

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD,
WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 63, Special Uses, of the Zoning Ordinance of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Special Use Permit for a Planned Unit Development for four (4) 4-unit buildings and two (2), 8-unit buildings in an R-1, Single-Family Residential Zoning District **515 South Alpine Road is hereby approved. Approval is subject to the following conditions:**

- 1. Must meet all Applicable Building and Fire Codes**
- 2. Submittal of a civil engineering plan for roadway, site development and drainage for Staff's review and approval**
- 3. Submittal of a stormwater management plan for Staff's review and approval**
- 4. Submittal of a detail landscape plan for Staff's review and approval**
- 5. Submittal of Planned Unit Development final plat for Staff's review and approval**
- 6. Must develop buildings in accordance with proposed elevations submitted as Exhibit E and H**
- 7. All conditions must be met prior to establishment of use**

This is based on the Finding of Fact attached hereto and made a part of as Exhibit "A," and Legally Described to-wit:

A/K/A: 515 South Alpine Road
PIN: 12-29-326-017

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

MAYOR

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

LEGAL DIRECTOR

PASSED:

APPROVED:

PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

Legal Director Angela Hammer

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR
FOUR (4), 4- UNIT BUILDINGS AND TWO (2), 8-UNIT BUILDINGS
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 515 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 R-1 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 R-1 District in which it is located.

