

AC: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 consisting of ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-Family Residential Zoning District at **219 South 2nd Street is here by approved. Approval is subject to the following conditions:**

- 1. Must meet all applicable Building and Fire Codes**
- 2. Submittal of a Building Permit for Staff's review and approval**
- 3. The PUD shall follow and comply with the overall site plan approved by Staff, Exhibit F**
- 4. The PUD shall follow and comply with the overall landscape plan approved by Staff, Exhibit F**
- 5. The PUD shall follow and comply with the interior plans approved by Staff, Exhibit F**
- 6. The building designs shall be consistent with the elevations as approved by Staff, Exhibit H**
- 7. Submittal of a Dumpster Enclosure Permit, dumpster detail and rendering for Staff's review and approval if the developer is going to provide dumpster service for this PUD**
- 8. 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: 219 South 2nd Street
PIN: 11-26-127-006

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All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.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

Anthony Cisneros, Assistant City Attorney