

**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 ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District for the property described as:

**A/K/A: 219 South 2nd Street**  
**PIN: 11-26-127-006**

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 ten (10) apartments, a restaurant and a banquet hall in an R-2, Two-family Residential Zoning District at 219 South 2nd Street.

Approval is based on 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.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
Prunty: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
Torina: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
Bonne: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_  
Bell: Ayes:\_\_\_\_ Nays:\_\_\_\_ Absent:\_\_\_\_

Meeting of July 21, 2026  
ZBA 022-26

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Jonathan Logemann, Chairman

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Aprel Prunty, Vice Chairman

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Gabrielle Torina

\_\_\_\_\_  
Mark Bonne

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Tamir Bell

**FINDINGS OF FACT FOR APPROVAL OF 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  
LOCATED AT 219 SOUTH 2<sup>ND</sup> 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 does conform to the applicable regulations of the R-2 District in which it is located.