

**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 stand-alone coffee shop with a drive thru with deviations from the regulations for parking and landscaping in a C-3, General Commercial Zoning District for the property described as:

**A/K/A: 73XX East Riverside Boulevard  
PIN: 12-02-326-004**

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 stand-alone coffee shop with a drive thru with deviations from the regulations for parking and landscaping in a C-3, General Commercial Zoning District at 73XX East Riverside Boulevard.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Development of the coffee shop per the approved site and landscaping plan.
3. Any future signage must comply with the current Ordinance.

Approval is based on the attached Findings of Fact.

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

Committee Action Taken:

Bonne: Ayes:\_\_\_ Nays:\_\_\_ Absent:\_\_\_  
 Bell: Ayes:\_\_\_ Nays:\_\_\_ Absent:\_\_\_  
 Torina: Ayes:\_\_\_ Nays:\_\_\_ Absent:\_\_\_  
 Wilkins: Ayes:\_\_\_ Nays:\_\_\_ Absent:\_\_\_  
 Prunty: Ayes:\_\_\_ Nays:\_\_\_ Absent:\_\_\_

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Mark Bonne, Chairman

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Tamir Bell, Vice Chairman

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Gabrielle Torina

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Janessa Wilkins

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Aprel Prunty

Meeting of February 18, 2026  
ZBA 004-26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A STAND-ALONE COFFEE SHOP WITH A  
DRIVE THRU  
WITH DEVIATIONS FROM THE REGULATIONS FOR PARKING AND LANDSCAPING  
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT  
LOCATED AT 73XX EAST RIVERSIDE BOULEVARD**

**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 and endanger the public health, safety, morals, comfort and 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 and 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 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-3 District in which it is located.