

AH: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 Use Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District at **53xx East State Street** is **hereby approved. Approval is subject to the following conditions:**

- 1. Must meet all applicable Building and Fire Codes**
- 2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west**
- 3. Submittal of a civil engineering plan for Staff's review and approval**
- 4. Submittal of a stormwater management plan for Staff's review and approval**
- 5. Submittal of a detailed landscaping plan for Staff's review and approval**
- 6. Submittal of Planned Unit Development final plat for Staff's review and approval**
- 7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G**
- 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: 53xx East State Street
PIN: 12-28-101-007, 12-28-101-008, 12-28-101-009

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All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.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