

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 Planned Unit Development for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-family Residential Zoning District for the property described as:

A/K/A: 716 Indiana Avenue
PIN: 11-27-380-017

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 Planned Unit Development for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-family Residential Zoning District at 716 Indiana Avenue.

Approval is based on the following conditions:

- 1. Meet all Applicable Building and Fire Codes.
- 2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
- 3. If any of the proposed uses change or additional uses are proposed, a modification of the Special Use Permit will be required.
- 4. The hours of operation will be Wednesday and Thursday 2:00 p.m. to 9:00 p.m., Friday and Saturday 12:00 p.m. to 12:00 a.m. (midnight) and Sunday 12:00 p.m. to 10:00 p.m.
- 5. Submittal of an updated site plan including landscaping and striping plan for the parking lot for Staff’s review and approval.
- 6. Submittal of a Dumpster Enclosure Permit Application and dumpster enclosure detail for Staff’s review and approval.
- 7. The dumpster enclosure must be constructed of a trex-board material or a material similar to the existing building material.
- 8. Installation of approved landscaping and parking lot striping by August 1, 2026.
- 9. Removal of the freestanding bingo sign by August 1, 2026.
- 10. Any future signage must comply with the current Ordinance.
- 11. All security personnel must be certified.

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:____

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT
FOR AN EVENT SPACE FOR RECEPTIONS, CULTURAL EVENTS
AND CELEBRATIONS OF LIFE
IN A R-4, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 716 INDIANA AVENUE**

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 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 R-4 District in which it is located.