

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 the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District for the property described as:

**A/K/A: 3382 South Alpine Road
PIN: 16-05-451-018**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for the outdoor storage of operable passenger vehicles and a **APPROVE** a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District at 3382 South Alpine Road.

Approval is based on the following conditions:

1. Submittal of revised site plan with a hard surface for the outdoor storage area for operable vehicles for Staff's review and approval.
2. Submittal of a full landscape plan including perimeter landscaping, interior landscaping, green areas, and existing landscaping with plant species and size for Staff's review and approval.
3. Submittal of a Parking Lot Permit for the outdoor storage area that will be used for the operable vehicles but is not currently concrete or asphalt for Staff's review and approval.
4. Submittal of fence elevations.
5. Submittal of a Fence Permit for a 6-foot tall, trex board or PVC style privacy fence for Staff's review and approval.
6. The property shall be developed as per revised site and landscaping plans.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. The Special Use Permit #0014-26 for the outdoor storage of operable vehicles is only in effect for a period up to two (2) years or the last day of July, 2028.
9. The outside storage will be limited to thirty-five (35) operable passenger vehicles.
10. No outside storage of any auto parts, equipment, materials, or inoperable vehicles.
11. All conditions must be met prior to establishment of use.
12. The gravel area must be paved by November 1, 2026.

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:___
Neal:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Neal

April Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR THE OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD**

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 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be 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 I-1 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO ELIMINATE CONCRETE OR ASPHALT PAVING AND REPLACE WITH GRAVEL
FOR OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES AREA
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3382 SOUTH ALPINE ROAD**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.