

AH:sa

Committee Report Passed:

ORDINANCE NO. 2025-_____-O

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

Pursuant to Article 64, Variations and 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 the outdoor storage of operable passenger vehicles; and (b) Variation 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 is hereby approved. Approval is subject to the following conditions:

- 1. Submittal of a 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**

This is based on the Finding of Facts attached hereto and made a part of as Exhibits A, and B, and, Legally Described to-wit:

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

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