

**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 consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a chip seal parking area and driveway in an R-1, Single-family Residential Zoning District for the property described as:

**A/K/A: 730 Lincoln Park Boulevard  
PIN: 11-20-379-002 and 11-29-126-002**

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 Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a chip seal parking area and driveway in an R-1, Single-family Residential Zoning District at 730 Lincoln Park Boulevard.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing the parking area, driveway and driveway aprons constructed with chip seal.
3. Must develop site in accordance with the approved revised site plan.
4. Any expansion of the composting area will require a modification of the Special Use Permit.
5. All conditions must be met prior to establishment of use.

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:\_\_\_

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Mark Bonne, Chairman

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Tamir Bell, Vice Chairman

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Gabrielle Torina

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Janessa Wilkins

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Aprel Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A  
PLANNED UNIT DEVELOPMENT CONSISTING OF A CONSISTING OF A  
WORKING FARM AND EDUCATION CENTER WITH POLE BARN FOR  
COMMUNITY MEETING PLACE AND EQUIPMENT STORAGE,  
TWO (2) 30' X 90' PASSIVE SOLAR GREENHOUSES, A STORAGE SHED,  
A GAZEBO AND A CHIP SEAL PARKING AREA AND DRIVEWAY  
IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS  
LOCATED AT 730 LINCOLN PARK BOULEVARD**

**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 not 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 does conform to the applicable regulations of the R-1 District in which it is located.