

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 four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District for the property described as:

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

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** 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 at 515 South Alpine Road.

Denial is based on the attached Findings of Fact.

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

Meeting of April 21, 2026
ZBA 007-26

**FINDINGS OF FACT FOR DENIAL 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**

Denial of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will 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 not been provided.
5. Adequate measures have not been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does not conform to the applicable regulations of the R-1 District in which it is located.