

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 body art services in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 1010 East State Street
PIN: 11-23-479-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 1010 East State Street.

Approval is based on the following conditions:

- 1. Meet all Building and Fire Codes.
- 2. Submittal of a Building Permit Staff’s review and approval.
- 3. Submittal of a narrative including the days and hours of operation for Staff’s review and approval.
- 4. Future signage must comply with the sign ordinance.
- 5. All conditions must be met prior to issuance of a certificate of occupancy.

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 024-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR BODY ART SERVICES
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1010 EAST STATE 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 C-2 District in which it is located.