submitting PUD materials to the City, the team met with staff members for initial feedback on items like residential density, site planning and programming, and to raise any concerns that staff leadership felt may be coming. Very little constructive feedback was given, and the team continued forward with a pre-application meeting with the BUILD team on March 12, 2026. Outside of technical changes surrounding stormwater storage and civil planning for the site, each of the different city staff members in the pre-application meeting felt positively about the development. Other considerations, including emergency vehicle and fire access on the rear of the building, were discussed and taken into account as site planning has continued.

As has been referenced previously in this application, the team has met with Rockford University leadership multiple times over the last year to discuss the vision for the project. In sum, leadership was enthusiastic about the prospect of a new housing type being built just steps away from campus. Members of the administration felt that students, faculty, and staff alike could be potential tenants and that the addition of new housing stock would be attractive to prospective students. While University dorms are aging out of useful life, this project would bring some relief as an campus-adjacent option.

In addition, the team met with Alderman Franklin Beach of the 13th Ward for the same purpose of requesting feedback on the overall development plan. The alderman expressed his excitement about the project and was willing to support seeing the project through approvals. The alderman also made the recommendation to reach out to the business association for the Miracle Mile, a stretch of commercial and retail spaces along East State Street just west of the University Hill site. After a brief presentation and Q&A session, Miracle Mile members also had a positive reaction to the vision, goals, and preliminary site planning for the development. They felt that the project would contribute positively to their businesses and create a better experience along East State Street.

All in all, the team has been encouraged by significant positive feedback and believes that the overall mission and vision for the site are aligned with many in the community.

Site Plan & Preliminary Plat

The site plan provides a layout for the proposed University Hill Development, including all improvements such as buildings, private roads, landscaping, and sidewalks. A preliminary plat is also included here.

Exhibit F
53XX East State Street
SUP
#012-26

R.K. JOHNSON & ASSOCIATES, INC.
 1515 Widdow Road, Lower Merion, PA 19380
 Phone: 610-666-8887
 www.rkjoh.com
 Illinois Professional Design Firm
 License No. 194040974

The following information was prepared by R.K. Johnson & Associates, Inc. and is based on information provided by the client. It is the responsibility of the client to verify the accuracy of this information. R.K. Johnson & Associates, Inc. is not responsible for any errors or omissions in this information.

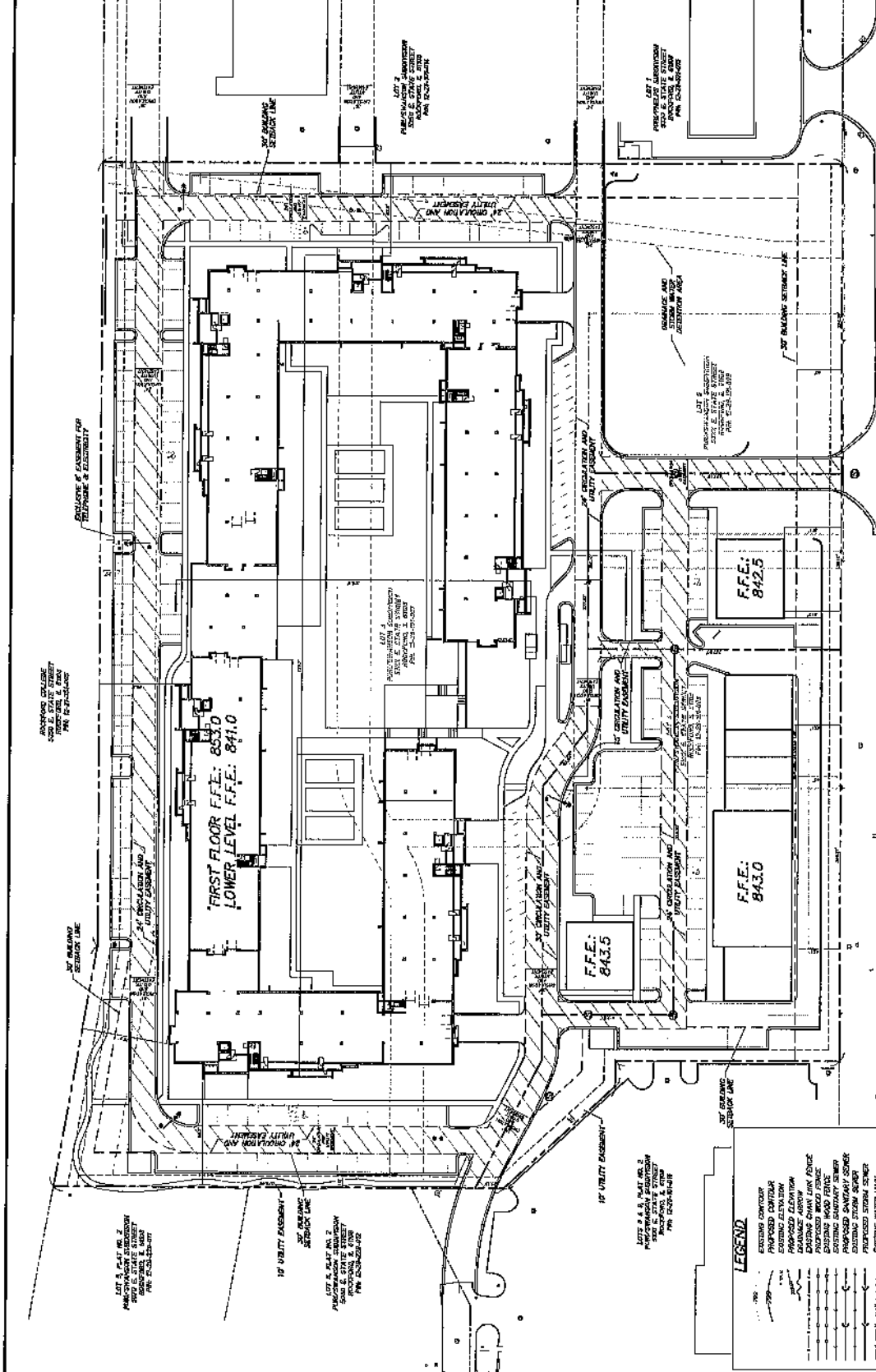
**TENTATIVE PLAT OF
 PLANNED UNIT
 DEVELOPMENT
 UNIVERSITY HILL
 APARTMENTS
 AT ROCHFORD UNIVERSITY**

SCALE: 1/8" = 1'-0"
 WHEN PRINTED AT FULL SIZE
 24" x 36" SHEET
 Δ REVISIONS

DATE: 4/16/2024
 PROJECT NUMBER: 18324
 DRAWING BY: [Redacted]
 CHECKED BY: [Redacted]

**SITE
 LAYOUT**

DRAWING NUMBER
C2.0



**EAST STATE STREET
 (BUSINESS ROUTE 20)**

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING ELEVATION	PROPOSED ELEVATION
EXISTING DRIVEWAY	PROPOSED DRIVEWAY
EXISTING DRIVEWAY FENCE	PROPOSED DRIVEWAY FENCE
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING STORM SEWER	PROPOSED STORM SEWER
EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING UTILITY EASEMENT	PROPOSED UTILITY EASEMENT
EXISTING CONCRETE CURB	PROPOSED CONCRETE CURB
EXISTING CONCRETE DRIVE	PROPOSED CONCRETE DRIVE
EXISTING "TIE OFF"	PROPOSED "TIE OFF"
WATER VALVE	WATER VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM SEWER MANHOLE (CLOSED LID)	STORM SEWER MANHOLE (CLOSED LID)
STORM SEWER MANHOLE (OPEN LID)	STORM SEWER MANHOLE (OPEN LID)
CURB INLET	CURB INLET
INLET SPECIAL	INLET SPECIAL

Preliminary Plat



1 SITE PLAN
 1" = 120' - 0"

EAST STATE ST - BUSINESS ROUTE 20

Site Plan with Landscaping

ROCKFORD ZONING

ZONING PLANTING CALCULATIONS

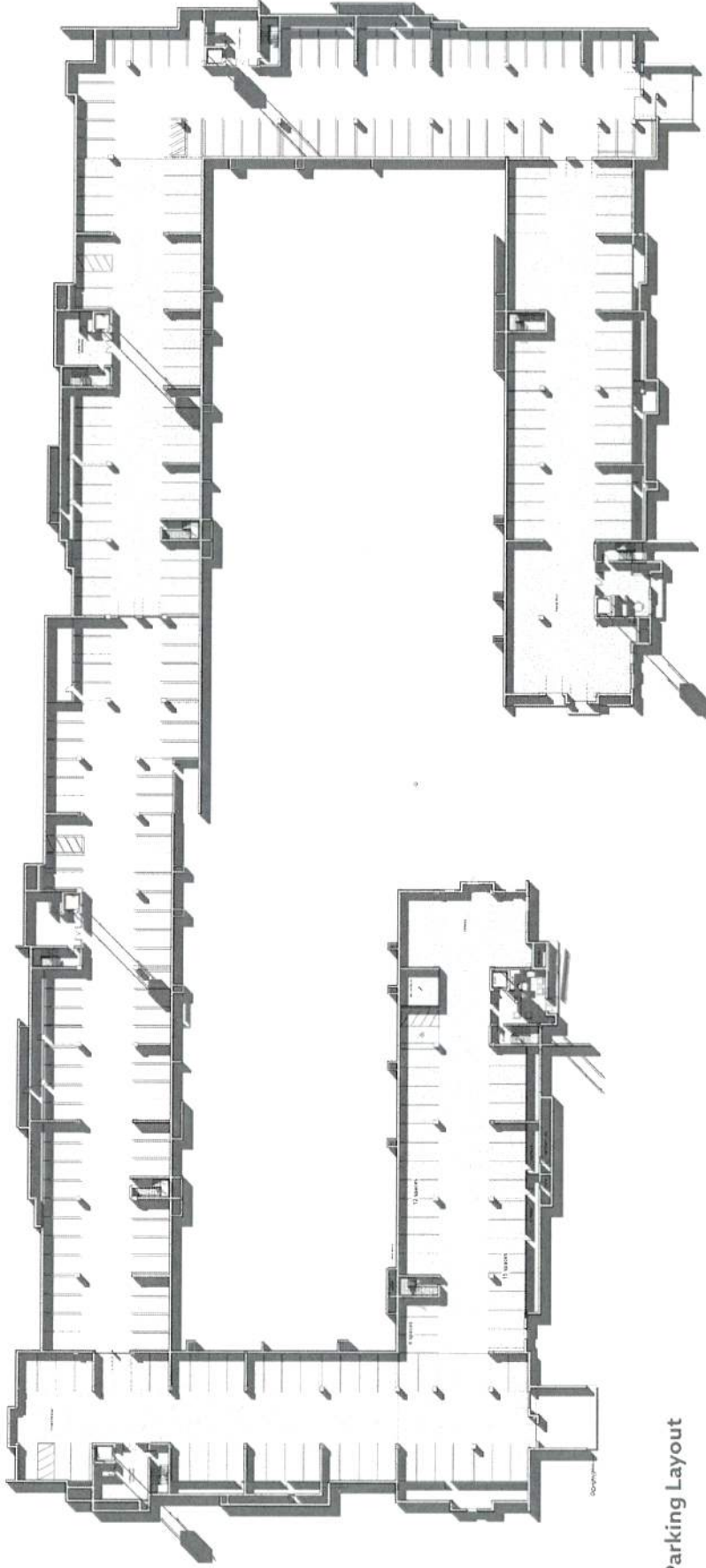
CODE SECTION	DESCRIPTIONS	TYPICAL ROCKFORD REQUIREMENT ZONING CALCULATIONS	TYPICAL L.U.'S REQUIRED	ACTUAL PUD LANDSCAPING PROVIDED	NOTES
52-002-A-1	SHADE TREES	ONE "SHADE TREE" FOR EVERY 10 PARKING SPACES OR 2,500 SQ. FT. OF PAVED AREA.	34*225 = 7,650 L.U. 34 (SHADE) DECIDUOUS TREES.	34 SHADE TREES PROVIDED = 34*225 = 7,650 L.U.	
52-002-A-2	R.O.W. SHADE TREES	ONE "SHADE TREE" FOR EVERY 30 LINEAL FEET OF R.O.W. WITHIN 20' OF PROPERTY LINE. NO MORE THAN 50% MAY BE WITHIN 20' OF PROPERTY LINE.	STATE STREET = 4800/150 = 16 SHADE TREES PRIVATE STREET = NA	STATE STREET = 38725 = 3650 L.U.	16 (SHADE) DECIDUOUS TREES TO BE PLANTED WITHIN 20' OF THE PROPERTY LINE. COORDINATE WITH OVERHEAD UTILITIES.
52-002-A-4	EXISTING TREES-PROTECT AS PER ZONING CODE 52-002-G-1	1 TREE CREDIT FOR 6" DIAMETER OF TREE	NA - NONE ON PROPERTY	N/A	
52-002-B-1	"STREET FRONTAGE LANDSCAPING" 10 L.U. FOR EACH LINE FT. OF PARKING/STORAGE USE NEXT TO R.O.W. 25% REQUIRED TO BE EVERGREEN	<800 LIN. FT. X 10 = 8,000 L.U. ON STATE ST. A 10' WIDE BUFFER VIEWERGREENS COMPRISING 25% - NA - NO PARKING ON STATE ST	NA - NO PARKING ON STATE STREET	N/A	
52-002-E	"LANDSCAPE BUFFER"	ZONING DISTRICTS	NA AS NO ZONING BOUNDARY AS PROPERTY LINE		
52-002-E-1(C)	"INTERIOR LANDSCAPING" 6% OF PAVED AREAS UNDER 5,000 S.F. 8% OF PAVED AREAS BETWEEN 5,000 S.F. AND 30,000 SQ.FT 10% OF PAVED AREAS OVER 30,000 SQ.FT. 50% NEXT TO BUILDING FOUNDATION NO MORE THAN 20' PARKING SPACES IN A ROW	INTERIOR PAVING AREA = 171,600 SQ.FT. 10% = 17,160 L.U.	17,160 L.U.	20*225 EVERGREENS = 4,500 L.U. 20*150 ORNAMENTALS = 3000 20*30 EVERGREEN SHRUBS = 600 20*15 DECIDUOUS SHRUBS = 300 100*15 PERENNIAL GRASSES 1500 L.U. 300*10 PERENNIALS = 3000 L.U. = 17400 L.U.	THE MIX OF TREES, SHRUBS AND PERENNIALS MAY CHANGE BUT THE LANDSCAPE UNITS WILL MEET OR EXCEED 17,160 L.U.
52-002-F	4' MIN GREEN SPACE ALONG PROPERTY LINES				THIS REQUIREMENT IS MET
52-003	SIGN SQ.FT. * .75 + _____ L.U.		28,460 L.U. CALCULATED	28,460 L.U. PROVIDED = 100% OF L.U.	

PUD Landscaping Requirements

UNIVERSITY HILL DEVELOPMENT PUD APPLICATION

Building Schematic Design

This section will show schematic designs, renderings, and elevations for the proposed improvements at the University Hill site. Each structure will be reviewed and permitted on an individual basis.

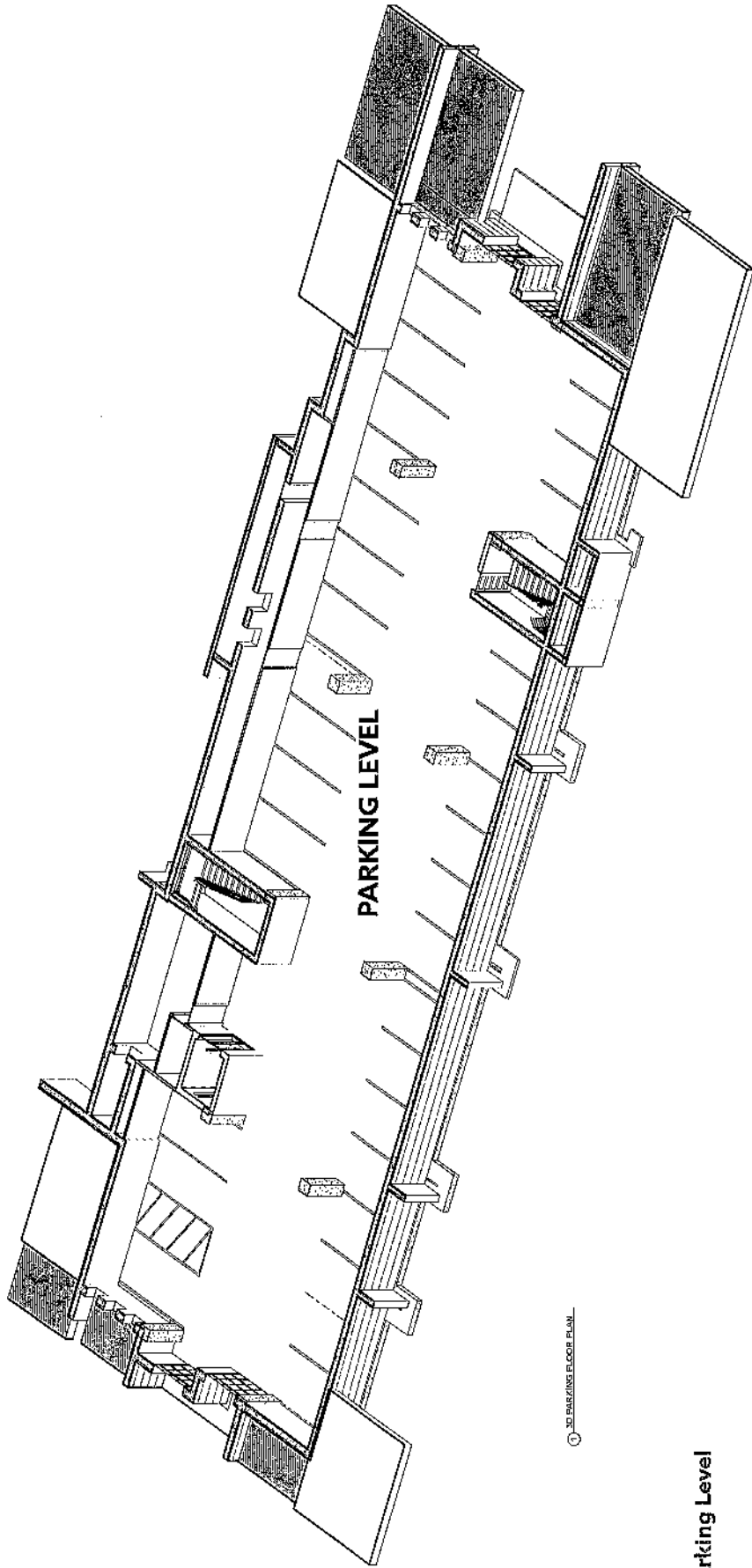


Parking Layout

Exhibit G
53XX East State Street
SUP
#012-26



Typical Floorplan Layout



PARKING LEVEL

① 30' PARKING FLOOR SLAB

Parking Level



① 3D TYP. FIRST-THIRD FLOOR PLAN

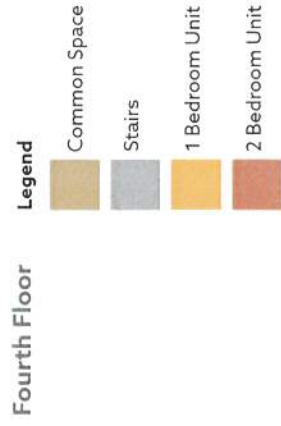
1st Floor

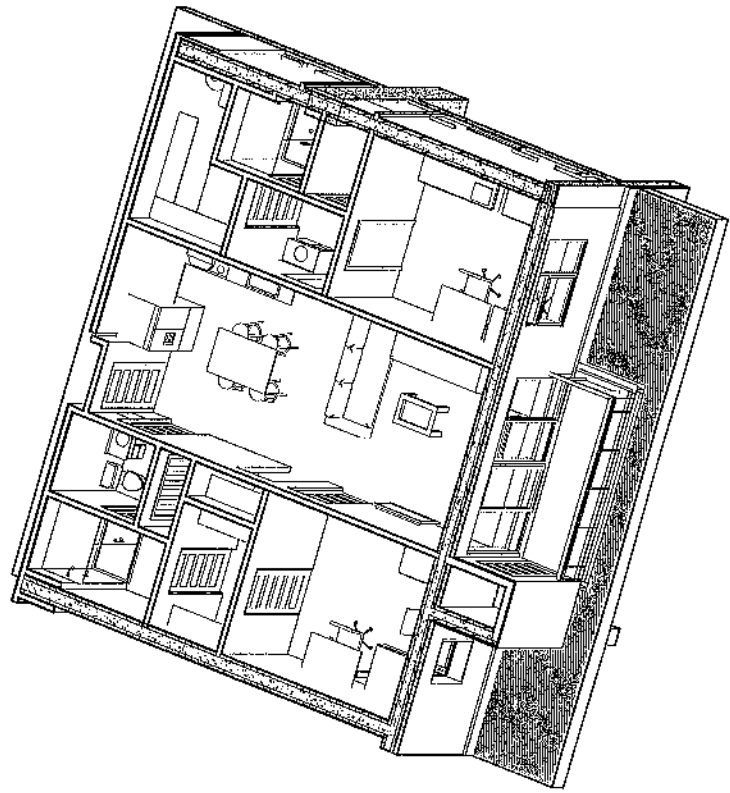
Legend

- Common Space
- Stairs
- 1 Bedroom Unit
- 2 Bedroom Unit

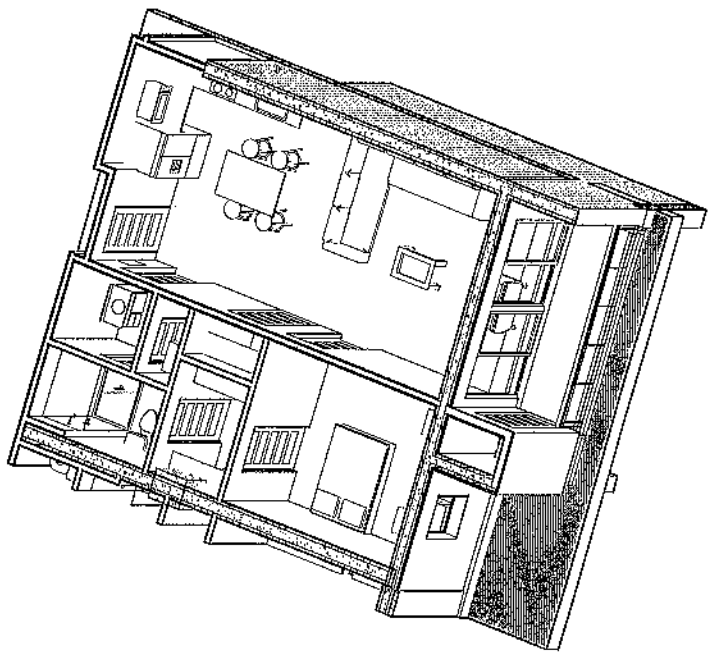


① 3D FOURTH FLOOR PLAN





① TYP. 3BR UNIT



② TYP. 4BR UNIT

Typical 3D Units

Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



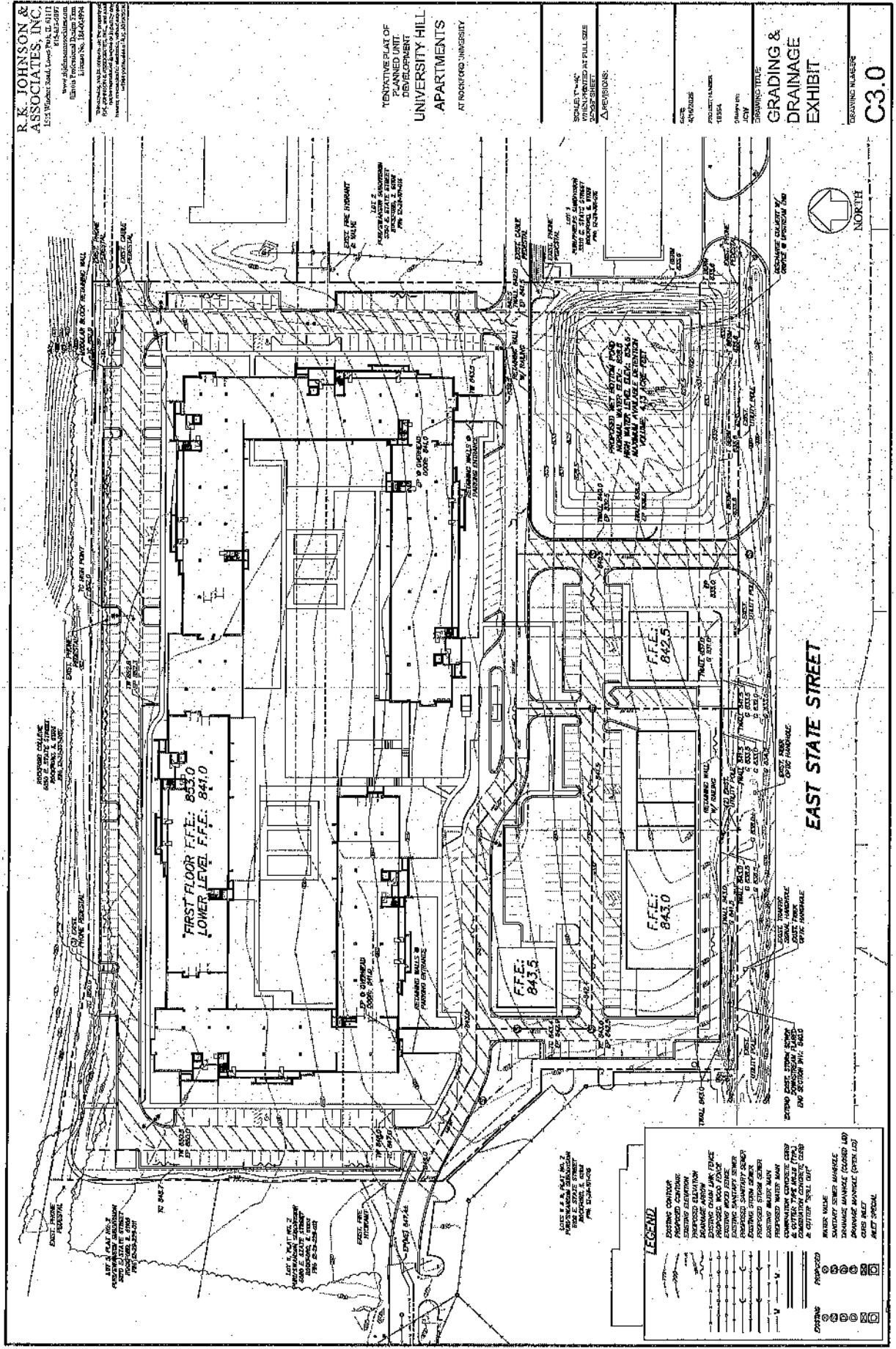
Site Engineering

The maps in the following section show the development team's plans for site engineering, including stormwater management plans and utility infrastructure provision.

The site will have one main stormwater basin at the southeastern corner off East State Street, which will be approximately 4.13 acre-feet. The team will also work with the City of Rockford to ensure property access to utilities on the site.

Exhibit H
53XX East State Street
SUP
#012-26

Drainage Map



R.K. JOHNSON & ASSOCIATES, INC.
 1525 Walnut Street, Suite 1000, Philadelphia, PA 19102
 P: 215-381-5000
 F: 215-381-5001
 www.rkjoh.com
 License No. 38A000994

TENTATIVE PLAT OF
 PLANNED UNIT
 DEVELOPMENT
**UNIVERSITY HILL
 APARTMENTS**
 AT ROSSFORD UNIVERSITY

DATE: 4/10/2025
 PROJECT NUMBER: 183584
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1" = 40'-0" (AS SHOWN ON FULL SIZE DRAWING SHEET)
 DIMENSIONS:

GRAVITY FLOW
 PRESSURIZED FLOW

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

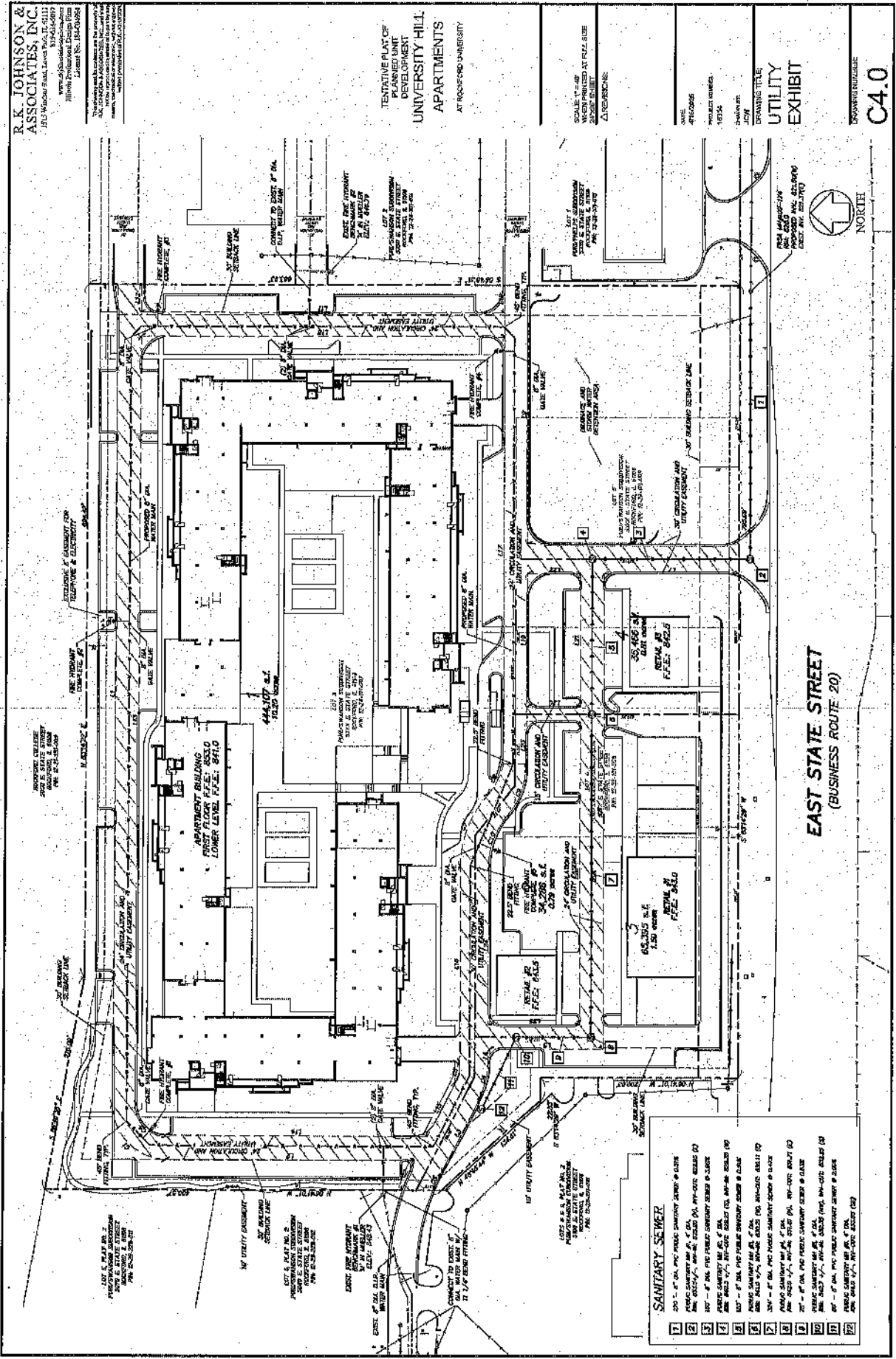
PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

PROPOSED
 EXISTING

Utility Map



Appendices

Exhibit I
53XX East State Street
SUP
#012-26

Appendix A: City of Rockford PUD Application

Appendix B: Parcels included in PUD

Appendix C: Winnebago County Soil and Water Conservation District Report Application

Appendix D: Letters of Support

PUD Requests

The table below shows the specific variances being requested through the PUD application.

Variances	Required	Proposed
Height	55' maximum	65'
Auto Parking	700 spaces (2/unit)	525 (1.5/unit)
Max. Lot Area	15 dwelling units/acre 199 total dwelling units	27 dwelling units/acre 350 total dwelling units

Included Parcels

The table below shows the parcels that make up the PUD.

Parcel ID Number	Address	Legal Description
12-28-101-007	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 3
12-28-101-008	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 4
12-28-101-009	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 5



OFFICE OF THE PRESIDENT

April 14, 2026

City of Rockford Zoning Board of Appeals

425 East State Street

Rockford, IL 61104

Re: Letter of Support — University Hill Planned Unit Development

Dear Members of the Zoning Board of Appeals,

On behalf of Rockford University, we are pleased to offer our strong support for the University Hill Planned Unit Development proposed by University Hill Development, LLC, for the 13-acre parcel adjacent to our campus on East State Street.

Rockford University has interacted with the development team throughout this process and shares their vision for a vibrant, mixed-use community that will benefit our students, faculty, staff, and the broader Rockford community. As our residential facilities continue to age, this development would provide a modern, high-quality housing option immediately adjacent to campus—an amenity that would strengthen our ability to attract and retain students.

The project's commitment to walkability, transit access, and open green space aligns closely with our institutional values and will enhance the daily experience of our entire campus community. We believe University Hill will be a meaningful investment in Rockford's east side and a catalyst for continued growth along the East State Street corridor.

We respectfully urge the ZBA to approve the University Hill PUD application.

Sincerely,

Patricia A. Lynott, Ph.D.
President
Rockford University

Board of Directors

President

Tom Graceffa

Coyle Kiley Insurance Agency

1st Vice President

Ron Billy

1919 Architects

2nd Vice President/Secretary

Bob Goldbeck

Spark Properties

Treasurer

Kelly Erboe

Erboe & Associates, CPA's

Past President

Arne Jacobsen

Nuvista Capital Management

Miralem Botic

KB Design

Kerlin Fernandez

El Tiempo Spanish Newspaper

Dale Johnson

Guler Appliance

Dan Knipschild

Senior Helpers

Yolanda Sanders

Rockford Community Bank

John Sommer

Don Carter Lanes

Spitty Tata

ACE

Keith Watson

Bygone Brand

Pastor Alvin White

Empowering Word

Board Member Emeritus

Tom Baudhuin

Alpine Inn

Board Member Emeritus

John Mecklenburg

Consultant

Ex-officio

Franklin C. Beach

10th Ward Alderman

Executive Director

Amy Hoening

A Community of Businesses and Residents Growing Together

April 16, 2026

City of Rockford Zoning Board of Appeals
425 East State Street
Rockford, IL 61104

Re: Letter of Support — University Hill Planned Unit Development

Dear Members of the Zoning Board of Appeals,

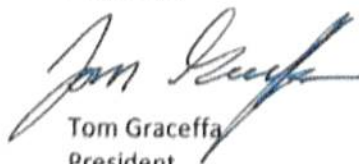
The Miracle Mile Business District Association is proud to express our support for the University Hill Planned Unit Development at 53XX East State Street. Our members represent businesses along one of Rockford's most established commercial corridors, and we believe this development will be a positive addition to our community.

The University Hill team presented their vision to our association, and we were encouraged by their commitment to thoughtful design, retail activation along East State Street, and creating a walkable environment that connects residents to surrounding businesses. The addition of new residential units will generate meaningful foot traffic and consumer activity, benefiting our member businesses.

This project represents exactly the kind of investment our corridor needs—new residents, new energy, and a development that respects the character of East State Street while raising the bar for quality. We are confident it will serve as a catalyst for continued private investment in the area.

We encourage the Zoning Board of Appeals' approval of the University Hill PUD application.

Sincerely,



Tom Graceffa
President

Miracle Mile Business District Association

Exhibit J
 53XX East State Street
 SUP
 #012-26

Event Date	Call Number	Situation Reported	Call Disposition	Location
04/08/2026 02:30:40 PM	26-073203	TRAFFIC STOP	ISS - ISSUED	5330 E STATE ST
04/08/2026 06:51:06 PM	26-073449	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNITY) / CALLER CANCELLED	5301 E State St
01/16/2026 05:56:14 AM	26-011187	ALARM - BURGLAR	CALLER CANCELLED / CALLER CANCELLED	5330 E State St
04/17/2026 01:27:03 AM	26-080188	ALARM - BURGLAR	RPT - REPORT / RPT - REPORT	5330 E State St
02/23/2026 12:28:01 AM	26-038576	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	5301 E STATE ST
02/20/2026 11:50:00 AM	26-036850	CRU	RPT - REPORT	5301 E STATE ST
03/15/2026 10:49:42 PM	26-054688	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/14/2026 11:22:26 AM	26-032172	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
02/17/2026 02:16:41 PM	26-034542	CRU	RPT - REPORT	5301 E State St
01/13/2025 09:12:18 PM	25-008852	SUSPICIOUS VEHICLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
10/30/2024 12:08:32 AM	24-245151	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

10/05/2024 02:16:52 PM	24-225448	JUVENILE PROBLEM	ADV - ADVISED	5301 E State St
02/10/2025 10:56:38 PM	25-028460	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/19/2024 11:33:50 AM	24-260445	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
12/24/2024 10:21:18 AM	24-285434	EMPLOYER EMPLOYEE DISPUTE	RPT - REPORT / RPT - REPORT	5301 E State St
11/24/2024 05:35:59 PM	24-264209	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000-5399 E State St
08/27/2024 03:46:57 AM	24-191885	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
06/17/2024 01:45:01 PM	24-131883	CRU	RPT - REPORT	5300 E State St
09/11/2024 12:36:01 PM	24-204923	DRIVING UNDER THE INFLUENCE	UTL - UNABLE TO LOCATE	5330 E State St
09/11/2024 03:53:09 PM	24-205126	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
09/12/2024 06:17:00 AM	24-205549	CRIMINAL TRESPASS	RPT - REPORT	5301 E State St
07/15/2024 08:21:44 AM	24-156203	CRU	RPT - REPORT	5300 E State St

03/02/2025 08:57:52 PM	25-042962	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
03/02/2025 08:56:27 PM	25-042961	UNKNOWN PROBLEM	RPT - REPORT / RE- ASSIGN/CHANGE OF CALL(UNIT) / RE- ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE / RPT - REPORT	5330 E State St
03/27/2025 11:19:44 AM	25-061636	DIRECTED ASSIGNMENT	NRPT - NO REPORT	5330 E State St
02/25/2025 03:26:04 PM	25-038830	ACCIDENT UNKNOWN INJURY	RPT - REPORT	5000 - 5399 E State St
10/23/2025 04:32:30 PM	25-232491	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
08/03/2025 09:07:59 AM	25-166221	RK-BATTERY	NRPT - NO REPORT	5330 E State St
08/04/2025 08:17:52 AM	25-166941	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
10/03/2025 01:33:53 AM	25-216633	RK-THEFT	DUP - DUPLICATE	5330 E STATE ST
08/15/2025 08:19:27 AM	25-175821	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
09/19/2025 08:21:21 AM	25-205244	CRU	RPT - REPORT	5330 E State St

05/14/2025 05:24:31 PM	25-100306	DOMESTIC		RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5301 E State St
05/24/2025 01:24:52 PM	25-108350	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/30/2025 07:04:13 PM	25-113372	SUSPICIOUS INCIDENT		NRPT - NO REPORT	5330 E State St
10/17/2025 11:22:08 AM	25-227741	CRU		RPT - REPORT	5330 E State St
06/25/2025 01:18:43 PM	25-134080	DISORDERLY		RPT - REPORT	5301 E State St
07/04/2025 05:42:29 AM	25-141297	IN PROGRESS PERSON LIFE SAFETY		UNF - UNFOUNDED / UNF - UNFOUNDED	5330 E State St
06/27/2024 04:14:13 PM	24-140660	JUVENILE PROBLEM		NRPT - NO REPORT	5301 E State St
09/26/2024 04:29:27 PM	24-217822	911 DUPLICATE CALL		DUP - DUPLICATE	5330 E State St
07/10/2024 07:27:15 PM	24-152120	DISORDERLY		RPT - REPORT	5301 E State St
08/31/2024 09:42:45 PM	24-196241	SHOPLIFTING		UJTL - UNABLE TO LOCATE	5330 E State St
06/25/2024 11:50:03 AM	24-138661	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St

04/17/2026 12:14:54 PM	26-080487	TRAFFIC STOP		ADV - ADVISED	5300 E State St
04/08/2026 11:30:09 AM	26-073054	TRAFFIC STOP		ISS - ISSUED	5300 E State St
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
01/20/2026 06:09:27 AM	26-013791	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
01/21/2026 01:31:57 PM	26-014919	911 MISDIAL		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
12/06/2025 12:03:08 PM	25-264962	DISORDERLY		RPT - REPORT / RPT - REPORT	5330 E State St
04/22/2026 12:18:36 PM	26-084521	TRAFFIC STOP		ISS - ISSUED	5300 E State St
04/21/2026 06:41:55 AM	26-083374	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP		NRPT - NO REPORT	5330 E STATE ST

04/12/2026 10:44:05 PM	26-076718	TRAFFIC STOP	ADV - ADVISED	5300 E State St
04/06/2026 06:01:36 AM	26-071290	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/15/2026 06:36:46 AM	26-078438	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
11/18/2025 06:03:06 AM	25-251676	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
07/09/2025 03:19:21 PM	25-145834	CRU	RPT - REPORT	5330 E State St
10/08/2025 01:52:28 AM	25-220687	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
10/02/2025 02:27:48 PM	25-216177	DISORDERLY	UTL - UNABLE TO LOCATE	5301 E State St
05/20/2025 04:32:39 AM	25-104714	ALARM - BURGLAR	0003 - FALSE ALARM - WEATHER / 0003 - FALSE ALARM - WEATHER	5350 E State St
05/25/2025 03:12:19 PM	25-109212	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
05/28/2025 09:59:16 AM	25-111295	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	5301 E STATE ST
06/11/2025 08:24:27 PM	25-123216	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St

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11/04/2025 05:32:57 PM	25-241581	CRIMINAL TRESPASS		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/22/2025 02:01:12 AM	25-231330	DISORDERLY		NRPT - NO REPORT	5330 E State St
08/12/2025 09:35:53 PM	25-173906	SUSPICIOUS PERSON		NRPT - NO REPORT	5330 E State St
10/12/2025 03:51:09 PM	25-224227	DISORDERLY		UTL - UNABLE TO LOCATE	5301 E State St
02/20/2025 09:34:43 AM	25-034865	911 LANDLINE HANG UP		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
02/25/2025 07:48:33 PM	25-039033	CRIMINAL TRESPASS		ADV - ADVISED / ADV - ADVISED	5330 E State St
12/06/2024 09:17:16 PM	24-272948	911 DUPLICATE CALL		DUP - DUPLICATE	5330 E State St
05/16/2025 08:29:20 PM	25-102276	SUSPICIOUS VEHICLE		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/02/2025 09:19:01 PM	25-022704	911 MISDIAL		911 CLOSE W/O SEND TO PENDING	5330 E State St
01/13/2025 06:07:02 PM	25-008733	SUSPICIOUS PERSON		UTL - UNABLE TO LOCATE	5301 E State St

01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST		NRPT - NO REPORT	5330 E State St
04/20/2025 02:28:08 PM	25-080613	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5330 E State St
08/20/2024 08:03:20 AM	24-186332	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
09/09/2024 08:33:20 AM	24-202936	JUVENILE PROBLEM		RPT - REPORT / NRPT - NO REPORT	5330 E State St
09/16/2024 01:45:56 PM	24-209196	911 LANDLINE HANG UP		NRPT - NO REPORT	5301 E State St
07/17/2024 04:55:03 PM	24-158838	911 LANDLINE HANG UP		NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/24/2024 01:45:27 PM	24-240816	CITIZEN ASSIST		LAWNO - LAW NO DISPOSITION	5330 E State St
10/30/2024 03:43:30 PM	24-245683	CRU		RPT - REPORT	5301 E STATE ST
08/08/2024 05:40:11 PM	24-177217	PUBLIC COMPLAINT ROUTINE		ADV - ADVISED	5301 E State St
09/26/2024 04:16:28 PM	24-217807	DISORDERLY		RPT - REPORT	5330 E State St
09/26/2024 06:02:43 AM	24-217366	CRIMINAL TRESPASS		RPT - REPORT / RPT - REPORT	5301 E State St

11/04/2025 07:29:32 PM	25-241662	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/08/2025 10:12:44 PM	25-221405	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
07/03/2025 07:32:25 PM	25-140925	CRU	RPT - REPORT	5330 E State St
01/27/2026 07:31:06 PM	26-019082	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	5330 E STATE ST
10/02/2025 05:37:40 PM	25-216354	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
10/03/2025 01:32:00 AM	25-216631	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
08/26/2025 10:47:00 PM	25-185945	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
08/03/2025 08:08:35 AM	25-166199	MISCELLANEOUS ROUTINE	ADV - ADVISED / RE- ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	5301 E STATE ST
04/03/2025 05:51:21 PM	25-067434	TRAFFIC STOP	NRPT - NO REPORT	5300 E State St
04/10/2025 09:35:55 PM	25-072778	SUSPICIOUS VEHICLE	ADV - ADVISED	5330 E State St
04/11/2025 05:10:45 AM	25-072915	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5350 E State St

01/28/2025 10:42:11 PM	25-019157	THEFT JUST OCCURRED	RPT - REPORT	5330 E State St
04/26/2025 06:38:36 PM	25-085936	TRAFFIC STOP	ISS - ISSUED	5330 E State St
04/29/2025 06:05:20 PM	25-088381	TRAFFIC STOP	ADV - ADVISED	5330 E State St
03/04/2025 07:35:22 PM	25-044390	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
05/28/2025 02:36:39 AM	25-111145	DRIVING UNDER THE INFLUENCE	LAWNO - LAW NO DISPOSITION	5330 E State St
05/23/2025 05:49:09 PM	25-107675	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
05/31/2025 06:18:18 PM	25-114112	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
05/24/2025 10:35:23 AM	25-108235	CRIMINAL TRESPASS	NRPT - NO REPORT	5301 E State St
02/23/2025 05:23:44 AM	25-036988	SUICIDE THREAT	RPT - REPORT	5330 E State St
01/17/2025 08:08:43 PM	25-011710	DISORDERLY	CALLER CANCELLED	5330 E State St
11/29/2024 09:25:16 AM	24-267375	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St

09/28/2024 09:08:03 PM	24-219814	SUSPICIOUS PERSON	NRPT - NO REPORT	5330 E STATE ST
10/04/2024 12:24:16 PM	24-224552	CRU	RPT - REPORT	5301 E State St
11/25/2024 12:41:43 PM	24-264737	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
02/02/2025 11:24:45 AM	25-022383	TRAFFIC STOP	ISS - ISSUED	5330 E State St
01/16/2026 05:22:08 PM	26-011632	SUICIDE THREAT	RPT - REPORT	5301 E State St
01/21/2026 01:30:29 PM	26-014917	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
04/18/2026 03:47:08 PM	26-081479	TRAFFIC STOP	ISS - ISSUED	5300 E State St
12/04/2025 06:04:26 AM	25-263244	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
04/08/2026 11:13:57 AM	26-073040	TRAFFIC STOP	ISS - ISSUED	5300 E State St
06/28/2024 06:56:45 PM	24-141537	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/27/2024 04:13:39 PM	24-140659	JUVENILE PROBLEM	DUP - DUPLICATE	5301 E State St

08/10/2024 11:11:46 PM	24-179016	BATTERY REPORT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
08/23/2024 08:44:12 AM	24-188923	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
07/03/2024 09:29:47 AM	24-145281	TRAFFIC STOP	RPT - REPORT / RPT - REPORT	5300 E State St
07/14/2024 01:44:05 AM	24-155200	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/14/2024 08:12:34 AM	24-155370	ABANDONED VEHICLE	NRPT - NO REPORT	5300 E State St
08/02/2025 09:20:42 PM	25-165920	DISORDERLY	ADV - ADVISED	5330 E State St
05/21/2025 03:42:53 PM	25-105886	DISORDERLY	CALLER CANCELLED	5350 E State St
10/04/2025 09:17:58 PM	25-218183	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St
09/03/2025 02:13:33 PM	25-192332	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
06/02/2025 11:28:35 AM	25-115400	CRU	RPT - REPORT	5300 E State St
06/09/2025 03:33:45 PM	25-121316	WELFARE CHECK	NRPT - NO REPORT	5301 E State St

09/25/2025 09:26:30 AM	25-210078	CRU		RE-ASSIGN/CHANGE OF CALL(UNITY) / RPT - REPORT	5330 E State St
08/22/2025 12:53:18 PM	25-182195	STAND BY		RPT - REPORT	5301 E STATE ST
03/03/2025 12:25:29 PM	25-043383	CRU		RPT - REPORT	5330 E State St
12/06/2024 08:39:17 PM	24-272929	MENTAL HEALTH ISSUES		NRPT - NO REPORT	5330 E State St
03/27/2025 05:21:23 PM	25-061960	DISORDERLY		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/22/2024 05:41:46 PM	24-262873	THEFT JUST OCCURRED		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/18/2024 11:24:40 AM	24-259701	PUBLIC COMPLAINT ROUTINE		UTL - UNABLE TO LOCATE	5330 E State St
11/01/2024 07:02:10 PM	24-247437	BUILDING CHECK		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
08/20/2024 11:38:40 AM	24-186499	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
01/08/2026 06:03:50 AM	26-005115	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/23/2025 04:06:42 PM	25-232469	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St

10/23/2025 04:11:47 PM	25-232476	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
01/29/2026 11:32:22 AM	26-020238	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP	NRPT - NO REPORT	5330 E STATE ST
03/31/2026 02:50:09 PM	26-067323	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/17/2026 09:30:16 AM	26-080340	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/18/2026 06:16:24 AM	26-081157	CRIMINAL DAMAGE	RPT - REPORT	5330 E State St
06/18/2024 02:49:32 PM	24-132806	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
05/04/2026 10:21:58 AM	26-094328	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/28/2026 12:21:48 PM	26-089733	TRAFFIC STOP	ISS - ISSUED	5301 E STATE ST
04/29/2026 10:24:34 AM	26-090487	TRAFFIC STOP	ISS - ISSUED	5300 E State St
03/10/2025 08:27:16 PM	25-048838	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St

03/23/2025 12:57:53 PM	25-058663	SUSPICIOUS PERSON	RPT - REPORT / RPT - REPORT	5330 E State St
09/26/2024 04:18:06 PM	24-217811	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
09/26/2024 04:27:18 PM	24-217819	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
10/03/2024 04:28:56 PM	24-223874	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST	NRPT - NO REPORT	5330 E State St
10/30/2024 12:01:17 AM	24-245148	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/25/2025 03:27:44 PM	25-038832	ACCIDENT WITH INJURIES	DUP - DUPLICATE	5000 - 5399 E State St
01/15/2025 10:31:47 PM	25-010300	SUSPICIOUS PERSON	NRPT - NO REPORT	5350 E State St
11/30/2024 02:37:44 PM	24-268210	WELFARE CHECK	ADV - ADVISED / ADV - ADVISED	5330 E State St
09/25/2025 10:31:22 AM	25-210131	FOLLOW-UP	NRPT - NO REPORT	5330 E State St
05/12/2025 08:29:51 PM	25-098702	SUSPICIOUS VEHICLE	CALLER CANCELLED	5330 E State St

04/07/2025 09:09:27 PM	25-070526	RK-THEFT		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/28/2025 04:05:03 PM	25-136784	SUSPICIOUS PERSON		ISS - ISSUED	5330 E STATE ST
04/18/2025 01:05:57 PM	25-078949	DIRECTED ASSIGNMENT		NRPT - NO REPORT	5330 E State St
10/10/2025 02:26:32 PM	25-222642	RECKLESS DRIVING		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/31/2025 11:25:40 AM	25-113846	911 DUPLICATE CALL		DUP - DUPLICATE	5000-5399 E State St
08/22/2025 12:10:40 AM	25-181787	TRAFFIC STOP		ISS - ISSUED / NRPT - NO REPORT	5330 E STATE ST
08/23/2025 11:37:45 AM	25-183103	DISORDERLY		UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St
08/06/2025 06:16:14 AM	25-168493	ALARM - HOLDUP/PANIC		0001 - FALSE ALARM - SUB ERROR	5330 E State St
08/04/2025 04:00:27 PM	25-167316	DISORDERLY		RE-ASSIGN/CHANGE OF CALL(UNIT)/ ADV - ADVISED	5330 E State St
08/30/2024 10:20:46 AM	24-194753	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/23/2024 04:05:42 PM	24-163901	911 LANDLINE HANG UP		NRPT - NO REPORT	5301 E State St

06/03/2024 09:11:20 AM	24-119742	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
10/16/2025 09:03:41 PM	25-227346	RK-THEFT	NRPT - NO REPORT	5330 E State St
10/22/2025 07:24:57 PM	25-231863	RECKLESS DRIVING	911 CLOSE W/O SEND TO PENDING	5330 E State St
02/16/2026 01:55:22 PM	26-033699	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
11/22/2025 09:52:48 AM	25-254824	PUBLIC COMPLAINT ROUTINE	ADV - ADVISED	5301 E State St
11/29/2025 06:04:01 AM	25-259649	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
12/12/2025 08:08:22 AM	25-268927	911 DUPLICATE CALL	DUP - DUPLICATE	5000 - 5399 E State St
12/29/2025 10:00:07 AM	25-280254	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
07/05/2024 05:05:34 PM	24-147720	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
06/26/2024 03:38:54 PM	24-139745	SUSPICIOUS INCIDENT	NRPT - NO REPORT	5330 E State St
09/01/2024 08:22:34 PM	24-197062	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

09/01/2024 08:03:04 PM	24-197041	DISORDERLY	NRPT - NO REPORT	5330 E State St
07/10/2024 03:57:31 PM	24-151978	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
07/14/2024 04:58:43 AM	24-155298	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
05/04/2026 12:22:39 AM	26-094117	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000 - 5399 E State St