

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 funeral home in a C-1, Limited Office Zoning District for the property described as:

**A/K/A: 1100 North Lyford Road
PIN: 12-23-226-003**

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 funeral home in a C-1, Limited Office Zoning District at 1100 North Lyford Road.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submit a landscape plan proposing five (5) shade trees along North Lyford Road for staff’s review and approval.
3. Future signage must comply with current code.

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

Meeting of January 21, 2026
ZBA 047-25

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A FUNERAL HOME IN A C-1, LIMITED OFFICE ZONING DISTRICT
LOCATED AT 1100 NORTH LYFORD ROAD**

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 C-1 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 C-1 District in which it is located.