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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 Use Development for an RV and Fifth Wheel only community in an R-1, Single-Family Residential Zoning District at **2530, 2710, 2720 South Main Street is hereby approved.**

- 1. Meet all applicable Building and Fire Codes.**
- 2. Submittal of a final detailed site plan for staff's review and approval.**
- 3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.**
- 4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.**
- 5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.**
- 6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.**
- 7. Must phase out the existing mobile homes completely by August 1, 2028.**
- 8. All Concrete pads must be installed by October 1, 2028.**
- 9. All road must be paved by October 1, 2028.**
- 10. 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: 2530, 2710, 2720 South Main Street

PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, and 11-34-326-006

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All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.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

Legal Director Angela Hammer

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

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 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.

